

15526 PLUMMER STREET
15526 West Plummer Street
CHC-2022-3646-HCM
ENV-2022-3647-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—June 30, 2022](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [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-2022-3646-HCM
ENV-2022-3647-CE

HEARING DATE: August 18, 2022
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 15526 West Plummer Street
Council District: 7 – Rodriguez
Community Plan Area: Mission Hills – Panorama
City– North Hills

Zoning: (T)(Q)RE9-1
Land Use Designation: Low Residential
Area Planning Commission: North Valley
Neighborhood Council: North Hills East
Legal Description: Subdivision No. 1 of the Property
of the Porter Land and Water
Company, Arb 3 of Lot FR 39
SEC 20 T2N R15W

EXPIRATION DATE: The original expiration date of August 30, 2022, 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.*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for
15526 PLUMMER STREET

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Hamid and Jeanine Nourafchan, Trustees
H and J Nourafchan Trust
3099 Deep Canyon Drive
Beverly Hills, CA 90210

Hamid and Jeanine Nourafchan
9454 Wilshire Boulevard #637
Beverly Hills, CA 90212

APPLICANT: Debora Masterson
North Hills Preservation Consortium
9563 Langdon Avenue
North Hills, CA 91343

PREPARER: Samantha Murray
South Environmental
1443 East Washington Boulevard #288
Pasadena, CA 91104

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.

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

Attachments: Commission/Staff Site Visit Photos—June 30, 2022
Historic-Cultural Monument Application

FINDINGS

- 15526 Plummer Street “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” as a rare, intact example of a 1910s residence in North Hills that represents early, pre-annexation development in the San Fernando Valley.

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

15526 Plummer Street is a one-story single-family residence located on the south side of Plummer Street between Sepulveda Boulevard and Orion Avenue in the North Hills neighborhood of Los Angeles, in the northeast San Fernando Valley. It was constructed in 1914 in the Craftsman architectural style as a ranch house for John L. Plummer, Sr. and his family, who owned 90 acres of land that included the subject property between 1913 and 1919. The single-family residence was one of the first dwellings constructed in Mission Acres, the original name of North Hills, which was formed in 1914. The area became known as Sepulveda in 1927 and was renamed North Hills in 1992. The subject property is the oldest extant residence from this early period of development.

European settlement in the northeast San Fernando Valley first occurred in 1797, when Franciscan missionaries founded Mission San Fernando Rey de España, the 17th in the chain of 21 Spanish missions that operated in Alta California. At the time, Mission San Fernando stood out as the most visible built landmark in the otherwise barren San Fernando Valley. Native Americans of the area, including those from Tongva and Chumash tribes, were forced into labor to support the Mission system. Later, in the mid-19th century, the area was incorporated into the Rancho Ex-Mission San Fernando, a vast land grant that encompassed the majority of the San Fernando Valley; portions of the rancho were later leased and owned by the Pico family. During the Picos's tenure, the sprawling, open land that comprised the region was used for cattle and sheep ranching. Throughout the 19th century, portions of the Rancho Ex-Mission San Fernando were divided and sold off incrementally, and by the turn of the 20th century, rail and streetcar lines expanded their reach into the northeast San Fernando Valley. Ranches and agriculture represented the predominant land uses in this region during the first half of the 20th century, made

possible largely by the completion of the Los Angeles Aqueduct in 1913. Citrus, which had been cultivated in the area since the late 19th century, was grown in abundance, although the sprawling, open land also supported cultivation of such other crops as walnuts, wheat, and alfalfa. The region was annexed to the City of Los Angeles in 1915.

Irregular in plan, the subject property is of wood-frame construction clad in wood shingles and has a side-gabled roof with composition shingle cladding, overhanging eaves, and exposed purlins. There are two additional gables located at the rear of the structure. The primary, north-facing façade is symmetrical with two wood-framed, multi-lite, fixed and casement tripartite windows with transoms located on either side of a central, partial-width porch accessed by brick steps. The main entrance, a single wood door with beveled glass lites, is recessed into the porch and is flanked by two vinyl single-hung windows. Fenestration on side elevations consists of multi-lite wood-framed hung windows of varying sizes. The subject property also includes two ancillary structures located to the east and southeast of the primary structure; the former features a front-gabled composition shingle roof, wood siding, and sliding windows.

The subject property has experienced alterations including the replacement of windows in 2004; removal of ancillary buildings from the rear of the property in 2005; addition of a concrete patio with awnings and shade structures at the rear in 2010; addition or relocation of an ancillary building to the east elevation of the residence in 2012; and the replacement of the original roof (likely wood) and addition of a section of flat roof between the rear gables, both at unknown dates. During the Cultural Heritage Commission site visit, other alterations that were observed include the replacement of the flooring throughout the residence, the widening of openings between rooms and reconfiguration of the floor plan, the addition of French doors and sidelights to the rear, south-facing facade, the application of textured stucco to the interior walls, the replacement of original interior and exterior doors, and a kitchen and bathroom remodel.

The Plummer Family, which included John L. Plummer, Sr. and his wife Ellen Plummer and John L. Plummer, Jr. and his wife Mollie C. Plummer, is one of Mission Acre's pioneering families. The family appeared to have owned the subject property for a brief period of time, but it is unknown if they resided in the dwelling. John L. Plummer, Jr. and Mollie C. Plummer lived as neighbors in a home built by John C. Austin at 15720 Plummer Street (razed in the 1980s) for decades starting in 1913. John L. Plummer, Sr. and Ellen Plummer resided at 9523 Brand Boulevard (now 9433 Sepulveda Boulevard) in a house originally built circa 1916 (razed in 2021). By 1919, John Plummer, Sr. started to sell off portions of his land holdings, which appears to have included the subject property.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as a very rare, remaining example of an intact 1910s residence in North Hills and the San Fernando Valley.

DISCUSSION

15526 Plummer Street meets one of the Historic-Cultural monument criteria.

The subject property "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" as a rare, intact example of a 1910s residence in North Hills that represents early, pre-annexation development in the San Fernando Valley. The subject property was one of the first residences to be constructed in Mission Acres, now North Hills, and pre-dated the annexation of the area to the City of Los Angeles in 1915.

The North Hills community was initially developed in the 1910s and 1920s with chicken ranches and fruit and vegetable farms. Scattered houses and neighborhood institutions were constructed in the community at this time. However, development was limited to a handful of modest residences such as the subject property that were built alongside orchards and ranches. Like other parts of the San Fernando Valley, this area experienced rapid physical and economic growth shortly after World War II. With its abundance of agricultural and ranch lands, the region was attractive to developers who were eager to capitalize on the increased demand for housing and employment in the postwar era. As exemplified by the immediate area surrounding the subject property, large tracts of agricultural lands and ranches were incrementally purchased and developed into single-family neighborhoods in the 1950s and 1960s, drastically transforming the once-rural area. This wave of residential development was accompanied by commercial and institutional development along the area's primary thoroughfares. Today, very few structures and remnants of the Valley's early ranching period remain, and therefore the subject property, which appears to be the oldest intact residential property in North Hills, is extremely rare.

Despite interior and exterior alterations and changes to the setting over the years, the subject property retains sufficient integrity of location, design, workmanship, feeling, and association to convey its significance.

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 15526 Plummer Street 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-2022-3647-CE was prepared on July 7, 2022.

BACKGROUND

On May 25, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. On June 16, 2022, the Cultural Heritage Commission voted to take the property under consideration. On June 30, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Buelna conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of August 30, 2022, 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*.

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.





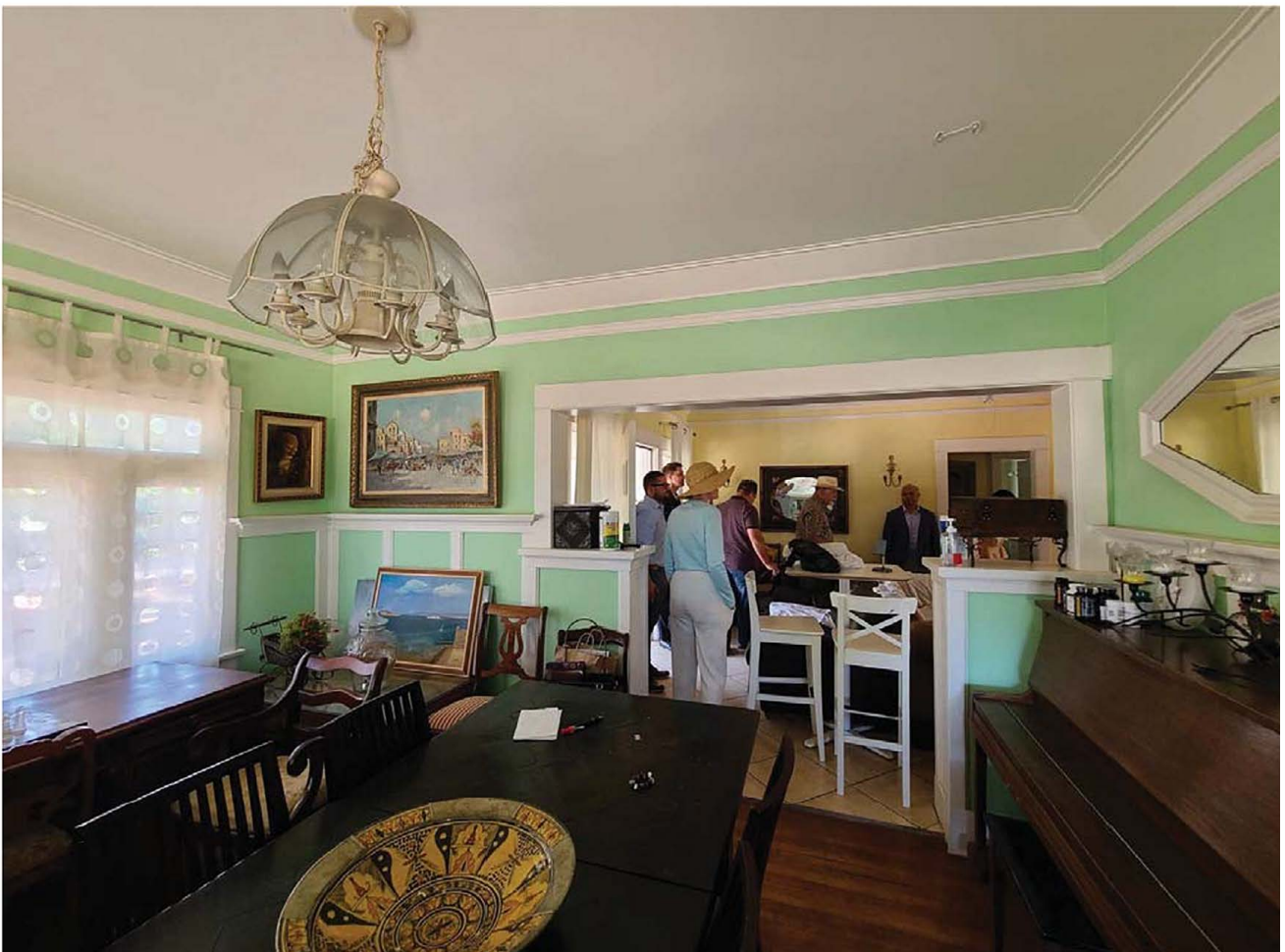






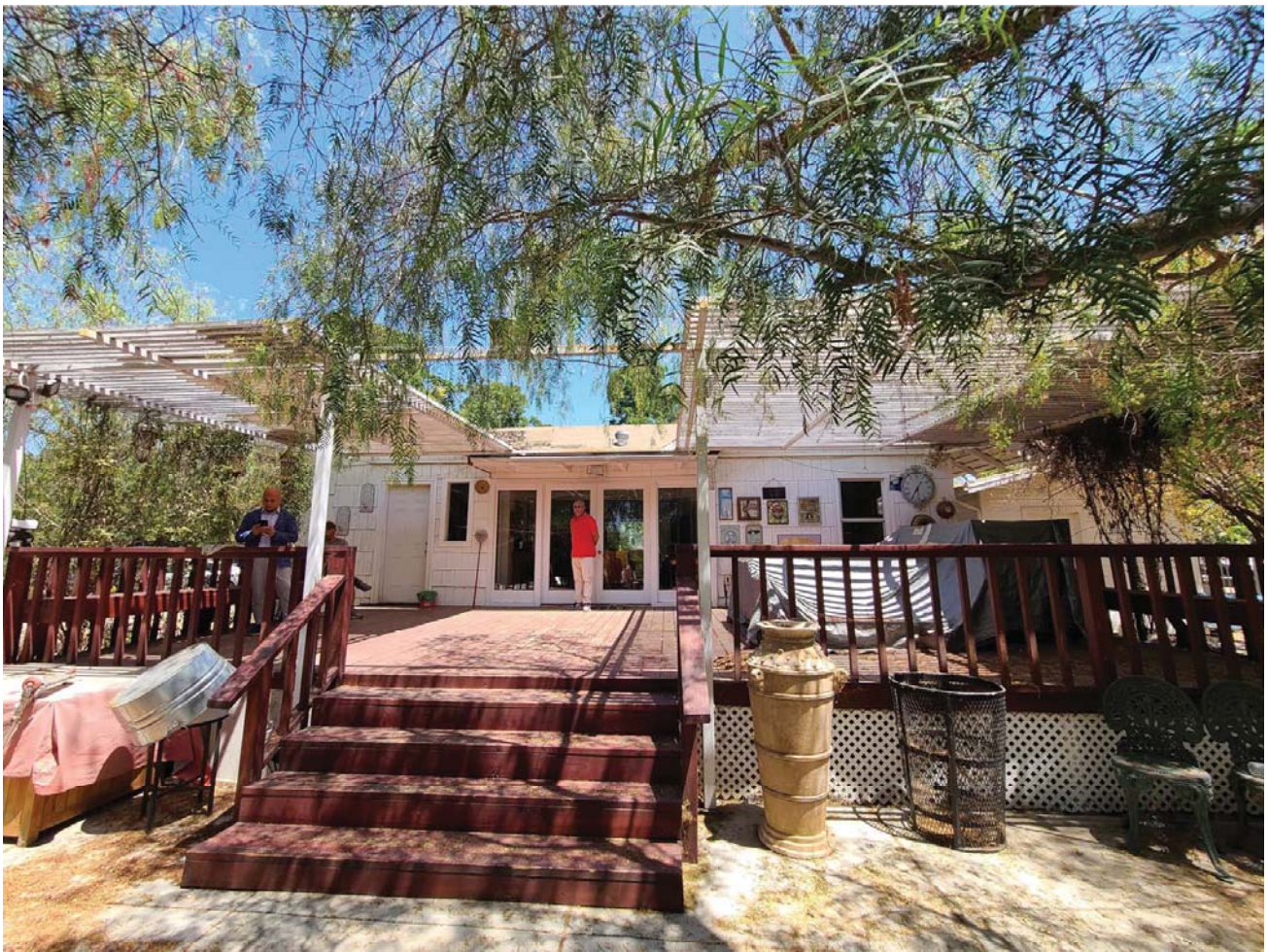




















NOTICE OF EXEMPTION

(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-2022-3646-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-3647-CE

PROJECT TITLE

15526 Plummer Street

COUNCIL DISTRICT

7

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

15526 West Plummer Street, North Hills, CA 91343

☐ Map attached.

PROJECT DESCRIPTION:

Designation of 15526 Plummer Street 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

213-847-3679

EXT.

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 **15526 Plummer Street** 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

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2022-3646-HCM
ENV-2022-3647-CE

HEARING DATE: June 16, 2022
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 15526 West Plummer Street
Council District: 7 – Rodriguez
Community Plan Area: Mission Hills – Panorama
City– North Hills
Zoning: (T)(Q)RE9-1
Land Use Designation: Low Residential
Area Planning Commission: North Valley
Neighborhood Council: North Hills East
Legal Description: Subdivision No. 1 of the Property
of the Porter Land and Water
Company, Arb 3 of Lot FR 39
SEC 20 T2N R15W

EXPIRATION DATE: The original 30-day expiration date of June 24, 2022 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.*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for
15526 PLUMMER STREET

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Hamid and Jeanine Nourafchan, Trustees
H and J Nourafchan Trust
3099 Deep Canyon Drive
Beverly Hills, CA 90210

Hamid and Jeanine Nourafchan
9454 Wilshire Boulevard #637
Beverly Hills, CA 90212

APPLICANT: Debora Masterson
North Hills Preservation Consortium
9563 Langdon Avenue
North Hills, CA 91343

PREPARER: Samantha Murray
South Environmental
1443 East Washington Boulevard #288
Pasadena, CA 91104

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

15526 Plummer Street is a one-story single-family residence located on the south side of Plummer Street between Sepulveda Boulevard and Orion Avenue in the North Hills neighborhood of Los Angeles, in the northeast San Fernando Valley. It was constructed in 1914 in the Craftsman architectural style as a ranch house for John L. Plummer, Sr. and his family, who owned 90 acres of land that included the subject property between 1913 and 1919. The single-family residence was one of the first dwellings constructed in Mission Acres, the original name of North Hills, which was formed in 1914. The area became known as Sepulveda in 1927 and was renamed to North Hills in 1992. The subject property is the oldest extant residence from this early period of development that pre-dates the arrival of the Los Angeles Aqueduct system to the region in 1918.

European settlement in the northeast San Fernando Valley first occurred in 1797, when Franciscan missionaries founded Mission San Fernando Rey de España, the 17th in the chain of 21 Spanish missions that operated in Alta California. At the time, Mission San Fernando stood out as the most visible built landmark in the otherwise barren San Fernando Valley. Native Americans of the area, including those from Tongva and Chumash tribes, were forced into labor to support the Mission system. Later, in the mid-19th century, the area was incorporated into the Rancho Ex-Mission San Fernando, a vast land grant that encompassed the majority of the San Fernando Valley; portions of the rancho were later leased and owned by the Pico family. During the Picos's tenure, the sprawling, open land that comprised the region was used for cattle and sheep ranching. Throughout the 19th century, portions of the Rancho Ex-Mission San Fernando were divided and sold off incrementally, and by the turn of the 20th century, rail and streetcar lines expanded their reach into the northeast San Fernando Valley. Ranches and agriculture represented the predominant land uses in this region during the first half of the 20th century, made possible largely by the completion of the Los Angeles Aqueduct in 1913. Citrus, which had been cultivated in the area since the late 19th century, was grown in abundance, although the sprawling, open land also supported cultivation of such other crops as walnuts, wheat, and alfalfa. The region was annexed to the City of Los Angeles in 1915.

Today's North Hills community was initially developed in the 1910s and 1920s with chicken ranches and fruit and vegetable farms. Scattered houses and neighborhood institutions were constructed in the community at this time. However, development was limited to a handful of modest residences which were built alongside orchards and ranches. Like other parts of the San Fernando Valley, this area experienced rapid physical and economic growth shortly after World War II. With its abundance of agricultural and ranch lands, the region was attractive to developers who were eager to capitalize on the increased demand for housing and employment in the postwar era. Large tracts of agricultural lands and ranches were incrementally purchased and developed into single-family neighborhoods in the 1950s and 1960s, transforming the once-rural area into the residential, commercial, and industrial center of the North San Fernando Valley. This wave of residential development was accompanied by commercial and institutional development along the area's primary thoroughfares.

Irregular in plan, the subject property is of wood-frame construction clad in wood shingles and has a side-gabled roof with composition shingle cladding, overhanging eaves, and exposed purlins. There are two additional gables located at the rear of the structure. The primary, north-facing façade is symmetrical with two wood-framed, multi-lite, fixed and casement tripartite windows with transoms located on either side of a central, partial-width porch accessed by brick steps. The main entrance, a single wood door with beveled glass lites, is recessed into the porch and is flanked by two vinyl single-hung windows. Fenestration on side elevations consists of multi-lite wood-framed hung windows of varying sizes. The subject property also includes two ancillary

structures located to the east and southeast of the primary structure; the former features a front-gabled composition shingle roof, wood siding, and sliding windows.

The subject property has experienced alterations including the replacement of windows in 2004; removal of ancillary buildings from the rear of the property in 2005; addition of a concrete patio with awnings and shade structures at the rear in 2010; addition or relocation of an ancillary building to the east elevation of the residence in 2012; and the replacement of the original roof (likely wood) and addition of a section of flat roof between the rear gables, both at unknown dates.

The Plummer Family, which included John L. Plummer, Sr. and his wife Ellen Plummer and John L. Plummer, Jr. and his wife Mollie C. Plummer, is one of Mission Acre's pioneering families. The family appeared to have owned the subject property for a brief period of time, but it is unknown if they resided in the dwelling. John L. Plummer, Jr. and Mollie C. Plummer lived as neighbors in a home built by John C. Austin at 15720 Plummer Street (razed in the 1980s) for decades starting in 1913. John L. Plummer, Sr. and Ellen Plummer resided at 9523 Brand Boulevard (now 9433 Sepulveda Boulevard) in a house originally built circa 1916 (razed in 2021). By 1919, John Plummer, Sr. started to sell off portions of his land holdings, which appears to have included the subject property.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as a very rare, remaining example of an intact 1910s residence in North Hills and the San Fernando Valley.

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 May 25, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of June 24, 2022, 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*.

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:				Zip:	Council District:
Range of Addresses on Property:				Community Name:	
Assessor Parcel Number:	Tract:			Block:	Lot:
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



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.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
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):

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.
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:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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



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. <input checked="" type="checkbox"/> 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.

North Hills Preservation Consortium
(Attn: Debora Masterson)

Name:

1-22-22

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

Table of Contents

A. Proposed Monument Description.....	1
Site	1
Exterior.....	1
Interior	2
Alterations.....	2
Character-Defining Features	3
B. Statement of Significance.....	4
Summary of Significance	4
Period of Significance	5
Integrity.....	5
Property Development History.....	7
Mission Acres Development History	21
Supporting Historic Context.....	27
Bibliography	34
Attachments.....	39
A. Primary Photos of Exterior/Main Façade	
B. Copies of Relevant Newspaper Articles	
C. Copies of Building Permits	
D. Additional Contemporary Photos	
E. Tract Maps	
F. Zimas Parcel Report	

A. Proposed Monument Description

Site

The subject property is a single-family residence located at 15526 W. Plummer Street within the community of North Hills on Assessor's Parcel Number (APN) 2656015008, on the south side of Plummer Street, mid-block, between Orion Avenue to the west and Sepulveda Boulevard to the east. The property is situated on a 33,221.2 square-foot rectangular lot that falls within Subdivision No. 1 of the Property of the Porter Land and Water Company tract on Lot 39 within Section 20 of Township 2 North, 15 West.

The subject property falls within the Mission Hills-Panorama City-North Hills Community Plan Area specifically, North Hills East Council District 7. The surrounding environment may be described as primarily residential development, the vast majority of which took place post-World War II and coincided with construction of the Interstate-405 freeway which arrived in the San Fernando Valley in the 1950s, and is located one block west of the subject property. Commercial properties in this area are primarily relegated to Sepulveda Boulevard to the east. Plummer Street is one of the north San Fernando Valley's major east-west thoroughfares between the community of Chatsworth on the west and North Hills on the east, although it is interrupted midway through the north Valley at California State University, Northridge, and again at Brown's Canyon Wash before reaching Topanga Canyon Boulevard in Chatsworth.

The proposed monument boundary is the legal boundary of APN 2656015008. This boundary includes the residence and its deep lot, which has remained largely undeveloped over the last century. The subject property includes a small front yard with several mature trees, and a deep rear yard which includes more recently planted trees in an orchard formation. Photography of non-publicly visible portions of the property was not permitted by the owner, therefore all descriptions provided below are based on photographs taken from the public right-of-way and recent pictometry and aerial imagery.

Exterior

The main residence, located at the northernmost edge of the parcel, is a Craftsman-style, wood-framed, single-story building with a side-gabled roof clad in composition shingles. The exterior walls are clad in painted, coursed wood shingles.

The primary (north) elevation features a central, partial-width porch contained beneath the main roof and flanked by painted brick piers (with no associated porch supports). The main entrance is

recessed into the porch and accessed via several brick steps. The entrance features a simple wood door with three square beveled glass lites flanked by two vinyl single-hung windows (replacements installed 2004). The non-recessed symmetrical front bays flanking the central porch feature identical sets of wood-framed window groupings which include a central fixed window flanked by multi-lite casement windows, and a multi-lite transom. Each front bay also has wood-framed, screened foundation access vents at ground level.

The west elevation is partially obscured by a mature tree and features various-sized wood-framed, single-hung windows, some with single- and others with multi-lites.

The east elevation is mostly obscured by a shed that pictometry indicates was moved to its current location c. 2012. Fenestration on the east elevation were not visible during survey.

The south (rear) elevation was not accessible for survey however, review of recent aerial and pictometry images indicate that the rear of the residence features twin gables. It appears that the roof was partially filled in between these two gables (date unknown). There also appear to be temporary awnings/shade structures that extend off each gable to a poured concrete rear-patio (c. 2010).

While lacking some of the more distinctive features of a traditional Craftsman, including porch supports, decorative rafter tails, braces, and dormers, the main residence is a modest example of a Craftsman-style residence and provides a good representation of an early San Fernando Valley homestead residence.

Interior

Photography of the interior was not permitted by the owner.

Alterations

The following alteration history for 15526 W. Plummer Street is based on a combination of sources, including the City of Los Angeles Department of Building and Safety online permit records, NETR Online Historic Aerials (1947, 1952, 1964, 1967, 1969, 1972, 1977, 1980, 1982, 1989, 1995, 2003, 2004, 2005, 2009, 2010, 2012, 2014, and 2016), the University of Santa Barbara FrameFinder aerial photographs (1928, 1930, 1938, 1944, and 1971), NavigateLA Pictometry (2002-2021), as well as observations made by a qualified architectural historian during the property survey:

2004 Replaced four broken glass windows on the main residence; same location, same size windows (City of Los Angeles Permit# 04016-20000-19912). Two of these

replacement windows were identified as vinyl single-hung windows located on the front (north) elevation on either side of the front entrance. The location of the other two replacement windows is unknown.

2005 Removed ancillary buildings/structures (associated with previous poultry farming uses) located at the rear of the property.

c. 2010 Added poured concrete patio with awnings/shade structures to rear of main residence.

c. 2012 Gabled shed/garage building placed directly adjacent to east elevation of main house.

Other observed alterations for which there is no associated permits/date of alteration, include: replacement of original roofing materials (likely wood) with composition shingles, and infill of a small section of roof between the twin gables at the rear.

Character-Defining Features

Site

- Large, deep lot

Exterior

- Single-story
- Distinct horizontal lines
- Low pitched roof
- Overhanging eaves
- Wood shingle cladding
- Partial-width porch
- Grouped windows
- Craftsman style door
- Brick piers at porch
- Vertical wooden slat vents at gable

B. Statement of Significance

Summary of Significance

The subject property at 15526 W. Plummer Street meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

Criterion 1: It 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.

The subject property was identified as eligible for the National Register of Historic Places, the California Register of Historical Resources, and as a City HCM in the 2014 *Historic Resources Survey Report: Mission Hills-Panorama City-North Hills Community Plan Area*, which found the property to be significant under Criteria A/1/1 for “representing the earliest pattern of development in the area; a very rare, remaining example of an intact 1910s residence in North Hills and the San Fernando Valley as a whole.”¹

The subject property was constructed in 1914 and is associated with the Valley’s earliest settlement patterns, pre-dating annexation to the City of Los Angeles (1915); coinciding with the arrival of the Pacific Electric Railway San Fernando Valley Line which connected the Valley to Los Angeles and included a stop at Plummer Street (1913); and pre-dating the arrival of irrigated water via the Los Angeles Aqueduct (1918), which made long-term settlement and large-scale agriculture possible in the Valley. The subject property was one of the first residences to be constructed in Mission Acres (now North Hills) and coincides with the arrival/settlement of one of Mission Acre’s pioneering families, the Plummer Family, 6th generation Californians who appear to have owned the subject property for a brief period of time and certainly lived as neighbors at 15720 Plummer Street for decades starting in 1913 (John L. and Mollie C. Plummer, Jr.).

Although the setting of the subject property has been severely compromised by intensive post-World War II development that has long since erased most of the Valley’s early ranching period, the integrity of the residence and its deep lot allow it to still read as a modest Craftsman-style home from the period of significance (1914-1927). Residences that retain requisite integrity from the Early Single-Family Residential Development sub-theme (1880-1930),² which includes the pre-aqueduct/annexation period in the San Fernando Valley, are extremely rare with very few

¹ ARG, *Historic Resources Survey Report: Mission Hills-Panorama City-North Hills Community Plan Area* (City of Los Angeles Department of City Planning, 2014).

² Ibid

examples remaining in the Valley as a whole. The 2014 Mission Hills-Panorama City-North Hills Community Plan Area survey identified 10 properties from the early residential development period, five of which are located within the community of North Hills. Only three of these identified residences retain requisite integrity from the period of significance: 15747 W. Rayen Street (1918), 15705 W. Chase Street (1926), and the subject property at 15526 W. Plummer Street (1914). The 2014 survey results indicate that the subject property is the oldest intact residential property in the community of North Hills.

In summary, the subject property is the oldest extant example of a Mission Acres residence from the Early Single-Family Residential Development sub-theme and is one of the few remaining intact examples within the larger Community Plan Area. Despite alterations to the property's setting (which would be true for any early period residence in the Valley), it retains a high level of integrity of design, materials, workmanship, and association with early settlement patterns which have contributed to the broad cultural history of the North Hills community and the San Fernando Valley.

Period of Significance

The period of significance for the subject property is 1914-1927. The period starts with the subject property's construction in 1914, which is also the start of what was known as Mission Acres and ends with the close of the early development period in the San Fernando Valley when Mission Acres became known as Sepulveda in 1927. This period of significance captures the close of the pre-aqueduct period in the San Fernando Valley, which greatly influenced its future growth and development. Although the Los Angeles Aqueduct was completed in 1913, Mission Acres would not see a completed system of laterals until 1918. The subject property's period of significance pre-dates the arrival of irrigated water in the San Fernando Valley and coincides with the Mission Acres-era of what is now North Hills. The subject property falls within the San Fernando Valley's Early Single-Family Residential Development period³ which is characterized by the construction of the area's first homes, the Pacific Electric Railway San Fernando Valley Line, newly graded roads, and the transition of agriculture from dry farming to irrigated crops.

Integrity

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. In addition to meeting one or more criteria, an eligible resource must retain integrity, which is expressed in seven aspects: location, setting, design, workmanship, materials, feeling, and association. All properties change

³ Ibid.

over the course of time. Consequently, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those that define both why a property is significant and when it was significant. Integrity must also be judged with reference to the specific criteria under which a resource is proposed for eligibility.

In addition to meeting Criterion 1 for its association with early settlement patterns in the San Fernando Valley and its strong association with the early development of Mission Acres, the subject property at 15526 Plummer Street retains a high degree of integrity, as outlined below.

Location: The subject property retains integrity of location. The residence is in its original location and has not been relocated or reoriented.

Design: The subject property retains integrity of design. The subject property retains nearly all elements of its original design that convey its expression as a simple Craftsman style home. These design elements include single-story, low-pitched gabled roofs, overhanging eaves with exposed structure members, partial-width porch, grouped windows, and brick piers. Fenestration appears to be in its original pattern. Alterations to the original design are minimal overall and include a few replaced windows, removal of ancillary structures, and patio added to the rear.

Setting: The subject property lacks integrity of setting. The subject property is located on its original lot in its original orientation and has maintained its undeveloped neighboring lot to the west (15544 Plummer Street), which provides a nod to its rural, agricultural past. However, the surrounding neighborhood has undergone significant changes over the last century such that the setting from the property's period of significance is no longer recognizable. During this period, the Valley was characterized by ranches and homesteads with large tracts of farmland and rural open space. The urban density and intense development that occurred during the postwar boom years has rendered the original setting forever impaired.

Materials: The subject property retains integrity of materials. Nearly all of the residence's original materials are intact, including the shingled exterior, brick piers, and the original wood-framed windows. Two original windows on the front elevation on either side of the front door have been replaced with vinyl. Although these replacements are incompatible with the original materials, they are not visible enough to detract from the larger property.

Workmanship: The subject property retains integrity of workmanship. The physical evidence of the craftsmanship required to create the Craftsman-style building has been retained.

Feeling: The subject property has diminished integrity of feeling. The property's overall high integrity of design, materials, and workmanship evokes the feeling of an early twentieth century

Craftsman-style residence, and its deep lot provides a nod to its agricultural past. However, one cannot overlook the obvious and significant changes to the property's larger setting that occurred during the postwar years.

Association: The subject property retains integrity of association. The subject property is associated with some of the earliest settlement patterns in the San Fernando Valley and is identified as one of the first residences to be constructed in Mission Acres (now North Hills). Despite changes to the larger setting (which would be true for any extant early period residence in the Valley), the subject property can still be recognized as an early period, pre-annexation residence with past agricultural connections.

Property Development History

The land on which the subject property is sited was originally part of the Ex-Mission of San Fernando Rancho in the same section as the San Fernando Mission.⁴ Today, the subject property is located on Lot 39 of Township 2N, Range 15W, Section 20 of the Porter Land & Water Co. Subdivision No. 1. Lot 39 is divided into six separate properties comprising portions 17, 18, 7, 8, 9, and 10 between Orion Avenue to the west and Langdon Avenue to the east.

There are no Sanborn Fire Insurance Maps that cover the western portion of the San Fernando Valley. However, Baist's Map of the San Fernando Valley (1921) is one of the earliest and most detailed georeferenced atlases of the Valley and provides similar information to Sanborn maps. This map indicates that the subject property was located on a 4.85-acre lot with an original street address of 15516 (Figure 1). Many of the lots within this subdivision started out as 9.7-acre square lots when the Mission Acres area first developed.

⁴ U.S. Surveyor General. 1858. "Plat of the Ex Mission de San Fernando." SD 343, Page 115.

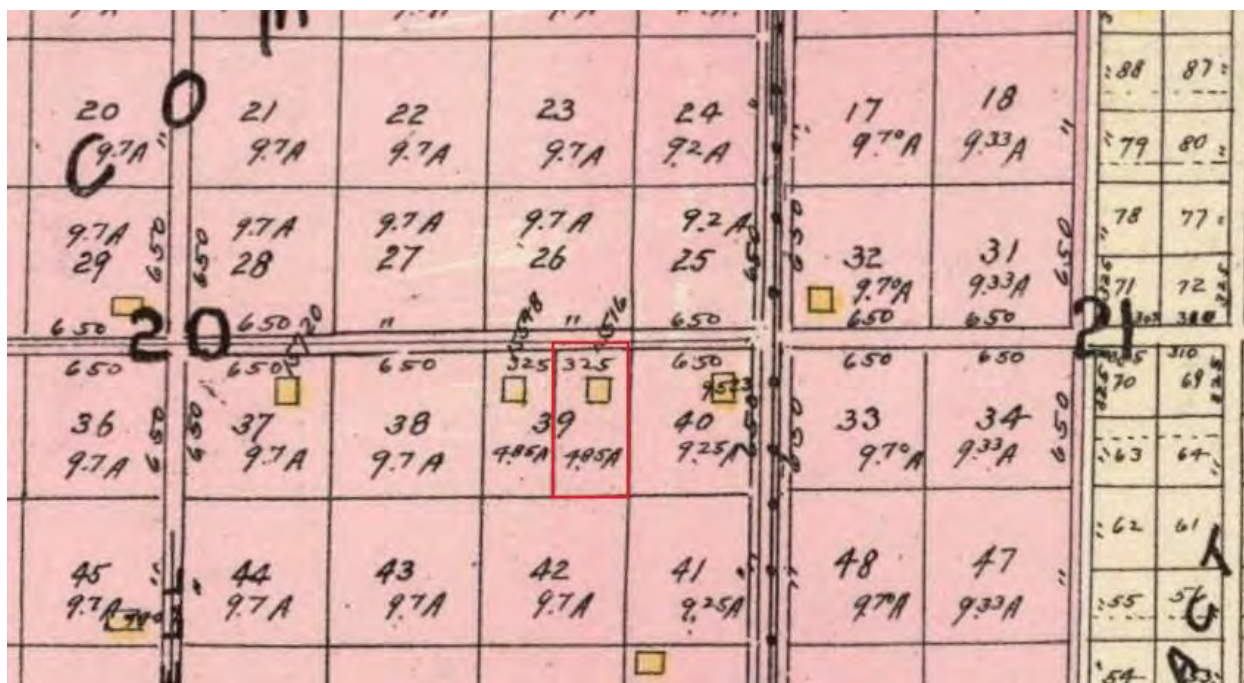


Figure 1. Snippet of Baist's Map of the San Fernando Valley (1921) showing the subject property in red when it was known as "15516" prior to its 1950s lot split.

Other nearby residences shown on this map include John L. Plummer, Jr.'s residence at 15720, the Harris residence at 15548, and the former John L. Plummer, Sr. residence at 9523 Brand (now 9433 Sepulveda Boulevard)

The earliest aerial photograph of the subject property and the larger Mission Acres area is from 1928 (Figure 2), which shows the property in its rural, agricultural setting prior to the postwar boom in the Valley. The entire area is characterized by a grid of agricultural fields with sparse development represented by farms and homesteads. To the west is the Los Angeles River and immediately to the east are the Pacific Electric Railway tracks running along present-day Sepulveda Boulevard. The subject property is one of a handful of properties along Plummer Street. Starting at the southwest corner of Plummer Street and Sepulveda Boulevard at 9523 Brand Boulevard (now 9433 Sepulveda Boulevard), is a large residence with associated row crops which was a house originally built for John L. Plummer, Sr. circa 1916. Directly to the west is the subject property at what was then known as 15516 Plummer Street. The residence is visible with its characteristic twin gabled roof. At the rear of the residence is a series of farming structures including what appears to be a barn and several outbuildings, likely for poultry farming. Further back on the lot is what appears to be a small orchard. The lot directly to the west of the subject property (the vacant lot currently located at 15544 Plummer Street) has been planted with an orchard. Further west are several buildings at what was then known as 15548 Plummer Street and another lot with buildings is further west still. These properties appear to have a mixture of

orchards and row crops. Furthest to the west at 15720 Plummer Street is what was the John L. Plummer, Jr. and Mollie Churchill residence and its associated farm buildings and structures. The 1930 aerial is very similar but for a few more farms in the area and more mature crops. By 1938, the areas just south and east of the subject property have undergone noticeably more development, while the pocket of houses along Plummer Street remains largely unchanged (Figure 3). By the 1944 and 1947 aerial photographs, there is clearly more development occurring near the subject property and the beginning of the postwar boom in the Valley has started (Figure 4). The 1952 aerial is noticeably different, showing a sea of new houses in all directions and a significant loss of agricultural properties (Figure 5). By the 1960s, the Valley is almost unrecognizable and there has been a dramatic shift to suburban development (Figure 6). The Interstate 405 Freeway has been constructed and is shown running north-south through land that was once owned by John L. and Mollie C. Plummer. Grids of dense residential development occur as far as the eye can see and very few remnants of the Valley's agricultural past remain. By the late 1980s, the John L. and Mollie Plummer, Jr. residence at 15720 Plummer Street built by John C. Austin is razed to make way for a new housing development. In 2021, the former John L. and Ellen Plummer, Sr. residence that once occupied the entire southwest corner of Plummer Street and Sepulveda Boulevard and spent most of its time functioning as a school, was completely razed after suffering several fires.

From the 1928 aerial through the 1990s, the subject property continues to look very similar but for some changes to crops and plantings and the rearrangement of some ancillary/temporary buildings and structures at the rear of the lot. By the early 2000s, the lot is cluttered with a large number of automobiles and new structures are mixed in with the remains of the old farm buildings. By 2005, the rear of the lot has been completely cleared of all cars and buildings, leaving only the main residence and its large lot. By 2009, More temporary buildings and vehicles appear to be occupying the rear of the property. In 2010, the lot is once again entirely cleared but for the main residence. By 2012 there is construction of a poured concrete patio at the rear of the residence and a small temporary shed has been placed adjacent to the east elevation of the main residence. By 2014, a new orchard has been planted at the rear of the residence and the property continues to look much the way it does today.

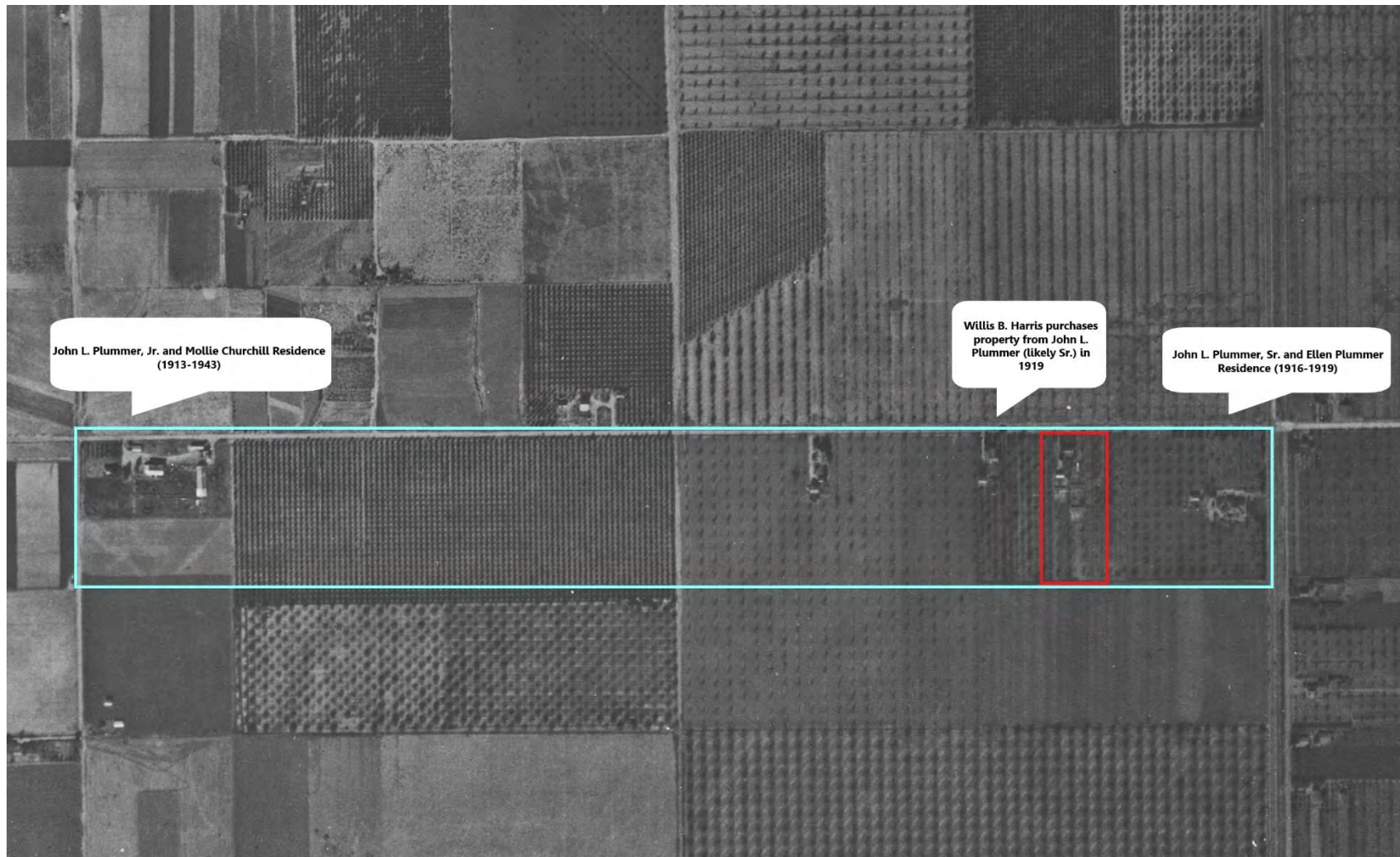


Figure 2. Snippet of 1928 aerial photograph (UCSB FrameFinder) showing the subject property in red. The factual Plummer residences are labeled. The blue outline represents the approximate/assumed extent of Plummer Family land from c.1913-1919 after which time portions were sold off.



Figure 3. Snippet of 1938 aerial photograph (UCSB FrameFinder) showing the subject property in red.



Figure 4. Snippet of 1944 aerial photograph (UCSB FrameFinder) showing the subject property in red.



Figure 5. Snippet of 1952 aerial photograph (UCSB FrameFinder) showing the subject property in red.



Figure 6. Snippet of 1968 aerial photograph (UCSB FrameFinder) showing the subject property in red.

History of Street Addresses on Plummer Street

The present-day address of the subject property (15526 W. Plummer Street) does not appear in public records until the year 1952. The following presents a history of the subject property's address prior to being known as "15526 West Plummer Street."

Although the exact landholdings and boundaries could not be confirmed, it is understood that the Plummer family owned approximately 90 acres of land west of present-day Sepulveda Boulevard up to 15720 Plummer Street by 1913, which appears to have included the subject property at present-day 15526 Plummer Street.

The earliest records found for Plummer Street come from the 1912 and 1914 San Fernando Precinct, the 1916 Los Angeles City Precinct No. 4, and the 1920 Los Angeles Precinct No. 639 Index to Register of Voters. These documents provide only the street name (e.g., Plummer), occasionally including a cross street, for individual voters within the precinct. This is also true of the 1921 and 1922 City Directories for the San Fernando Valley.

The first clear picture of street addresses on Plummer Street comes from Baist's 1921 map of the San Fernando Valley (Figure 1),⁵ which shows the subject property falling within the eastern portion of Lot 39 on a 4.85-acre parcel labeled "15516," with the adjacent parcel on Lot 39 also being 4.85-acres and labeled "15548." This map confirms that "15526" did not exist at this time and that the subject property was associated with "15516" in its early years (pre-1950s lot split). The 1921 map further indicates that "15516" included the present-day lots of 15508, 15516, 15526, and the eastern half of the vacant lot at 15544 Plummer Street.

The 1924 San Fernando Valley City Directory is the first year in which house numbers are included (Figures 7 and 8). Addresses on Plummer Street, including 15516 and 15548, appear in the 1924, 1926, and 1928 City Directories, but by the 1930 City Directory, these addresses have been replaced with "Plummer rt. 1" and a box number (Figure 9). Street addresses return in the 1937 City Directory.

The first time the address 15526 Plummer Street appears in public records is 1952 (Figure 10), with an official lot cut date of 1954 per County Assessor records.

⁵ Baist, G.W. Composite: Baist's Map of the San Fernando Valley, Plates 46, 47, 48, and 49 (Baist: Philadelphia 1921).

California, U.S., Voter Registrations, 1900-1968 for Dina Ramser		
Los Angeles County 1924 Roll 015		
am E, rnchr, Parthenia st, D	214 Nussbaum, Eugene, chf, 8949 Saugus av, DS	28
Euphemia, hskpr, Oiron st, Pro	215 Nussbaum, Mrs Gene, hskpr, 8949 Saugus av, DS	28
oy L, rnchr, Orion st, R		28
Clarrissia, hskpr, 8632 Saugus av, R		28
, rnchr, 8632 Saugus av, D		28
Beulah E, hskpr, 15555 Roscoe av, D		28
i M, crpntr, 15555 Roscoe st, D		28
J		
Elizabeth S, hswf, 15620 Chase st, R	353 Olmsted, Mrs Harriet B, hswf, 9210 Brand blvd, D	28
am R, plmbr, 15620 Chase st, R	354 Olmsted, Herbert E, cmmrc artst, 9210 Brand blvd, R	28
I, lbr, 8600 Orion st, R	216 Otto, August, rnchr, 16155 Parthenia st, R	28
Mildred B, hskpr, 16701 Nordhoff st, R	217 Otto, Mrs Mary, hskpr, 16155 Parthenia st, R	28
ert J, crpntr, 16701 Nordhoff st, R		28
K		
David N, mrcht, 8935 Saugus av, D	218 Paggi, Federico, rnchr, 8656 Balboa av, R	2
Mrs Georgia, hskpr, Saugus av, R	219 Paggi, Costante, rnchr, Parthenia st, R	2
G, rnchr, 15504 Rayen st, R	332 Parish, Mrs Katherine M, hswf 9427 Burnett av, DS	2
abel F, hskpr, 15504 Rayen st, R	220 Parish, Pierre O, mchnc, 9427 Burnett av, I	2
W, rnchr, 9560 Saugus av, R	333 Parish, Pierre S, rnchr, 9427 Burnett st, DS	2
rs Birdie May, hskpr, 8661 Tobias st, D	23 Petermichel, Max J, bkkpr, 15054 Plummer st, R	2
arles A, pntr, 8661 Tobias st, I	221 Petermichel, Mrs Sue, hskpr, 15054 Plummer st, R	2
Mary, hskpr, Nordhoff st, R	222 Petersen, Mrs Andrea, hskpr, 8549 Chase st, R	2
iam, rnchr, Nordhoff st, R	223 Petersen, Christian, rnchr, 8549 Chase st, R	2
les F, rnchr, Lamona st, R	224 Peterson, Soren, crpntr, 16908 Nordhoff st, R	2
ter J, crpntr, 15516 Plummer st, R	225 Platner, Abe M, rnchr, 14530 Parthenia st, D	2
Lada F, hskpr, 15516 Plummer st, R	226 Platner, Mrs Minnie, hskpr, 14530 Parthenia st, D	2
L		
Minnie, hskpr, Parthenia st, R	227 Plummer, John L Jr, rnchr, 15720 Plummer st, R	2
un H, crpntr, 16001 Parthenia st, R	228 Plummer, Mrs Mollie C, hskpr, 15720 Plummer st, R	2
Esther Thomas, hskpr, 16002 Nordhoff st, Pro	24 Poe, Joseph Elmer, lbr, 8529 Tobias st, R	2
ert C, znjr, 16008 Nordhoff st, R	229 Poplin, Mrs Belle McNeil, hskpr, 16504 Parthenia st, R	2
hony, clrc, 15734 Parthenia st, R	230 Poplin, Thomas J, rnchr, 16504 Parthenia st, R	2
i Emma, hskpr, 15734 Parthenia st, R	231 Prothero, Winfield, rnchr, Chase st, R	2
reek G, pstl clrk, 15703 Roscoe, D		2
lph G, lbr, 8607 Columbus st, R		2
, mrcht, Gamut pl, R		2
dary, mrcht, 8808 Gamut pl, DS		2
Susanna L, hswf, 8541 Tobias av, R		2
R		
	232 Ramser, Miss Dina, mssnry, 15516 Plummer st, R	2
	233 Reed, Austin M, rnchr, 16467 Chase st, R	2
	234 Reed, Frank, pntr, Gamut pl, R	2
	334 Reed, Verne M, rnchr, 15354 Nordhoff st, R	2
	335 Riggs, Sam J, cndr, 9147 Burnett st, D	2
	235 Rogers, Mrs Elizabeth M, hskpr, 9636 Lemona av, D	2
	236 Rogers, Francis A, lbr, 9636 Lemona av, R	2
	237 Rogers, Mrs Lucinda, hskpr, 8823 Saugus av, R	2
	238 Rogers, Reginald G, crpntr, 8823 Saugus av, R	2
	239 Roley, Mrs Anna M, hskpr, Orion st, R	2

Figure 7. Snippet of 1924 San Fernando Valley City Directory Showing 15516 Plummer Street associated with Miss Dina Ramser (Ancestry.com)

California, U.S., Voter Registrations, 1900-1968 for Walter J Koenig			
Los Angeles County > 1924 > Roll 015			
av, R	139	Hill, Mrs Cora, hskpr, Chase st, R	22
D	140	Hill, Forrest, rnchr, 9330 Saugus av, DS	209
R	141	Hill, George W, rnchr, Chase st, D	210
t av, DS	142	Hine, Lewis C, rnchr, 8839 Gamut pl, R	211
i Burnett av, R	143	Hine, Mrs Mary Ella, hskpr, 8839 Gamut pl, R	212
Plummer st, R	144	Hodges, Mrs Adele, hskpr, Parthenia st, D	213
ummer st, R	145	Hodges, William E, rnchr, Parthenia st, D	214
r av, R	146	Holmes, Mrs Euphemia, hskpr, Orion st, Pro	215
av, R	147	Holmes, Le Roy L, rnchr, Orion st, R	
n st, R	148	Hudnall, Mrs Clarrissia, hskpr, 8632 Saugus av, R	
Lassen st, R	149	Hudnall, Elias, rnchr, 8632 Saugus av, D	
Columbus av, D	150	Hughes, Mrs Beulah E, hskpr, 15555 Roscoe av, D	
Columbus av, D	151	Hughes, James M, crpntr, 15555 Roscoe st, D	353
303 Brand blvd, D			354
ugus av, D			216
ugus av, D			217
nett av, D			
st, D	329	Jensen, Mrs Elizabeth S, hswf, 15620 Chase st, R	
ayen st, R	330	Jensen, William R, plmbr, 15620 Chase st, R	
st, Pro	12	Jones, John H, lbr, 8600 Orion st, R	
erman Way, R	152	Johnson, Mrs Mildred B, hskpr, 16701 Nordhoff st, R	218
S	153	Johnson, Robert J, crpntr, 16701 Nordhoff st, R	219
Orion st, DS			332
st, D			220
			333
			23
	154	Katherman, David N, mrcht, 8935 Saugus av, D	221
	155	Katherman, Mrs Georgia, hskpr, Saugus av, R	222
	156	Kidd, Harry G, rnchr, 15504 Rayen st, R	223
gus av, R	157	Kidd, Mrs Mabel F, hskpr, 15504 Rayen st, R	224
av, R	158	Killion, Lee W, rnchr, 9560 Saugus av, R	225
way cr Plummer, R	159	Kilwinski, Mrs Birdie May, hskpr, 8661 Tobias st, D	226
mer, N Sherman, R	160	Kilwinski, Charles A, pntr, 8661 Tobias st, I	227
, R	161	Kindler, Mrs Mary, hskpr, Nordhoff st, R	228
	162	Kindler, William, rnchr, Nordhoff st, R	24
mbus av, Pro	163	Knouse, Charles F, rnchmn, Lamona st, R	229
i st, R	13	Koenig, Walter J, crpntr, 15516 Plummer st, R	230
gus av, Pro	164	Koenig, Mrs Lada F, hskpr, 15516 Plummer st, R	231
R			
ase st, DS			
av, R			
lumbus av, R			
64 Lassen st, D	165	Large, Mrs Minnie, hskpr, Parthenia st, R	222

Figure 8. Snippet of 1924 San Fernando Valley City Directory Showing 15516 Plummer Street associated with Walter and Lada Koenig (Ancestry.com)

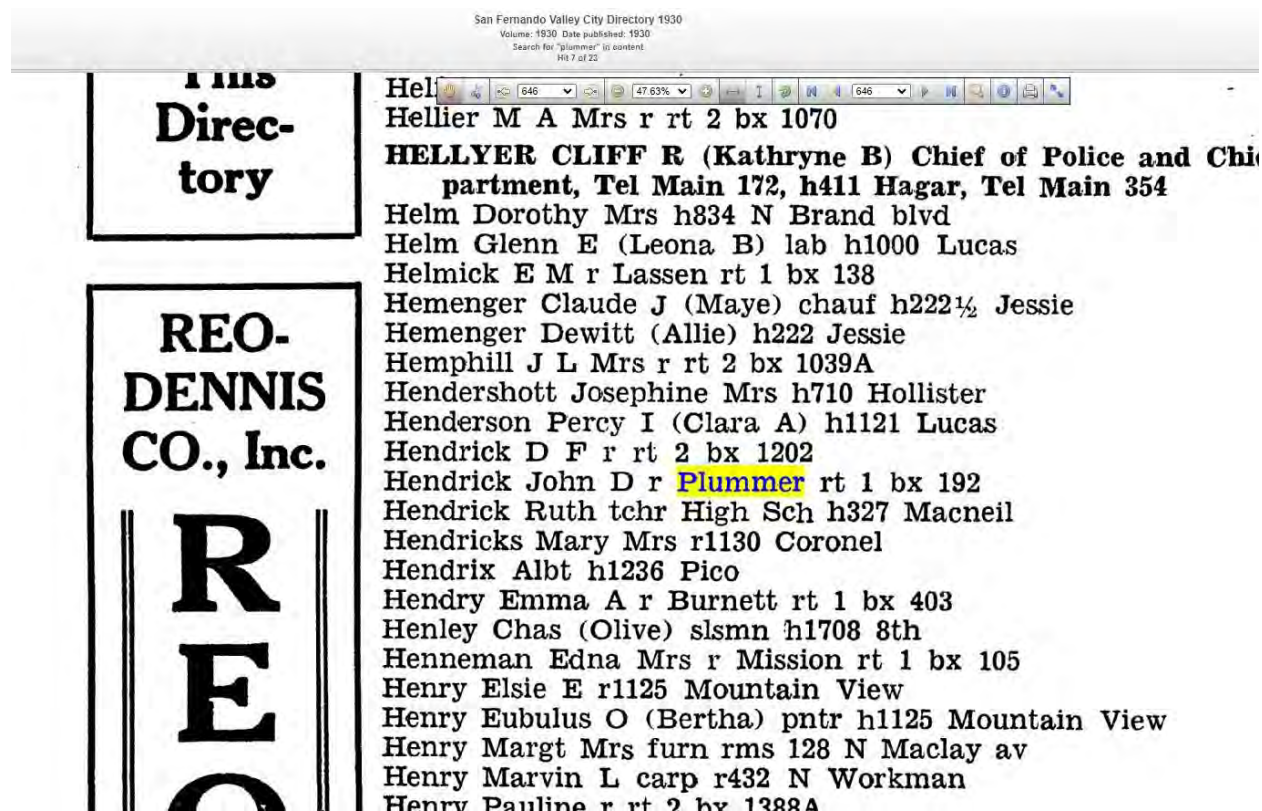


Figure 9. Snippet of 1930 San Fernando Valley City Directory Showing Box Number on Plummer Street associated with John D. Hendrick (Ancestry.com)

California, U.S., Voter Registrations, 1900-1968	
Los Angeles County > 1952 > Roll 089	
wrence A, 9339 N Haskell av, R	....Vencill, Mrs Rose, 9644 Orion av, D
D, 9511 Orion av, D	....Vitale, Charles, 15941 Parthenia st, DS
Doris M, 9511 Orion av, D	....Vitale, Mrs Christina, 15941 Parthenia st, DS
ro, 15959 Rayen st, R	....Vitale, Miss Rachel J, 15941 Parthenia st, DS
Catherine, 15859 Parthenia st, D	....Wahnsiedler, Mrs Dorothy D, 9642 Haskell av, IP
rd C, 15859 Parthenia st, R	....Wahnsiedler, James H, 9642 Haskell av, IP
iel A, 15859 Parthenia st, R	....Walkup, Clarence N, 9603 Haskell av, D
luanita, 9635 Aqueduct av, D	....Walkup, Mrs B Faye, 9603 Haskell av, D
y F, 9635 Aqueduct st, D	....Warren, Mrs Myrtle, 9540 Orion av, R
s Rose K, 9601 Langdon av, R	....Wehren, Mrs Georgiana B, 9551 Langdon av, D
ctor A, 9601 Langdon av, R	....Wehren, Harold John, 9551 Langdon av, R
Laura, 16113 Parthenia st, D	....Wells, Mrs Mildred E, 9550 Langdon av, D
am D, 16113 Parthenia st, D	....Wells, Robert M, 9550 Langon av, D
orence M, 15823 Rayen st, R	....West, Mrs Opal, 15828 Nordhoff st, D
T, 15823 Rayen st, R	....West, Wesley W, 15828 Nordhoff st, D
Gloria G, 9556 Langdon, R	....Westerdahl, Mrs Helen S, 15410 Lassen st, R
ard M, 9556 Langdon av, R	....Westerdahl, John E, 15410 Lassen st, R
Florence K, 9338 Orion av, R	....Westlake, Mrs Hennie, 16037 Parthenia st, D
mond G, 9338 Orion av, R	....Wilds, Mrs Dorothy M, 15852 Lassen st, R
anna Louise, 9639 Langdon av, R	....Wilds, Vallee A, 15852 Lassen st, R
., 9639 Langdon av, R	....Winckel, Mrs Henny M, 16037 Parthenia st, R
anna P, 9029 Haskell av, D	....Williamson, Benjamin K, 9632 Langdon av, D
I E, 9029 Haskell av, D	....Willway, Miss Donna, 15843 Superior st, D
Eloise L, 8733 Haskell av, D	....Williamson, Mrs Dorothy C, 9632 Langdon av, D
ert E, 9024 Woodley av, R	....Willway, Phillip H, 15843 Superior st, D
rene, 9042 Woodley av, R	....Willway, Mrs Vera Ann, 15843 Superior st, D
ias J, 8733 Haskell av, D	....Wilson, Charles H, 15840 Lassen st, D
nne H, 9620 Orion av, R	....Wilson, Mrs Mabel F, 15840 Lassen st, D
L, 9325 Haskell av, R	....Woods, Clifford W, 15833 Parthenia st, D
Wandra, 9325 Haskell av, R	....Woods, Mrs Ruth C, 15833 Parthenia st, D
ir R, 15853 Plummer st, D	....Woodward, V Arnold, 15526 Plummer st, R
es H, 16022 Rayen av, R	....Woodward, Ronald K, 15526 Plummer st, R
Adelia E, 9530 Aqueduct av, D	....Woodward, Mrs Veneta M, 15526 Plummer st, D
G, 9530 Aqueduct av, D	....Woolley, Alfred M, 15759 Plummer st, R
15840 Raven st, R	....Woolley, Mrs Dalpha E, 15759 Plummer st, D
W, 16029 Parthenia st, DS	....Yuss, Mrs Katheryn G, 15533 Tupper st, DS
argaret M, 16029 Parthenia st, R	....Yuss, Walter J, 15533 Tupper st DS
Vance F, 15955 Parthenia av, D	....Zielinski, Leon F, 9655 Orion av, R
Beatrice M, 16109 Rayen st, D	....Zielinski, Mrs Muriel, 9655 Orion av, R

Figure 10. Snippet of 1952 Los Angeles City Directory Showing 15526 Plummer Street listed for the first time and associated with the Woodward Family (Ancestry.com)

History of Property Ownership

The following presents a chronological understanding of the history of land/property ownership of the subject property, in consideration of the address discussion provided above. Only previous owners occurring before or within the period of significance (1914-1927) are examined here:

- **George T. Holman (1912):** In May 1912, it was reported that John L. Plummer (assumed to be Plummer Sr.) purchased 50 acres of the San Fernando mission land tract from Holman with plans to build a \$10,000 bungalow (the John C. Austin home he had built for his son John L. Plummer Jr. and new wife Mollie C. Plummer). The same news article reported that Holman also sold 40 acres at \$400 an acre to John L. Plummer (assumed to be Plummer Jr.).⁶
- **Plummer Family (1912-c.1919):** By 1912, approximately 90-acres of land on the south side of Plummer Street, west of present-day Sepulveda Boulevard (including the subject property) was owned by the Plummer family, although the exact boundary of the Plummer family land holdings could not be confirmed through property deed research. Between 1913 and 1919, the Plummer family is associated with addresses all around the subject property including its neighbor at 15548 and two other properties at 15720 Plummer Street and 9433 Sepulveda Boulevard (formerly 9523 Brand Street). By 1919, Plummer Sr. started to sell off portions of his land holdings, which appears to have included the subject property.^{7 8}
- **Hendrick Family (1922-c.1954):** Stephen H. and Ruth Hendrick are associated with 15516 Plummer Street through a 1922 California Voter Registration Record and they are only associated with the property for a brief period. The property appears to pass to Stephen's son, John D. Hendrick, who is shown as the head of the household by 1930 living with his wife Mabel E. and their two children. Building permits indicate that John constructed a large 60 x 18-foot chicken house on the property in 1935. John and Mabel continue to live at 15516 Plummer Street until at least 1952 and it is assumed that the 1954 lot split date for 15526 occurred when the Hendrick's time at the subject property ended. A woman named Dina Ramser was listed at the residence for one year in 1924 (Figure 7), with her occupation listed as "missionary," and is assumed to have only lived there a short period

⁶ LAT 1912b. "Property is Moving" Los Angeles Times, May 19, 1912. <https://www.newspapers.com/image/380260840>.

⁷ The Van Nuys News. 1919. "Joseph Daley Buys The Plummer Property." The Van Nuys News, April 11, 1919. <https://www.newspapers.com/image/700197335>.

⁸ LAT 1919. "West End Sales." Los Angeles Times, October 26, 1919. <https://www.newspapers.com/image/380536118>

of time. Also in 1924, a couple named Walter J. and Lada F. Koenig, a carpenter and housekeeper, were listed at the residence for one year (Figure 8).

Mission Acres Development History

Mission Acres (1914-1927)

The 16,200-acre "San Fernando Mission Land Tract," was purchased in 1903 by the San Fernando Mission Land Company⁹ which included the present-day location of North Hills. By 1912, the Company began selling off portions of the tract and boasted that "although this property has only been on the market but for about four weeks, over \$100,000 worth has already been sold."¹⁰ Newspaper advertisements highlighted the tract's many amenities and proximity to Los Angeles:

The rails are now being laid to connect San Fernando with Los Angeles by electric line. There are also two magnificent asphalt boulevards affording splendid scenic rides between the two cities. You can move your family out here today and enjoy practically all the improvements of a city. Electricity, gas in a few months, fine grammar and schools, churches, and a \$75,000 hotel now under construction. There is no pioneering here.¹¹

The Mission District, representing 11,010 acres in the northeast Valley was formed in the early part of 1914.¹² With the arrival of the water to the Valley and annexation to the City just around the corner, landowners and farmers in the Mission District quickly organized the Mission Mutual Pipe Company to secure immediate use of water from the Los Angeles Aqueduct upon its availability.¹³ After the Board of Public Services instructed Mulholland to draw up plans for construction of a water distribution system to provide surplus water from the aqueduct to the mission tract, the Mission District waited for its acreage to be included in the new Valley water irrigation system, pending a separate vote on the bonds to cover its share of the construction costs, later reaching a temporary arrangement with Mulholland for a loan to be provided by the City to supply the district with 18-inch steel pipe to connect into the aqueduct.¹⁴ In March 1916, the City Council instructed preparation of an ordinance for a water bond election in Waterworks Improvement

⁹ LAT 1912a. "Q&A" Los Angeles Times, August 25, 1912. <https://www.newspapers.com/image/380332961>

¹⁰ LAT 1912b. "Property is Moving" Los Angeles Times, May 19, 1912. <https://www.newspapers.com/image/380260840>

¹¹ LAT 1912c. "San Fernando Mission Lands" Los Angeles Times, May 26, 1912.

<https://www.newspapers.com/image/380264989>

¹² LAT 1914 "Irrigation District Formed By Almost Unanimous Vote" Los Angeles Times, Nov 13, 1914.

<https://www.newspapers.com/image/700230761>.

¹³The Van Nuys News. 1915a. "Land owners and growers..." The Van Nuys News and the Van Nuys Call, June 18, 1915. <https://www.newspapers.com/image/700210081>.

¹⁴ The Van Nuys News. 1915b. "Mission District Planning How to Finance." The Van Nuys News and the Van Nuys Call, June 11, 1915. <https://www.newspapers.com/image/700209938>.

District No. 2 (the Mission District)^{15 16}. Only one out of a total of 60 persons voted against the bond of \$390,000 to pay for an aqueduct water irrigation system.¹⁷ Even more time would pass after an error resulted in the invalidation of the bonds. By mid-1917, much of the Valley irrigation system was completed with the last laterals scheduled to be laid in June.¹⁸

In 1914, Patton & Longley Co., Inc. began advertising one-and-a-quarter, two-and-a-half, and five-acre tracts, using the name "Mission Acres" for the first time.¹⁹ With the arrival of water imminent, the Angeles Mesa Land Company announced the opening of its new Mission Acres tract within what had been previously known as the "Mission District", which took place on March 4, 1915. The new tract was described as being half-way between San Fernando and Van Nuys "situated at the mouth of the aqueduct, in the heart of the lands that center about the old Mission of San Fernando." The new tract promised fertile soils and boasted "a number of widely-known citrus groves." Notable local businessmen with orange orchards in the vicinity of Mission Acres included Frank Wiggins, secretary of the Los Angeles Chamber of Commerce; Stoddard Jess, vice president of the First National Bank; and H.R. Wilkinson, secretary of the California Fruit Growers' Exchange.²⁰ Newspaper advertisements promoted Mission Acres at "\$495 per acre with water" and reassured prospective buyers that these were "the chosen lands – chosen years ago by the old Mission Fathers because of the superior climate conditions, the unsurpassed beauty of scenic surroundings and the richness of the soil."²¹ The advertisements also touted nearby amenities such as the Pacific Electric Railway San Fernando line and North Sherman Way (referred to as "a \$500,000 boulevard") and boasted that the region was "one of the richest agricultural districts on the Pacific Coast."²² During this time, the Angeles Mesa Land Company also offered free lectures to prospective buyers on a wide variety of farming topics including poultry farming, intensive cultivation, and hare raising. After constructing approximately 50 homes within the first 12 months, the Company reported that work had started on a new \$5,000 store and café building in May 1916.²³

¹⁵ LAT 1916a. "The Council Instructed..." The Los Angeles Times, Feb 15, 1916.

<https://www.newspapers.com/image/380544154>.

¹⁶ Los Angeles Express. 1916a. "Mission District to Vote on Water Bonds." Los Angeles Express, Mar 22, 1916.

<https://www.newspapers.com/image/608097131>.

¹⁷ Los Angeles Express. 1916b. "Water Bond Issue Has One Opponent at Poll." Los Angeles Express, Mar 24, 1916.

<https://www.newspapers.com/image/608097403>.

¹⁸ LAT 1917a. "Great Valley, Now Watered, Can Feed Many More People." Los Angeles Times, Apr 22, 1917.

<https://www.newspapers.com/image/380357631>.

¹⁹ Los Angeles Express. 1914. "Mission Acres 1 ¼, 2 ½ and 5 Acre Tracts \$400 Up Per Acre..." Los Angeles Express, Apr 7, 1914. <https://www.newspapers.com/image/607911374>.

²⁰ LAT 1915c. "Ready for Market." Los Angeles Times, Feb 28, 1915. <https://www.newspapers.com/image/380148115>.

²¹ LAT 1915d. "The Chosen Lands of the Mission Fathers." Los Angeles Times, Mar 14, 1915.

<https://www.newspapers.com/image/380297028>.

²² Ibid.

²³ LAT 1916b. "Replica of Mission." Los Angeles Times, May 21, 1916. <https://www.newspapers.com/image/380526293>.

In 1917, after selling "several hundred thousand dollars' worth of these desirable farm lands," the Angeles Mesa Land Company turned over the future management of the remaining unsold portion of the Mission Acres tract to local sales directors Nickerson & Waterbury.²⁴ Shortly after the change in management, the Angeles Mesa Land Company, who still owned the tract, announced plans to build a new school in the heart of the tract as well as a \$2,500 community clubhouse.²⁵ No longer would children have to travel to school by bus to neighboring San Fernando.²⁶ This announcement followed closely on the heels of a vote to spend \$6,000 to install three miles of laterals from the Los Angeles Aqueduct in order to ensure that every tract had piped water.²⁷

Over the next several years Mission Acres began to diversify its agriculture, move beyond citrus, and develop a strong association with the poultry industry as popularized by the Angeles Mesa Land Company. In 1915, the company "put in a model poultry plant on their model farm at Mission Acres. They will have about 250 fine White Orpingtons."²⁸ Numerous other Mission Acre residents began to follow suit, resulting in a "poultry colony" on the tract.²⁹ By 1916, poultry was a growing industry in Mission Acres, so much so that chicken ranch robberies had become all too common in the region. In 1916, the poultrymen of the Sunnyview Tract, Mission Acres, and South Santa Anita, banded together to form the Poultrymen's Protective Association, a group of 40 men who agreed to donate their personal money towards a reward for catching the poultry thief.³⁰

The Mission Acres School was opened in Fall 1917 and in June the Mission Acres Improvement Association began the work of building a new clubhouse.³¹ When local men began being drafted for World War I in 1917, some of the town's new building projects were put on hold, however it was noted that:

substantial progress has been made in the development of this new community, in spite of the war conditions. New homes are being built all over the tract. A new school has been established here and a handsome woman's clubhouse

²⁴ Los Angeles Express. 1917. "New Firm Takes Over Sale of Mission Acres." Evening Express, Feb 27, 1917.

<https://www.newspapers.com/image/608034922>.

²⁵ LAT 1917b. "Reports Activity." Los Angeles Times, Mar 4, 1917. <https://www.newspapers.com/image/380344800>.

²⁶ Boyer, P. and J. Dodson. *Mr. John L. Plummer, Mrs. C. Pearle Zimmerman, and Mrs. Mary Lou Plummer Raney, Oral History*. (Los Angeles Valley College Historical Museum, California 1976).

²⁷ LAT 1917a. "Great Valley, Now Watered, Can Feed Many More People." Los Angeles Times, Apr 22, 1917. <https://www.newspapers.com/image/380357631>.

²⁸ California Poultry Journal. 1915. "Of Interest to Our Readers." *California Poultry Journal* (University of California, Los Angeles 1915), pg18.

²⁹ The Van Nuys News. 1915c. "Poultry Activity in Mission Acres Tract." The Van Nuys News and the Van Nuys Call, September 17, 1915. <https://www.newspapers.com/image/700211938>.

³⁰ The South Pasadena Record. 1916. "Poultrymen Unite to Catch Thieves." South Pasadena Record, September 14, 1916. <https://www.newspapers.com/image/706017157>.

³¹ The Van Nuys News 1917. "The Mission Acres Improvement Association..." The Van Nuys News, June 22, 1917. <https://www.newspapers.com/image/700227220>.

planned...sugar beets and beans are the leading commodities produced in the locality.³²

By 1921, the Mission Acres Improvement Association had helped to constructed over 12 miles of graded roads and taken on a variety of other community projects.³³

In 1927, the town of Mission Acres officially changed its name to Sepulveda.³⁴ The district complained that it found itself frequently confused with the San Fernando Mission. Further, many felt that Mission Acres sounded more like a subdivision than a community.³⁵ The district would retain the name Sepulveda until 1991 when it was renamed North Hills.

The Plummer Family in Mission Acres (1912-1943)

The Plummer family appears to have briefly owned the subject property during its earliest years (1913-1919). During this time-period, the family owned all land on the south side of Plummer Street, west of present-day Sepulveda Boulevard to just west of the present-day I-405 freeway. While the Plummer family does not appear to have any important associations with subject property, the history of one of Los Angeles's pioneering families living just down the road at 15720 Plummer Street in Mission Acres during the subject property's period of significance provides further context and insight into early settlement patterns of what is now the community of North Hills.

The Plummer Family has a long history in California that dates back to 1769 when the Gaspar de Portolá expedition founded Monterey, and built the Royal Presidio and Mission, San Carlos de Borromeo de Monterey. Don Jose Francisco Ortega (also known as El Capitan) was recruited by the Portolá Expedition. Ortega is credited with founding the town of Santa Barbara in 1769. José Darío Argüello, who later served as Governor of Baja California, was granted Rancho de las Pulgas in 1795 which included present-day San Mateo, Belmont, San Carlos, Redwood City, Atherton, and

³² LAT 1918. "Mission Acres." Los Angeles Times, January 1, 1918. <https://www.newspapers.com/image/380554657>.

³³ The Van Nuys News. 1921. "Current Events In Mission Acres." The Van Nuys News, March 31, 1921. <https://www.newspapers.com/image/32623585>.

³⁴ LAT 1927. "Mission Acres Now Town of Sepulveda." Los Angeles Times, July 1, 1927. <https://www.newspapers.com/image/380389965>.

³⁵ Burbank Daily Evening Review. 1927. "Mission Acres Is Now Sepulveda." Burbank Daily Evening Review. April 26, 1927. <https://www.newspapers.com/image/620421029>.

Menlo Park.³⁶ When his son Luis Antonio Argüello married Maria Soledad Ortega, the two families were merged and “eventually became the Plummers.”³⁷

John Cornelius Plummer was a Canadian sea captain who moved his family, including his wife Maria Cecilia McGuire, from San Francisco to Los Angeles where he acquired 160 acres where the Ambassador Hotel stood, bound by Wilshire and Beverly Boulevards, and La Brea Avenue and Vine Street. In 1874, he acquired Rancho La Brea which became known as the Plummer Rancho, and included 160-acres between Sunset and Santa Monica Boulevards and La Brea and Gardner Avenues. That same year, on three acres of land that would become known as Plummer Park in West Hollywood, his sons Juan (John L.) and Eugene R. Plummer built their home. Captain John C. Plummer would die at the home of his son Eugene in 1909. Eugene would continue to live in the home and become one of West Hollywood’s longest residents and earliest pioneer of the region.³⁸ His brother, John L. Plummer (Sr.), would become a famed real estate mogul associated with the Wilshire District in Los Angeles, with his name constantly in the newspaper for various real estate transactions in the area.

In 1912, John L. Plummer, Sr. purchased 50 acres in the San Fernando Valley for his son John L. Plummer, Jr. and his soon-to-be wife Mollie Churchill, whose grandfather was Lord Henry Dalton of England, who arrived in California in 1842 and founded the town of Azusa.³⁹ Plummer Sr. quickly had “plans drawn for a fine \$10,000 bungalow” including “a garage and several other buildings.”⁴⁰ The bungalow, once located at 15720 Plummer Street, was designed by prolific Los Angeles architect John C. Austin, and was built and furnished by Plummer Sr. himself. The residence was completed in 1913 shortly after Plummer Jr. and Churchill married.⁴¹ ⁴² Plummer Sr. extended similar generosity to three of his other children and their families and is credited with settling his family on parcels throughout the countryside of what would soon become known as Mission Acres. Although Plummer Sr. originally purchased the parcels, the Plummer family insists that Plummer Street is named for Plummer Jr. and not his father, who did not personally relocate to Mission Acres until around 1916.⁴³ A 10-acre property located at present-day 9433 N. Sepulveda

³⁶ The Daily Journal. 2008. “The Arguellos and Rancho de las Pulgas.” The Daily Journal, August 4, 2008 updated July 12, 2017. https://www.smdailyjournal.com/news/local/the-arguellos-and-rancho-de-las-pulgas/article_03c0b4f4-94cf-5197-8c82-e8c9cca4d4b6.html.

³⁷ The Valley Times. 1960. “Pioneer Family: Plummers Recall Early Valley Days.” The Valley Times, September 3, 1960. <https://www.newspapers.com/image/580346505>.

³⁸ Ellenberger, A. “Eugene Plummer, the Last of the Dons.” Hollywoodland. <http://allanellenberger.com/eugene-plummer-the-last-of-the-dons/>.

³⁹ The Valley Times. 1960. “Pioneer Family: Plummers Recall Early Valley Days.” The Valley Times, September 3, 1960. <https://www.newspapers.com/image/580346505>.

⁴⁰ LAT 1912b. “Property is Moving” Los Angeles Times, May 19, 1912. <https://www.newspapers.com/image/380260840>

⁴¹ Los Angeles Express. 1913. “House Party, San Fernando.” Los Angeles Express, May 30, 1913. <https://www.newspapers.com/image/607903493>.

⁴² Boyer, P. and J. Dodson. *Mr. John L. Plummer, Mrs. C. Pearle Zimmerman, and Mrs. Mary Lou Plummer Raney, Oral History*. (Los Angeles Valley College Historical Museum, California 1976).

⁴³ Ibid.

Boulevard (then known as Brand Boulevard), just south of Plummer Street, served as Plummer Sr's residence for two years before he sold it to Joseph Daley in 1919 for \$20,000.⁴⁴ Also in 1919, Plummer (assumed to be Sr.) sold 15548 Plummer Street (the subject property's western neighbor) to Willis Harris in 1919.⁴⁵

When John and Mollie Plummer first arrived in the Valley to move into their new home at 15720 Plummer Street, they found that it would not be finished for several months and decided to wait-out the construction in their newly finished barn on the property. One of the first people to greet the newly married couple was a Chinese family who had come to the area to work on the construction of the railroad and was living just north of the subject property around what is now Lassen Street. Plummer's daughter, Mary Lou Plummer Raney, recalls that the family brought gifts and welcomed them while they were living out of the barn and would go on to become some of their closest neighbors.

In his early years at 15720 Plummer Street John L. Plummer, Jr. recalled the great fields of barley that once served as the Valley's primary crop during the dry farming-era when he first moved to the Valley in 1913, with sprawling fields that could be seen from his home clear to the SPRR. He later grew oats and hay to satisfy the needs of local horse-owners, as well as walnuts. By 1916, Plummer transitioned to growing beans and row crops including lettuce and even mint. One year, when the price of beans dropped to two cents a pound, barely enough to cover the cost of the water, Plummer got a job teaching at Hamilton High School just to make ends meet. Plummer never went back to farming and would go on to teach for another 25 years. After Plummer's transition to teaching, the family sold half of the farm.

John and Mollie Plummer were heavily involved in the Mission Acres Improvement Association, with John serving as its president for a short time. The Association constructed the community clubhouse, which would hold local events and dances, and made improvements to roads and other infrastructure throughout Mission Acres.⁴⁶

John L. Plummer, Jr. and his wife Mollie would continue to live at 15720 Plummer Street until 1943. The family eventually relocated to Bakersfield, California with Mollie passing in 1975 and John in 1977.

⁴⁴ The Van Nuys News. 1919. "Joseph Daley Buys The Plummer Property." The Van Nuys News, April 11, 1919. <https://www.newspapers.com/image/700197335>.

⁴⁵ LAT 1919. "West End Sales." Los Angeles Times, October 26, 1919. <https://www.newspapers.com/image/380536118>.

⁴⁶ Boyer, P. and J. Dodson. *Mr. John L. Plummer, Mrs. C. Pearle Zimmerman, and Mrs. Mary Lou Plummer Raney, Oral History*. (Los Angeles Valley College Historical Museum, California 1976).

Supporting Historic Context

Early History (1797–1874)

Mission San Fernando Rey de España was founded in present-day Mission Hills on September 8, 1797 by Father Fermín Lasuén and Fray Francisco Dumetz. It was established midway between Mission San Gabriel Arcángel and Mission San Buenaventura, closing the gap between the interior and coastal missions and becoming the 17th of California's 21 Spanish missions. The Spanish missionaries pushed the native Tongva, Tatavium, and Chumash tribes into Christianity through baptism and service as neophytes. The land taken by the Spanish was not repatriated to these tribes.^{47 48} After winning independence from Spain in 1821, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants.^{49 50}

Extensive land grants were established in the interior during the Mexican Period in California. The secularization of the missions following Mexico's independence from Spain in 1822 resulted in the subdivision of former mission lands and establishment of many additional ranchos. During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico.⁵¹

Mission San Fernando Rey de España lands, renamed Ex-Mission San Fernando, encompassed nearly 117,000 acres and was the largest single land grant made during the Mexican Period in California. The entire rancho, except for the church and its related buildings, was granted to Eulogio de Celis from Spain (then living in Los Angeles) by Governor Pío Pico on behalf of Mexico following the end of Mexican rule in California on July 7, 1846.^{52 53}

Horticulture and livestock, based primarily on cattle (hides and tallow) as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s.⁵⁴ However, a series of natural disasters in the early 1860s brought an end to the rancho system.⁵⁵

⁴⁷ R.G. Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-80* (San Marino: The Huntington Library, 2005).

⁴⁸ K. Roderick, *San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Book, 2001).

⁴⁹ R.G. Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-80* (San Marino: The Huntington Library, 2005).

⁵⁰ S.F. Dallas, *The Hide and Tallow Trade in Alta California 1822-1848*. (Bloomington: Indiana University, 1955).

⁵¹ R.G. Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-80* (San Marino: The Huntington Library, 2005).

⁵² C.C. Baker, "Mexican Land Grants in California." (Annual Publication of the Historical Society of Southern California, 1914. Vol. 9, No 3, 236-243)

⁵³ W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225-234)

⁵⁴ R.G. Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-80* (San Marino: The Huntington Library, 2005).

⁵⁵ R.M. Fogelson, *The Fragmented Metropolis: Los Angeles, 1850-1930* (Los Angeles: University of California Press, 1967).

Floods followed by prolonged drought decimated the cattle industry and resulted in the deaths of thousands of animals, bringing financial ruin to cattle barons.^{56 57 58}

The southern half of the Ex-Mission San Fernando which was purchased by Andres Pico in 1854 from the widow of Eulogio de Celis. On May 21, 1862, Pico turned over all of his interest in the Ex-Mission San Fernando to his brother Pío Pico, who in turn sold all 60,000 acres to the recently incorporated San Fernando Farm Homestead Association for \$115,000 on July 2, 1869.⁵⁹ The Association was formed by Isaac Lankershim with the backing of several wealthy businessmen from San Francisco and was quickly joined by Isaac N. Van Nuys. The Association was temporarily renamed the San Fernando Sheep Company to reflect its role in the sheep rearing industry and by 1873 approximately 40,000 sheep grazed the land. After losing nearly all of the sheep to yet more drought in the years that followed, the Association decided to pivot to dry wheat farming and the company was renamed the Los Angeles Farming and Milling Company.⁶⁰

Lankershim and Van Nuys introduced dry wheat farming to the San Fernando Valley in 1876. Their technique used water captured in the winter season, rather than relying on water from big Tujunga, Little Tujunga, or Pacoima Canyons. Lack of access to the region's water rights and droughts made it so that dry farming became a viable type of farming available in the region. Dry farming techniques as a production method brought fruit, citrus, and grain farming to the Valley, although continuing drought and unpredictable weather made dry farming unreliable.^{61 62}

Construction of the Southern Pacific Railroad (SPRR) southern extension from San Francisco to Los Angeles took place from 1875 to 1876. On July 15, 1876, "daylight was let through the San Fernando tunnel, which was the second longest tunnel on the continent...with a length of 6,966 feet." ⁶³ The arrival of the railroad was followed by the great land boom of the 1870s and 80s in which large numbers of settlers moved westward, creating a sizeable consumer market and allowing Southern California products, especially irrigated crops, to be accessed by eastern consumers. Crop spoilage was reduced when the refrigerated railcar was put into use in the 1880s, although it operated at great expense.⁶⁴

⁵⁶ L.C. Holmes, *Soil Survey of the San Fernando Valley Area, California* (Washington: Government Printing Office, 1917).

⁵⁷ P.A. Ewing, *The Agricultural Situation in the San Fernando Valley, California* (Los Angeles: University of California, 1939).

⁵⁸ R.M. Fogelson, *The Fragmented Metropolis: Los Angeles, 1850-1930* (Los Angeles: University of California Press, 1967).

⁵⁹ W.W. Robinson and W. Ritchie, "Southern California Local History: A Gathering of the Writings of W.W. Robinson." (The Historical Society of Southern California, 1993).

⁶⁰ W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225-234)

⁶¹ K. Roderick, *San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Book, 2001).

⁶² M. Wanamaker, *Images of America: The San Fernando Valley* (Charleston: Arcadia Publishing, 2011).

⁶³ J.G. Dixon, *The Construction of the Southern Pacific Railroad* (Madison: University of Wisconsin, 1921), 29.

⁶⁴ H.F. Raup, "Transformation of Southern California to a Cultivated Land." *Annals of the Association of American Geographers*, (Sep., 1959).

Just prior to the arrival of the SPRR and completion of the San Fernando tunnel was the purchase of the 56,000-acre northern portion of the Ex-Mission San Fernando by George K. Porter and Charles Maclay in 1874,⁶⁵ land still owned by Celis's heirs.⁶⁶

Porter Land and Water Company (1874-1904)

George K. Porter and Maclay had become friends during their time in the California State Legislature, with each having served as a state senator.⁶⁷ In 1874, the two men established the township of the City of San Fernando near Mission San Fernando Rey de España. San Fernando was the Valley's first independent city and would go on to become the second incorporated city in the Valley in 1911. Although their success was initially jeopardized by competing claims to the land by the Lopez and Rinaldi families, the social and political power of Maclay and Porter ultimately made them successful in the courts and paved the way to establishing a clear title to the property.⁶⁸

In 1879, G.K. Porter sold a large portion of his land to his cousin Benjamin F. Porter. Between 1881 and 1882, the two Porters and Maclay subdivided the northern half of the rancho among themselves, with B.F. Porter taking the westernmost section which began at Aliso Canyon and extended to the Santa Susana Pass; Maclay taking the easternmost section which was located east of the SPRR tracks; and G.K. Porter taking the central section.^{69 70 71} By the 1880s, several large subdivisions had been established, including the Porter Land and Water Company Subdivision No. 1 that contains present-day North Hills, as well as Lankershim, Chatsworth Park, and Pacoima.⁷² The establishment of San Fernando and the subsequent subdivision of the San Fernando Valley officially brought the rancho period to an end.

Porter established the Porter Land and Water Company to develop his land for wheat production and housing subdivisions.⁷³ This included development of extensive irrigation systems on his Porter Land and Water Company Subdivision No. 1 tract. Porter soon began to grow a variety of

⁶⁵ Los Angeles Herald. 1874. "Real Estate Transactions." Los Angeles Herald. September 19, 1874.

<https://www.newspapers.com/image/42358213>.

⁶⁶ D. Champagne, D. and C. Goldberg, *A Coalition of Lineages. The Fernandeano Tataviam Band of Mission Indians* (Tucson: The University of Arizona Press, 2021).

⁶⁷ W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225-234)

⁶⁸ D. Champagne, D. and C. Goldberg, *A Coalition of Lineages. The Fernandeano Tataviam Band of Mission Indians* (Tucson: The University of Arizona Press, 2021).

⁶⁹ W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225-234)

⁷⁰ C. Mulholland, *William Mulholland and the Rise of Los Angeles* (Los Angeles: University of California Press, 200).

⁷¹ M. Wanamaker, *Images of America: The San Fernando Valley* (Charleston: Arcadia Publishing, 2011).

⁷² W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225-234)

⁷³ M. Wanamaker, *Images of America: The San Fernando Valley* (Charleston: Arcadia Publishing, 2011).

citrus including oranges, lemons, and grapefruits.⁷⁴ By 1887, Porter became a pioneer in the citrus industry, planting what became known as the "Long Orchard" or "Orange Belt," a strip one half mile wide and two and a half miles long that ran between present-day Rinaldi Street south to Plummer Street.⁷⁵

During the 1890s, G.K. Porter's holdings became overrun with squatters who claimed that the U.S. patent to the Ex-Mission San Fernando Rancho was void and therefore Porter's lands were subject to public domain and open to homesteaders. Subsequently, upon the advice of his attorney, Porter had all unwanted settlers physically ejected from his land rather than go through a potentially lengthy legal battle in the courts.⁷⁶

By 1901, Porter was negotiating with a syndicate through Leslie C. Brand (a leader in Glendale's development) to sell his portion of the rancho.⁷⁷ ⁷⁸ In 1903, news broke that Porter's portion of the rancho was to be sold. The team of investors included General Otis and Porter himself. The 16,450 acres sold for \$575,750 or \$35 an acre. In 1904, Brand, who had organized the San Fernando Mission Land Company with Harrison Otis and Moses Sherman serving as major shareholders, bought-out the Porter Land and Water Co. holdings.⁷⁹ The buy-out occurred less than one week after the City of Los Angeles had confidentially agreed to move forward with plans to construct an aqueduct that would run from Owens Valley to Los Angeles.⁸⁰

As for the southern portion of the Valley, in 1909 the Los Angeles Farm and Milling Company's acreage representing the remaining portion of the old Ex-Mission San Fernando Rancho, went up for sale. It was purchased by a syndicate of nine prominent men (including Otto F. Brant, Harry Chandler, Hobart Johnstone Whitley, Isaac Van Nuys, and James Boon Lankershim) representing the Los Angeles Suburban Homes Company which paid \$2.5 million for the last 47,500 acres of the rancho.⁸¹ The gigantic Tract 1,000 (as it was labeled) was officially surveyed in 1910 and would become one of the greatest subdivisions in the history of the Valley and perhaps the County. The sale resulted in the formation of major portions of the Valley, with W.P. Whitsett buying half of the Van Nuys townsite; Sherman taking 1,000 acres of what would become Sherman Oaks, Otis taking 550 acres of what would become Tarzana; Chandler and Whitley opting for smaller places

⁷⁴ J. Hier, *Images of America: Granada Hills* (Charleston: Arcadia Publishing, 2007).

⁷⁵ W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225–234).

⁷⁶ Ibid.

⁷⁷ C. Mulholland, *William Mulholland and the Rise of Los Angeles* (Los Angeles: University of California Press, 200).

⁷⁸ W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225–234).

⁷⁹ C. Mulholland, *William Mulholland and the Rise of Los Angeles* (Los Angeles: University of California Press, 200).

⁸⁰ J. Hier, *Images of America: Granada Hills* (Charleston: Arcadia Publishing, 2007).

⁸¹ W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225–234).

at Sherman Way and Van Nuys Boulevards; and Brant taking 850 acres at Ventura and Topanga Boulevards.⁸²

Arrival of the Los Angeles Aqueduct (1905-1918)

In 1905, Los Angeles voters representing a little over 5 percent of the City's population, approved a \$1.5 million bond issue for land purchases and a survey to support construction of an aqueduct. By 1907, they unanimously approved a \$23 million bond issue for construction of the Los Angeles Aqueduct which would bring water from Owens Valley to the City of Los Angeles, as well as intensive land speculation and settlement to the San Fernando Valley.^{83 84 85}

Although the entire 250-mile-long aqueduct was completed in 1913, the San Fernando Valley would not see its first sale of irrigated water for nearly two years after construction, as there was no distribution system in place to provide water directly to the Valley. This problem was remedied by the Los Angeles County Irrigation District No. 3, which was formed to construct a water distribution system from the aqueduct to all parts of the San Fernando Valley with the exception of the City of San Fernando and the Mission District. The Mission District (containing present-day North Hills), which contained 11,010 acres, would be estimated separately requiring a vote on bonds for its share of the irrigation system.^{86 87} The new irrigation system called for 315 miles of steel pipe to cover 76,230 acres. Los Angeles County Irrigation District No. 3 was comprised of several smaller districts, each of which would establish its own trunkline and laterals. Some areas received water from the San Fernando mains, others from the large pipes that tapped into the Chatsworth Reservoirs.⁸⁸

After Los Angeles voters overwhelmingly supported the proposed annexation district of the San Fernando Valley into the City in 1915, William Mulholland offered a stop gap to the eagerly awaiting Valley residents, allowing them to partially take advantage of the Los Angeles Aqueduct surplus while they awaited the construction of their new water distribution system. Mulholland announced that work had already commenced on a large, temporary trunk-line ditch in the north Valley known as the Zelzah Canal. The canal ran east-west between Chatsworth and the edge of

⁸² Ibid.

⁸³ W.L. Kahrl, *Water and Power: The Conflict over Los Angeles' Water Supply in the Owens Valley* (Los Angeles: University of California Press, 1982).

⁸⁴ G.D. Libecap, *Owens Valley Revisited: A Reassessment of the West's First Great Water Transfer* (Stanford: Stanford University Press, 2007).

⁸⁵ Los Angeles Times (LAT). 1915a. "Under The Mighty Aqueduct a Fruitful Valley Unfolding." *Los Angeles Times*, July 18, 1915. <https://www.newspapers.com/image/380492572>.

^{86 86} P.A. Ewing, *The Agricultural Situation in the San Fernando Valley, California* (Los Angeles: University of California, 1939).

⁸⁷ Los Angeles Record. "Want Water." *Los Angeles Record*, November 17, 1915.

<https://www.newspapers.com/image/678212273>

⁸⁸ LAT 1915b. "Greatest Achievement in History of the City." *Los Angeles Times*, May 30, 1915.

<https://www.newspapers.com/image/380524207>

the San Fernando Reservoir, spanning 8 miles long, 10 feet wide, and two-and-a-half-feet deep. At a total construction cost of only \$3,500, the canal delivered enough water to irrigate approximately 12,000 acres of land via common dirt ditches. "Lateral ditches are being dug by landowners all through the section, and the revenue in sight is growing larger every day."⁸⁹ Meanwhile, plans were finally complete for the entire San Fernando Valley irrigation system as the Valley eagerly awaited the upcoming annexation elections to release the funds for construction: "Not a moment will be wasted after the funds from the bonds voted by the valley people are ready for use."⁹⁰ Although the sale of irrigated water in the Valley commenced in 1915, the new distribution system would not be fully complete until 1918.⁹¹

The arrival of the aqueduct and completion of the new distribution system led to expansive subdivision of the San Fernando Valley. What was once vast open grain fields was quickly divided up into small farms and transformed into a wide variety of new crops. The northern portion of the Valley surrounding the City of San Fernando (also known as the "Mission District") "became the most important plantings of oranges and lemons in the valley."⁹² The "central belt" that spanned from Canoga Park to Van Nuys quickly shifted from fields of grain to sugar beets, melons, pears, apricots, peaches, and other crops made possible by the arrival of irrigated water.⁹³ The Los Angeles Aqueduct essentially made development of the San Fernando Valley possible and served as a turning-point in the Valley's history.^{94 95}

The Pacific Electric Railway San Fernando Valley Line (1909-1938)

Construction on the Pacific Electric Railway line extension from Hollywood to Van Nuys started in 1909 with preliminary engineering work. By the end of 1910 track laying started, with the first trolley wire strung in May 1911. The Los Angeles & San Fernando Valley Electric Railway Company was also incorporated at this time and quickly announced plans "to build an electric railway from Los Angeles via a northerly direction to and through Griffith Park and into the city of San Fernando, a distance of 25 miles." The company then moved to acquire rights-of-way for the railway that extended from Van Nuys to San Fernando. In March 1912, the Los Angeles & San Fernando Valley Electric Railway Company was sold to Pacific Electric who agreed to carry out the plans for the new electric railway as planned. Multiple line extensions were constructed along the route,

⁸⁹ Ibid.

⁹⁰ Ibid.

⁹¹ P.A. Ewing, *The Agricultural Situation in the San Fernando Valley, California* (Los Angeles: University of California, 1939).

⁹² Ibid, 43.

⁹³ Ibid.

⁹⁴ M. Wanamaker, *Images of America: The San Fernando Valley* (Charleston: Arcadia Publishing, 2011).

⁹⁵ W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225-234).

including the Hollywood-Van Nuys (1911), Van Nuys-Owensmouth (1913), and Van Nuys-San Fernando (1913). The first trolley rolled into San Fernando on March 22, 1913.⁹⁶

From the town of Van Nuys, the new track passed through on a double-track to North Sherman Way where the line branched into two lines: the western line made its way through Marian (Reseda) until its final terminus at Owensmouth in Canoga Park. The northern line continued north from Van Nuys, with stops at Mission Acres, Plummer Street, and the San Fernando Mission until its final terminus in the City of San Fernando.⁹⁷

By the late 1930s, the popularity of the automobile, new passenger busses, and waning ridership ultimately led to the downfall of the Pacific Electric lines throughout Los Angeles. Operation from Van Nuys to Owensmouth and San Fernando ended on June 1, 1938. By 1952, all rail service had been replaced with buses. Small segments of the line in the present-day North Hills area were dieselized in 1943 and retained for freight purposes, primarily to move citrus.⁹⁸

⁹⁶ ERHA. "San Fernando Valley Line." (Long Beach: ERHA.org, n.d.), <http://www.erha.org/pewsfv.htm>.

⁹⁷ Ibid.

⁹⁸ Ibid.

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Attachments

- A. Primary Photos of Exterior/Main Façade
- B. Copies of Relevant Newspaper Articles
- C. Copies of Building Permits
- D. Additional Contemporary Photos
- E. Tract Maps
- F. Zimas Parcel Report

Attachment A. Primary Photos of Exterior/Main Façade





Attachment B. Copies of Relevant Newspaper Articles

has purchased two acres for a home site in the suburban tract of Ramona Acres. This property will be laid out in gardens and trees at once, and in the autumn a costly home will be erected. Fabling & Fannigan, selling agents for Ramona Acres, with the Janas Investment Company, report for the first half of May total purchases of \$28,300, as follows: Mrs. Jean Wallace Butler, two acres, \$2800; Charles W. Martin, two acres, \$1800; J. R. McQuinn, one acre, \$900; Rose J. McArthur, one acre, \$1200; J. A. Bremner, one acre, \$900; G. T. Oberg, one acre, \$900; William Mantav, one acre, \$900; Mrs. De Ette Magraudy, one acre, \$1200; Mrs. Martha Leary, one acre, \$900; R. R. Kimmel, one acre, \$900; L. A. Crone, one acre, \$1200; John W. Johnson, one acre, \$900; Ella Morris, one acre, \$900; H. J. Allen, one acre, \$1000; George E. Rex, one acre, \$1200; T. G. Worthington, one acre, \$1200; Louis J. Hoffmann, one acre, \$1000; Arthur Seth, one acre, \$1000; F. J. Berka, one acre, \$1300; E. C. Brogs, one acre, \$1200; Francis W. Dentler, one acre, \$900; Mrs. A. Nelson, one acre, \$800; E. Steech, one acre, \$1200; Fred L. Simpson, one acre, \$1200; Mrs. Minnie Ganthart, one acre, \$1000.

PROPERTY IS MOVING.

Sales of Mission Land Tract Acreage to Date Totals Over One Hundred Thousand Dollars.

SAN FERNANDO, May 18.—That property is moving in the San Fernando mission land tract is evidenced by the fact that although this property has been on the market but about four weeks, over \$100,000 worth has already been sold.

A number of artistic bungalows are now under construction on the boulevard. This week construction on the new \$75,000 hotel will be commenced. John L. Plummer, who has just purchased fifty acres in the tract, has plans drawn for a fine \$10,000 bungalow. He will also build a garage and several other buildings.

Other sales reported are as follows: George T. Holman to John L. Plummer, forty acres at \$400 an acre, and ten acres at \$750 an acre. To Krans Bros., twenty acres at \$500. By the Lankershim Development Company, to Patton & Longley, 350 acres. By the San Fernando Mission Land Company, to A. C. Wilson, forty acres. To S. Curtis, twenty acres. Ludlow Bros., sixty acres.

By A. E. Bottle, two and a half acres to each of the following: R. W. Hills, W. L. Bush, H. W. Hunt, A. V. Jester, H. Carson, W. J. Mann, C. W. Harpe, J. Harpe, Mary E. Brooks, R. D. Miller, R. L. Fraisher, John W. Huntsberger, C. Meyer, Charles G. A. Miller, Joseph W. Alexander, H. W. Hunt, H. Carson, E. C. and H. R. Bowles.

Lots in the townsite have been sold as follows: Five lots to Walton L. Collins, five acres to Julia R. Candron, three lots to J. H. Jenifer, seven lots to Drusilla Jenifer, ten lots to Mary E. Brooks, five lots to Mrs. Ellen Barclay, one lot to J. H. Barclay, and one lot to Jenifer and Judy.

C. C. Troxel reports the sale of five acres to William Davidson, and of

two and a half acres each to Kate C. Koruff, J. E. Wheat and Mary Steinfield.

TO ERECT COSTLY HOME.

Waller G. Chanslor of the Chanslor & Lyon Motor Car Supply Company has purchased two large lots at Windsor Square, on which within a short time he will have completed a costly home, in keeping with other mansions that are under way on this residential park. Mr. Chanslor, it is announced, has sold his handsome home at No. 6 Berkeley Square, preparatory to making Windsor Square his abode. He has taken lots at Plymouth and Linden avenues, paying for them \$20,000. The purchase was consummated through P. D. Rowan of R. A. Rowan & Co., developers and owners of the tract. Architects are drafting the Chanslor plans, under his personal direction. Three hundred feet of street frontage will permit of not only a large house but of extensive ground improvements. The Chanslor home will cost approximately \$35,000, aside from the landscaping and private gardens.

HOLLYWOOD PARK.

The Patton & Longley Company report the following sales in Hollywood Park: Phillip Brigandi, two lots, \$550; Mrs. Lillian H. Bowen, one lot, \$350; Mabel A. Fitzhugh, two lots, \$350; Mrs. L. M. McDonald, one lot, \$275; Terrance M. Clancy, one lot, \$200; A. S. Fish, one lot, \$275; Louis Paller, one lot, \$350; Mrs. Jennie Dickerson, three lots, \$195; Miss Chandler, two lots, \$500; Harry J. Jennings, one lot, \$35; O. W. Van Curen, one lot, \$350; Mrs. L. Warren, one lot, \$275; Mr. Kerby, two lots, \$200; Mrs. L. H. Bowen, one acre, \$850; R. E. Pearson, one acre, \$1000; J. Renault, three acres, \$3000; Thomas J. Brooks, two acres, \$1750; C. L. Barker, two acres, \$1600; Milton Johns, three-fourths acre, \$900; James L. Worthington, one acre, \$1200; Clarence Howard, two acres, \$1800; Winfield Day, one acre, \$1000; Grant C. Bagley three acres, \$2000, and Jacob Jacquez, one acre, \$1100.

BUY FOR INVESTMENT.

The San Dimas Real Estate Company reports the sale of a 10-acre Valencia and navel orange orchard on the corner of Cienega and San Dimas avenues, in the town of San Dimas, for P. W. Hawks of Pasadena to Frank H. Harwood and Harry E. Walker of San Dimas. The place is known as the old Teague place, and is said to be one of the best producing groves in the district. Harwood and Walker bought for investment. The consideration is given at \$28,500.

SECURE NEW MANAGER.

Ivan H. Shoemaker, formerly of Kansas City, has been appointed manager of the house-sales department of the Western Building and Investment Company. Shoemaker has had many years' experience in the realty business. He has charge of the home tracts of the building and investment company and will devote especial attention to the Southland Park tract, where 150 houses have been sold and many more are under way.

San Fernando Mission Lands

These lands surround the famous San Fernando Mission, and the Owens River reservoir is on a portion of this property.

The largest olive orchard in the world adjoins this property and olive trees over a hundred years old, planted by the Mission Fathers, are still growing here.

If there is any one place in all Southern California where a man can make good on a few acres of land, it is in the **SAN FERNANDO MISSION LAND TRACT**. This does not mean making a bare living—it means reaping the maximum crops—the maximum profits—getting a comfortable, independent income—living a contented life.

The land in this tract will produce a large variety of crops—if you want to get hold of some matchless citrus lands while prices are still low—here is your chance. If you want land for deciduous fruits, small fruits, berries, nuts, olives, garden truck and general farming lands, your logical buy for your own best good is here.

The only reason these choice lands have not been sold before is because they have been held off the market. But now they are going—over \$100,000 worth sold in the first few weeks they have been offered to the public. These big sales have been made because the value of these lands has been known ever since the time of the Mission Fathers. They are famous for their fertile soil, which is 40 feet deep. The settler on these lands has everything in his favor.

Only 22 Miles From Los Angeles—Electric Cars in 90 Days

—The rails are now being laid to connect San Fernando with Los Angeles by electric line. There are also two magnificent asphalt boulevards affording splendid scenic rides between the two cities. You can move your family out here today and enjoy practically all the improvements of a city. Electricity, gas in a few months, fine grammar and high schools, churches, and a \$75,000 hotel now under construction. There is no pioneering here. Move out and put in your crops and enjoy life in this beautiful valley close to the rolling hills, the high mountains, and the interesting old San Fernando Mission.

Prices for citrus lands \$450 to \$500 an acre. Other lands \$250 and \$300. You may buy on our "No cash payment plan" whereby any purchaser spending \$2000 or more in immediate improvements will not be required to make a cash payment for one year. This gives you an opportunity to get in your crops immediately and begin to reap your profits. We can convince most any man that "this is their buy" if we have the opportunity to show them the acres on this tract that are cultivated now and the crops that are being produced. Highest prices are paid for all the crops grown on the San Fernando Mission Lands.

Call at Our Offices—We Will Show You the Property

That "Seeing is believing" in this case you will have to admit after seeing this property. So don't delay—for your own sake—Come up to our offices any day and we will take you out to see the most beautiful acreage in all Southern California.

Directors of the Company:

<p><small>H. E. RUSTENFON, Pres. L. Railway Co. B. T. EARL, Owner of Express and Trucking. J. J. SARTORI, Pres. Security Trust and Savings Bank.</small></p>	<p><small>W. D. REBERHOFF, Pres. Pacific Light and Power Co. L. C. BRAND, Pres. All Night and Day Banks. HARRY CHANDLER, Manager L. A. Times.</small></p>
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SAN FERNANDO MISSION LAND CO.

211-212 Central Building Phone F2027 and 435 South Hill

San Fernando Office Corner Brand and San Fernando Boulevards

flowers.

Q Q Q

House Party, San Fernando

Mrs. John L. Plummer, who before her marriage last spring was Miss Mollie Churchill of Wilton place entertained last Saturday and Sunday with a house party at her new bungalow in the San Fernando valley. The guests for the happy occasion were the Misses Mary Carnes, Margaret Nicklin, Odessa Rankin, Ora Schreiner, Eudora Plummer, Mabel Kronnick and Mrs. Frances Fletcher-Coulter.

Both hostess and guests are members of the Sigma Beta sorority.

Q Q Q

FOR SALE—
Suburban Property

Mission Acres
1¼, 2½ and 5 Acre
Tracts
\$400 Up Per Acre
10 Per Cent Cash
\$10 Per Month

**Almost in the City, on
the Electric Car Line
and Paved Boulevard**

The time will surely come, and not far distant, when these acres will be anxiously sought at values so far beyond those quoted now that present prices will seem a joke.

CHICKENS

Do you know of anything that will work harder for you all the year around? Chickens alone will make you money and pay for your acres.

Consider all that nature has done for these acres, furnishing good loam soil and water; then add the improvements, paved roads, street car lines and water piped under pressure.

These acres are especially adapted for the raising of Oranges, Lemons, Grapefruit, Peaches, Apricots, Walnuts, Pears, Plums, Apples, Blackberries, Logan Berries, Strawberries, Potatoes, Onions, Cabbage, Melons and all other vegetables and fruits.

Think of having all this and owning a few acres almost in the city, near to everything really worth while.

Investigate these acres before you think of putting a dollar in acreage property anywhere else.

Here is an excellent class of property at about half the price you thought you would have to pay.

We are enthusiastic. So will you be when you see this property.

Come to our office and go out and see these acres at our expense.

IRRIGATION DISTRICT FORMED BY ALMOST UNANIMOUS VOTE

SEVEN HUNDRED AND FIFTY VOTES CAST—SEVEN HUNDRED AND THIRTY EIGHT FOR—TWELVE AGAINST

\$2,606,000 Bonds Voted for Distributing System—District Embraces 76,080 Acres—Mullholland
Says Van Nuys can Secure Water for Irrigation as Soon as Annexed—Prominent Officials
Address Meeting Held Saturday Evening—Great Future for Valley

The result of the election held Tuesday for the formation of the Van Nuys irrigation district in the San Fernando Valley, locally known as Los Angeles County Irrigation District No. 3, exceeded the fondest hopes of the most enthusiastic advocates of this important measure.

The total number of votes cast in the four precincts of the district was 756, and of this number 708 were in favor of the district and only 48 against. The vote was divided as follows:

Van Nuys—141 for, 8 against. Owensmouth—75 for, none against. Pacoima—79 for, 1 against. Chatsworth—156 for, 3 against.

With this almost unanimous consent, the first step has been taken by the district to procure the use of the surplus Owens River aqueduct water over an area of 76,080 acres of the most fertile lands in the state of California. The district has been formed, and \$2,606,000 voted to build the distributing system.

The Mission District, embracing 11,910 acres, and contiguous on the north to the district voted upon Tuesday, was formed early in the year and will be included in the territory to petition for annexation to the city of Los Angeles, which will be the second step in the program outlined by the general San Fernando Valley committee and the officials of Los Angeles.

There will also be included in the territory seeking annexation other lands in the valley, which are above the flow line of the system of water distribution and which could not be served by gravity. Such lands, by annexation, will secure the right to take the water at the flow line and jump to any desired points at their own expense. J. H. Lippincott, engineer for the valley committee, is now at work outlining the boundaries of the territory that is proposed to be annexed. This work, Mr. Lippincott figures, will be finished in a short time, and when the boundaries are approved by Mr. Mullholland, engineer for the city and the council of Los Angeles, a petition for annexation will be circulated in the valley. This petition must bear the names of twenty-five percent of the registered voters in the territory seeking annexation.

When the petition is filed, the council of Los Angeles will call an election in the valley to vote on annexation. According to the requirements of the city, this territory will assume its proportionate share of the aqueduct, harbor and power lands of the city, which will all be revenue-producing and in a few years will be self-supporting. The assumption of these bonds, therefore, will require that two-thirds of the vote cast in the valley be favorable to annexation.

When the city votes to annex this territory, which will be the final step in the proceedings, only a majority vote will be required to carry.

Every effort is being made to expedite these various steps, so that the vote on annexation to the city may be held early in 1915.

As soon as the territory is annexed, the Owens River water will be available at once over a great portion of the San Fernando Valley. William Mullholland, at the water meeting held in the school auditorium, Saturday evening, stated that water for the section around Van Nuys could be secured from the Franklin Canyon line just as fast as the laterals could be laid, and that they could be laid at the rate of a mile a day.

Other sections desiring immediate use, Mr. Mullholland said, could be supplied temporarily with open ditches until the permanent system was installed. This was welcome news to the Van Nuys ranchers, and already many are anticipating the result of the future elections and are preparing to care for irrigation water during the next irrigating season.

The water meeting was largely attended both by the ranchers and residents of the town. All were greatly interested in the completion of the tax rate in Los Angeles City with the local rate and those of other municipalities in the San Fernando Valley, given by George Douglas, a member of the Los Angeles association commission, and who helped work out the plan under which the irrigation district is now proceeding. Mr. Douglas showed that the Los Angeles rate was only 23 cents higher than the Van Nuys rate this year, and that if the Van Nuys people were in Los Angeles and paying the city rate for domestic water, an actual saving would be effected on each \$1,000 of \$1.78.

J. B. Lippincott spoke on the general benefits to be derived by the use of the Owens River water in the San Fernando Valley. He said that in all his travels along the Pacific Coast he had not found any valley to compare with this in the fertility of the soil, and that its location, contiguous to the city of Los Angeles, and the water for irrigation would make it the most productive and prosperous valley in California.

Martin Dietkowski, a member of the Los Angeles council, made a hit when he announced that the greater portion of the city tax collected in this section, should it be annexed, would be returned for building streets and roads, and for other local purposes.

Col. H. C. Hubbard of San Fernando, the grand old pioneer of the San Fernando Valley, who is now familiar, perhaps, with conditions, past and present, in this valley, that any other living man, urged support for the irrigation district and annexation, stating that with plenty of water food crops would be doubled, and that almost every variety of fruit, vegetable, berries, etc., grown in California could be successfully raised here.

The facts brought out at this meeting were believed to sufficiently. R. O. Roughton, president.

Although equipped on his ranch with the best well in this part of the valley, which pumps over 100 inches, Mr. Roughton has always been a firm advocate of the irrigation district and annexation. His 160-acre ranch is all in alfalfa.

The result of the meeting was most effective, as shown by the Van Nuys vote.

By its central location in the irrigation district, Van Nuys will likely become the headquarters of the construction work in building the distributing system, which, with the city's share, will represent an expenditure of over \$1,000,000. Is there a town in all California with a more glorious future?

READY FOR MARKET.

**Lands Near San Fernando Mission
to be Sold in Parcels of from One
to Ten Acres.**

After two months of preparatory work, the Angeles Mesa Land Company announces the opening of its new Mission Acres tract to take place next Thursday, March 4. The property is situated at the mouth of the aqueduct, in the heart of the lands that center about the old Mission of San Fernando. It lies along San Fernando boulevard within view of the mission and is served by the San Fernando line of the Pacific Electric. The land is to be sold in parcels of from one to ten acres.

The mission district is one of the most fertile areas in the vicinity of Los Angeles and contains a number of widely-known citrus groves. In the immediate vicinity of the land that is about to be marketed are five orange orchards owned by Frank Wiggins, secretary of the Los Angeles Chamber of Commerce; Stoddard Jess, vice-president of the First National Bank; H. R. Wilkinson, secretary of the California Fruit Growers' Exchange, and others.

**THE "CHOSEN
LANDS" of the
MISSION
FATHERS**



**\$495
PER ACRE
WITH WATER**

Mission Acres are with-
in sight of the famous
old mission of San Fer-
nando — between San
Fernando and Van Nuys

—a little over an hour's
ride from Los Angeles.
A settled district, only a
few minutes walk to
good schools, stores,
churches, etc.

—The heart of the fa-
mous San Fernando
Mission Lands.

—\$50 cash, \$10 a month? Visit Mission Acres. Compare these
acre homesteads to any \$500 to \$500 an acre land within a radius
of 50 miles of Los Angeles. Free auto excursion Wednesday,
March 17th, at 10 a.m. Apply at once for free tickets.

These are the chosen lands
—chosen years ago by the
old Mission Fathers because
of the superior climatic con-
ditions, the unsurpassed
beauty of scenic surround-
ings and the richness of the
soil.

Where will you find another
opportunity like this—a full
acre homestead in the heart of
one of the richest agricul-
tural districts on the Pacific
Coast, close to Los Angeles,
right on a \$500,000 boulevard
(North Sherman Way) and
the San Fernando line of the
Pacific Electric Railway, with
lots of good, pure water at
low cost—

**for as Little as
\$495 an Acre**

—lecture extensively illus-
trated by views taken on his
ranch—will be absolutely free
to the public. Come early and
get a good seat. Lecture will
be in our large ground floor
lecture hall at 421 South Hill
street—beginning at 7:45 p.m.

**Free Illustrated Lecture by
Walter M. Ross, Squab Expert,
Tuesday Evening, March 16, at 7:45 o'clock.
Subject—"Squab raising—the business side of the game"**

Mr. Ross is owner of the fa-
mous Red Wing Ranch, the
most successful squab plant in
Southern California. He will
give facts and figures showing
definitely what can be made
from squabs by the application
of practical business methods

Angeles Mesa Land Co.
433 South Hill St., Ground Floor.
Home F2387—Main 988.

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NewspapersTM

MISSION DISTRICT PLANNING HOW TO FINANCE

Property owners in the district known as the Mission district are making preparations for the use of aqueduct water.

During the past week two meetings have been held at the aqueduct. The owners present represented several thousand acres of land.

The owners have arranged with Chief Engineer Mulholland for the loan, by the city of Los Angeles, of 18 inch steel pipe. This pipe will be connected with the aqueduct below the spillway. Water through that line will be used to serve about 1200 acres in the district. The loan of the pipe and the method used to serve the users with aqueduct water in the immediate future is a temporary arrangement until some plan is effected for a permanent installation.

Some hitch seems to exist in reference to the bonds and financing of the system for the district known as the Mission district. Apparently that section was not included in the recent bond provision. The owners are now seeking a permanent way out of the dilemma.—San Fernando Democrat.

Land owners and growers in the Mission district have organized the Mission Mutual Pipe Company for the purpose of securing practically immediate use of aqueduct water.—San Fernando Democrat.

Fire of an unknown origin complete.

POULTRY ACTIVITY IN MISSION ACRES TRACT

J. M. Wililams, of Mission Acres, is erecting a large laying house for hens. W. E. Hodges and C. E. Jones will move a large flock of hens from El Monte this coming week. J. S. Snead is also a recent addition to the poultry colony of this tract. Mr. Goff will occupy the Model Acre Ranch, which is being built by the Angeles Mesa Land Company.

The Council instructed the City Attorney yesterday to prepare an ordinance calling a water bond election in District No. 2, for the Mission district, on March 23.

Mission District to Vote on Water Bonds

The voters of that section of the San Fernando valley known as the Mission district, or water works improvement district No. 2, will vote tomorrow on a bond issue of \$300,000 for a distributing system for aqueduct water.

The bond election is to be held in conformity with the agreement prior to the annexation of the territory to Los Angeles that it would pay for its distributing system for aqueduct water.

Water Bond Issue Has One Opponent at Poll

A count of the votes cast at yesterday's election in the Mission district shows that only one person voted against the bond issue of \$390,000 to pay for an aqueduct water irrigation system. The vote was 59 to 1 in favor of the bonds.

The district is southwest of San Fernando and comprises 20 square miles. It was not a part of the territory in the valley that has provided for a distributing system. The election was held as a preliminary to the proposed election for the annexation of the Mission district.

REPLICA OF MISSION.

The Angeles Mesa Land Company, agent for San Fernando mission lands, reports work started on a \$5000 store and cafe building in its Mission Acres tract. The building follows closely in architecture the old San Fernando Mission near by, and occupies part of a large triangle fronting Brand boulevard and two other streets. The rest of the lot will be devoted to park purposes. Mission Acres is about half-way between San Fernando and Van Nuys. The store fills a real necessity, as more than fifty homes have been built in the vicinity in the past twelve months.

POULTRYMEN UNITE TO CATCH THIEVES

The poultrymen of Sunview Tract, Mission Acres and South Santa Anita are determined to put an end to the wholesale robberies of chicken ranches in that locality. On last Monday evening, September 11, all the poultry owners of that neighborhood held a meeting in the new clubhouse on the Mission Acres tract. Every man present affixed his signature to the articles of agreement creating the Poultrymen's Protective association, and the proper committee was authorized to pay \$100 for the arrest and conviction of any chicken thief found upon the above tracts. By his signature, every member bound himself to pay his proportion of this reward. There are over forty gentlemen now belonging to the new association.

The meeting also instructed the committee to have six very conspicuous signs painted and placed on prominent corners, warning thieves of the reward of \$100 for any chicken thief, dead or alive. The new organization starts out strongly with W. H. Tomlinson, president; A. W. Ward, secretary, and various committees, all of whom will work in unison.

A regular patrol has been organized, and the entire locality is now under surveillance every night in the week, between the hours of 9 p. m. and 3 a. m. Each member of the patrol is well armed, and they are instructed to shoot promptly at any skulker who fails to surrender instantly at command.

There was some difference of opinion at the meeting as to the identity of the depredators. A great many expressed the opinion that the recent thefts were committed by parties living in or around San Gabriel. Others were strongly inclined to the view that "chicken law peddlers" are the guilty parties, they taking the birds to Los Angeles for sale.

The gentlemen who organized the association took the precaution to first hold a conference with the sheriff of the county, and their subsequent action has the full approval of the authorities. The depredators can rest assured that the poultrymen are determined in their determination to put an end to the raids on poultry yards in the entire vicinity named above. If any of the depredators carry away the idea that the gentlemen of the Association are merely trying to frighten them, they can convince themselves, as the committee is attempting another raid in that vicinity.

It is probable that most of the neighbors will now adopt special protective measures in their own premises. Mr. W. W. Tomlinson has arranged to place his chickens in his backyard, so arranged that any attempt to enter it will force them off. He will now have four other chickens in his other poultry buildings. Besides this, all the buildings are electrically connected, and any attempt to enter one rings an alarm in the dwelling.

There is no way of stopping those raids on the poultry industry of this section so effective as the method now about to be introduced. A heavy load of chickens, fired into the stomachs of a thief, would make no graceful victory to him, but it would be a powerful deterrent to any further nocturnal activity. It is to be noted that the charge in the past carried by the patrol is not hard shot, but buckshot—an entirely different proposition. It may be recalled that some months ago a grocery man in Los Angeles put a load of buckshot into the person of a thief whom he surprised robbing his store one night. The thief made his escape, but less than a week later, an unknown male committed suicide. Examination revealed that his thighs bore several deep wounds from buckshot. Undoubtedly he was the thief whom the grocery proprietor had shot, and he had evidently preferred suicide to risking detection and arrest by confronting a physician. The last thing

NEW FIRM TAKES OVER SALE OF MISSION ACRES

Nickerson & Waterbury Plan
2 Excursions Weekly to
San Fernando Lands

Nickerson & Waterbury, the well-known local sales directors, who have been operating in the San Fernando valley for over two years, have accepted the exclusive sales management of the unsold portion of the Mission Acres tract, which is owned by the Angeles Mesa Land company, offices at 433 South Hill street.

Fred W. Forrester, general manager of the company, announces that excursions to Mission Acres will be held under the sales direction of Nickerson & Waterbury, commencing February 28. The tract is located halfway between Van Nuys and San Fernando on the Pacific Electric railway and Brand boulevard.

During 1915 and part of 1916 Mr. Waterbury was associated with the Angeles Mesa Land company as associate sales manager. During that period several hundred thousand dollars' worth of these desirable farm lands were sold.

The Mission Acres tract is a portion of the historic "chosen lands" of the Mission fathers, surrounding the old San Fernando mission.

It has been decided to hold two excursions to Mission Acres each week—on Wednesdays and Saturdays. Free trips will be made from the Hill street office of the Angeles Mesa Land company to Mission Acres. It is probable that practical poultry lectures will be delivered on one evening of each week for the benefit of the prospective buyers who are intending to embark in this profitable business in the San Fernando valley.

Over \$1,000,000 worth of the San Fernando Mission lands have been sold during the past two years, and many substantial improvements have been made.

The soil at Mission Acres is specially adapted to the growing of all kinds of garden truck, deciduous and citrus fruits, walnuts, avocados, and sugar beets. Prices range from \$350 and \$400 per acre upward.

An extensive newspaper advertising campaign will commence at once under the direction of C. R. Stuart, local advertising expert.

REPORTS ACTIVITY.

Fred W. Forrester, general manager of the Angeles Mesa Land Company, reports sales to the amount of \$15,000 in the company's Mission Acres tract in the San Fernando Valley since the sales direction of this suburban acreage subdivision was taken over by Nickerson & Waterbury a week ago. Mr. Forrester announces that preparations are being rushed for the building of the projected new school in the heart of the tract and that the social life of the community will soon be made still more attractive by the erection of a \$2500 clubhouse. The owning corporation has just voted \$6000 for the installation of three miles of laterals from the aqueduct pipe line, insuring that every acre in the tract will have water piped to it in from thirty to forty days.

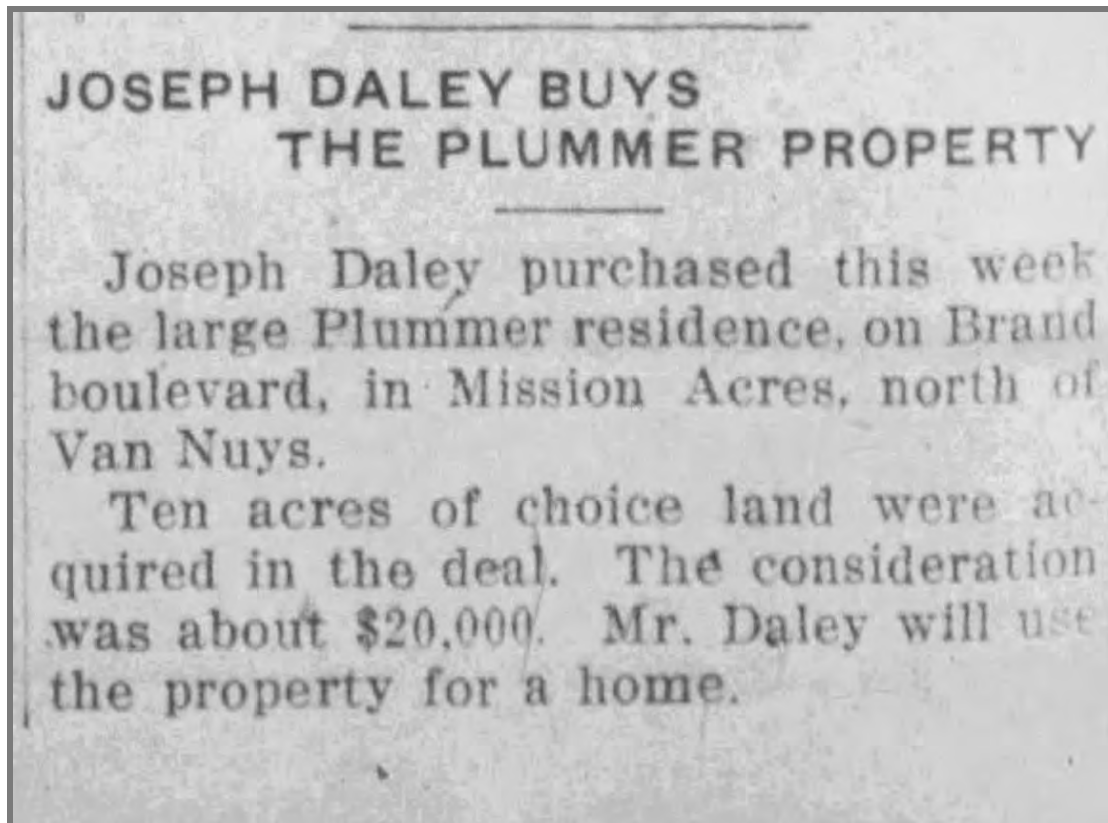
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The Mission Acres Improvement Association has commenced work on its new club house, which will be a highly creditable addition to that growing community.

MISSION ACRES.

Substantial progress has been made in the development of this new community, in spite of the war conditions. New homes are being built all over the tract. A new school has been established here and a handsome woman's clubhouse planned.

Sugar beets and beans are the leading commodities produced in this locality. Every idle acre will be put to work the coming season in the effort to relieve the food situation.



WEST END SALES.

Brokers Report Long List of Homes Transferred.

The Wright-Candler-Andrews Company, through H. R. Kells, reports the following property sales:

For the Pacific Electric Land Company to Alice Vaughn, house at 448 Lake street, \$1200; to P. J. Ward, house at 412 Grand View avenue, \$1500; for Marshall Skilton to Herman Hest, house at 1741 Golden Gate avenue, \$1500; to Mrs. T. T. Larrabee, lot at corner of Occidental boulevard and Hoover street, \$1800; for G. M. Lindsay to Harry F. Ellisor, house at 2184 West Twenty-seventh street, \$2300; for H. A. Rockwell to T. W. McDevitt, house at 1621 Victoria drive, \$1100.




New film plant for William N. Selig
(Milwaukee Building Company);
plan, based from Clive Brook
Walker & Eisen, architects.

for Harriet H. Caldwell to D. W. McKean, three lots on Twenty-third street between Gramercy and Cimarron streets, \$1500; for Harry C. Reed to Joseph W. Taylor, lot on Westminster place, near Fifth street, \$2200; for H. J. C. Judge to D. D. Howe, house at 1644 Fourth avenue, \$1500; for Rose Zeller to Harry D. Hill, house at 2278 West Twenty-fourth street, \$1100; for Clyde J. Smith to Arnold W. Latta, house at 142 North Normandie avenue, \$1100; for Mary D. Grant to M. M. Young, house at 132 North Commonwealth street, \$1200; for J. L. Plummer to W. B. Harris, five acres at San Fernando, \$1500; for F. K. Alton to J. Simonson, house at 4423 La Brea, \$1000; for Robert Marsh to H. E. Saldaña, house at 2691 Twenty-third avenue, \$1000; for Anna McCoy to Helen V. Wyeth, house at 1223 South Gramercy place, \$1400; for Katherine R. Carter to C. P. Lockman, house at 2443 South Hope street, \$1200; for Augusta F. Engelberger to John A. McNaughton, house at 249 North Ardmore avenue, \$1000; for Joseph H. Anderson to C. E. Jochimsen, northeast corner of Twenty-fourth and Normandie streets, \$1000; for E. T. Wall to Mary E. Briggs, house at 214 South Harvard boulevard, \$1200; for Katherine A. Baulster to C. A. Dale, house at 1811 South St. Ann drive place, \$1000.

Mission Acres Is Now Sepulveda

MISSION ACRES, April 25. — Exponents of a movement to change the name of Mission Acres to Sepulveda met in the Mission Acres Chamber of Commerce building last week and after receiving favorable resolutions from all the organizations represented, voted unanimously for the adoption of the proposed new name.

The meeting was attended by representatives of the Chamber of Commerce, Mission Acres Improvement association, Mission Acres Woman's club, Ladies' Aid society, the Community church and all the business men of the district.

The move was decided upon as a result of the district being often confused with the Old Mission at San Fernando and more often with the idea that it was a subdivision instead of a community.

The only official notification said to be necessary to effect the name change will be addressed to the post office department.

MISSION ACRES NOW TOWN OF SEPULVEDA

Sepulveda is now the officially recognized name of the town formerly known as Mission Acres, in San Fernando Valley. As soon as the Post-office Department has made the necessary changes in its records, the Pacific Electric Railway Company and the Automobile Club of Southern California will change the signs, schedules and maps.



MR. AND MRS. JOHN L. PLUMMER
Display Family Heirlooms, Coffee Grinder and Teapot Mug

WOMEN

4 • VALLEY TIMES, SATURDAY, SEPTEMBER 3, 1960

WHY GROW OLD?

As You Bathe, Remember -- You Never Had It So Good

By JOSEPHINE LOWMAN

Today's column is what I call a "fun" column because I am not advising my readers to do anything they are not already doing, and so we all can be happily free of any feeling of guilt, including me!

This week I seem to be imbued with the idea of baths. Maybe this is because it is the swimming season. Anyway, when I ran into the following information in Agnes Carr

because they did not "have it so good" in the past. I think it is of great interest that cleanliness was a consideration in Crete thousands of years ago. As Miss Vaughn explains it, "Attempts at sanitation should not surprise anyone who has lived in a warm climate where people are obliged to learn the simple rules of health if they are to survive."

She continues, "The remarkable thing is that in

elaborate and extensive than any other contemporary achievement, but, though it seems primitive today, unequaled anywhere for many centuries to come."

Fascinating, isn't it? Agnes Carr Vaughn also reports that bathrooms and latrines were found in the palace at Knossos, and many bathtubs—some whole, some in fragments. Some of the tubs may also have been used for coffins. "a man's tub served

PIONEER FAMILY

Plummers Recall Early Valley Days

By JOYCE LAMBEAU

Land for sale at \$2.50 an acre right at Wilshire boulevard and Western avenue!

In 1865 this was the going price for "field lots" owned by the late John L. Plummer Sr. in what is now one of the busiest sections of the metropolitan area, according to Mrs. Plummer of Sherman Oaks, wife of Valley pioneer John L. (Jack) Plummer Jr.

"In 1911, just prior to our wedding, Jack and I decided that when we were married, we would pioneer an area."

"We heard the San Fernando Valley was going to open up for those who wanted to purchase land, so we bought 40 acres in 1913, and Jack's parents gave us a lovely wedding present—a house on the

property we had purchased," Mrs. Plummer said.

The Plummers, who lived in Sepulveda for 35 years and after whose family Plummer street and Hollywood's Plummer Park are named, have many interesting highlights during their years of residing in the rapidly-growing Valley area.

First Lady Of The Valley

"I remember when we had the only telephone in the Valley," Mrs. Plummer recalled. "The Angeles Mesa Land Co. would call us to check to see if the wind was blowing and if it was, the realty company couldn't bring prospective buyers out to the area to look at the land and to sit in the fields to eat box lunches."

Another "first" for the Plummers was a ride on the first Pacific Electric streetcar in the Valley.

How did the Valley look when they moved there?

"It was rolling fields of barley and grain," Mrs. Plummer said. About 8,000 people lived here then.

Both Mrs. Plummer and her husband are interested in civic work and historical background in the Valley.

"We've had four children with three surviving—John Churchill Plummer of San Marino, Mrs. Mark (Mary Lou) Raney of Bakersfield and Mrs. Oliver B. (Kathryn) Blanke of Brentwood," Mrs. Plummer said.

"We bought John a horse when he was eight years old, and he rode it to school," Mrs. Plummer recalled.

"I loved it!" her son, now a father himself and a sixth generation Californian, exclaimed.

The Plummers can well afford to be proud of their pioneer heritage.

Their children's great-grand-fathers, Don Jose Ortega and Don Jose Arguello, lived in California as early as 1769.

"Ortega founded the town of Santa Barbara in 1769, and Arguello was a governor under the King of Spain and dispersed in 1783 all the land to the settlers in Los Angeles," Mrs. Plummer cited.

According to her the Ortega and Arguello families inter-married and eventually became the Plummers.

Mrs. Plummer said, "John C. Plummer, Jack's grandfather, first came to San Francisco from the East Coast in a Windjammer. He struck gold and his crew abandoned ship. About 1860, he came south to the Santa Monica area."

Continuing with her veritable historical account, Mrs. Plummer, the former Mollie Churchill, said, "My grandfather was Lord Henry Dalton of England, who came to California in 1842 and founded the town of Azusa."

Now the grandmother of several children, Mrs. Plummer is far from idle.

She holds memberships in the Daughters of the American Revolution, Daughters of American Colonists, is on the charter list of the Sepulveda Woman's Club and occupies herself in the projects of many other organizations including the Southern California and Valley historical societies.

"My hobby?" she said. "Why history, of course!"



PHOEBE KASSEBAUM
Engagement Revealed

University Students

Attachment C. Copies of Building Permits

Summary of Permits:

— Permit Information found:

1

Expand Closed 15526 W PLUMMER ST 91343

Application/Permit #	PC/Job #	Type	Status	Work Description
04016-20000-19912	--	Bldg- Alter/Repair	Permit Finaled 11/3/2004	GENERAL REHAB PERMIT TO REPLACE BROKEN GLASS - (4) WINDOWS (SAME SIZE AND LOCATION). VALUATION TO BE VERIFIED BY THE FIELD INSPECTOR. "COMPLY WITH DEPARTMENT ORDER effective date 08/14/2004. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.
04041-20000-22196	--	Electrical	Permit Finaled 11/3/2004	RELOCATE AND UPGRADE 100 AMP SERVICE. "COMPLY WITH DEPARTMENT ORDER effective date 08/14/2004. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE."
07041-20000-09880	X07VN06862	Electrical	Permit Finaled 5/1/2007	REPAIR SERVICE PANEL
04042-20000-28519	--	Plumbing	Permit Finaled 11/3/2004	INSTALL EARTHQUAKE SHUT OFF VALVE. "COMPLY WITH DEPARTMENT ORDER effective date 08/14/2004. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.
10042-20000-11866	X10VN10653	Plumbing	Permit Finaled 7/29/2010	INSTALL SUB WATER METER

15526 W Plummer St



Permit #:

04016 - 20000 - 19912

Plan Check #:

Printed: 10/06/04 01:27 PM

Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 10/06/2004

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
SUBDIVISION NO. 1 OF TR		39 SEC 20 T2N R15W	3	M R 31-3/6	198B145 52	2656 - 015 - 008

3. PARCEL INFORMATION

Airport Hazard Area - 150' Height Limit Above Elevation: Community Plan Area - Mission Hills - Panorama City - Near Source Zone Distance - 5.0
Area Planning Commission - North Valley Census Tract - 1172.00 Thomas Brothers Map Grid - 501-G6
LADBS Branch Office - VN District Map - 198B145
Bldg. Line - 24 Energy Zone - 9
Council District - 7 Lot Cut Date - 07/30/1954

ZONE(S): RA-1 /

4. DOCUMENTS

CDBG - LARZ-Valley

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Joe Kravich

8184428900

Tenant:

Applicant: (Relationship: Owner-Bldr)

- Owner-Builder

7. EXISTING USE

PROPOSED USE

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

GENERAL REHAB PERMIT TO REPLACE BROKEN GLASS - (4) WINDOWS (SAME SIZE AND LOCATION). VALUATION TO BE VERIFIED BY THE FIELD INSPECTOR.
"COMPLY WITH DEPARTMENT ORDER effective date 08/14/2004. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.

9. # Bldgs on Site & Use: SFD

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:

DAS PC By:

OK for Cashier: Blanca Morales

Coord. OK:

Signature: *Blanca Morales*

Date: *10/6/04*

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$200

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	99.89
Permit Fee Subtotal Bldg-Alter/Rep:	65.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	0.50
O.S. Surcharge	1.71
Sys. Surcharge	5.13
Planning Surcharge	2.55
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

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

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 41619912

LA Department of Building and Safety
VN 16 08 089234 10/06/04 01:36PM

BUILDING PERMIT-RES	\$65.00
BUILDING PLAN CHECK	\$20.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$1.71
SYSTEMS DEVT FEE	\$5.13
CITY PLANNING SURCH	\$2.55
MISCELLANEOUS	\$5.00

Total Due: \$99.89
Check: \$99.89

04VN 60054



* P 0 4 0 1 6 2 0 0 0 0 1 9 9 1 2 F N *

13. STRUCTURE INVENTORY

04016 - 20000 - 19912

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to 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.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) , Owner-Builder

CLASS LICENSE# PHONE #

0

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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. 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.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☐ 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.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. 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.

20. 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:

Sign:

Date:

10-6-04

☒ Owner☐ Authorized Agent

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Std. Form 2

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

2

Application for the Erection of Frame Buildings

TAKE TO BUILDING DEPARTMENT

6410 VAN NUYS BLVD.

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
Room No. 243
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.)
FLOOR)

ENGINEER
PLEASE
VERIFY

Lot No. 6 1/2 39 Block 20

(Description of Property)

Porter Land & Water Co. Div No 1

District No. M. B. Page F. B. Page

No. 15516 Plummer Street

(Location of Job)

Between Sepulveda Blvd and Haskell Ave

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Chicken house No. of Rooms 3 No. of Families 1
- Owner's name J. D. Hendrick Phone 2-516
- Owner's address 15516 Plummer St
- Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone None
- Contractor's name None Phone None
- Contractor's address None
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-
ment and Appliances in Completed Building.} \$ 837.00
- Is there any existing building or permit for a building on lot? Yes How used? Chickens
- Size of proposed building 60 x 18 Height to highest point 9 ft. Size of Lot X
- Number of stories in height One Character of ground Soil
- Material of foundation Common Size of footings None Size of wall None Depth below ground None
- Material of chimneys None Number of Inlets to flue None Interior size of flues X
- Material of exterior walls Frame
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders X
- EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs X
- Ceiling joists X Roof Rafters 2 x 4 FIRST FLOOR JOISTS X
- Second floor joists X Specify material of roof Asph Comp
- Will all provisions of State Housing Act be Complied with? Yes
- Will all lathing and plastering Comply with Ordinance? None
- What Zone is property in? None

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. <u>2294</u>	Plans and Specifications checked and found to conform to Ordinance, State Laws, etc. <u>1/3/39</u> Plan Examiner	Application checked and found <u>1/3/39</u> Clerk	RECEIVED FEB 4 1939 TOWN
---------------------------	--	---	--------------------------------

20' x 5' of 5 line of Plummer St

OK

2-516

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT	O.K.

REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The paper appears to be from a notebook or a set of legal pads. There are several small, dark, irregular specks or smudges scattered across the surface, most notably a cluster near the bottom left corner and some smaller ones towards the top right. The lighting is even, and the lines are clearly visible.

Attachment D. Additional Contemporary Photos



Detail of front window grouping



Overview of property's deep lot (view to south)



Overview of subject property's east elevation showing temporary shed blocking side of residence, temporary shed to the rear, awnings extending off the rear twin gables, and rear yard with plantings (view to west)
[NavigateLA 2020].



Overview of subject property's rear (south) elevation showing twin gables with infilled center, concrete patio, shade structures, and rear temporary shed structure (view to north) [Navigate LA 2020]

Attachment E. Tract Maps

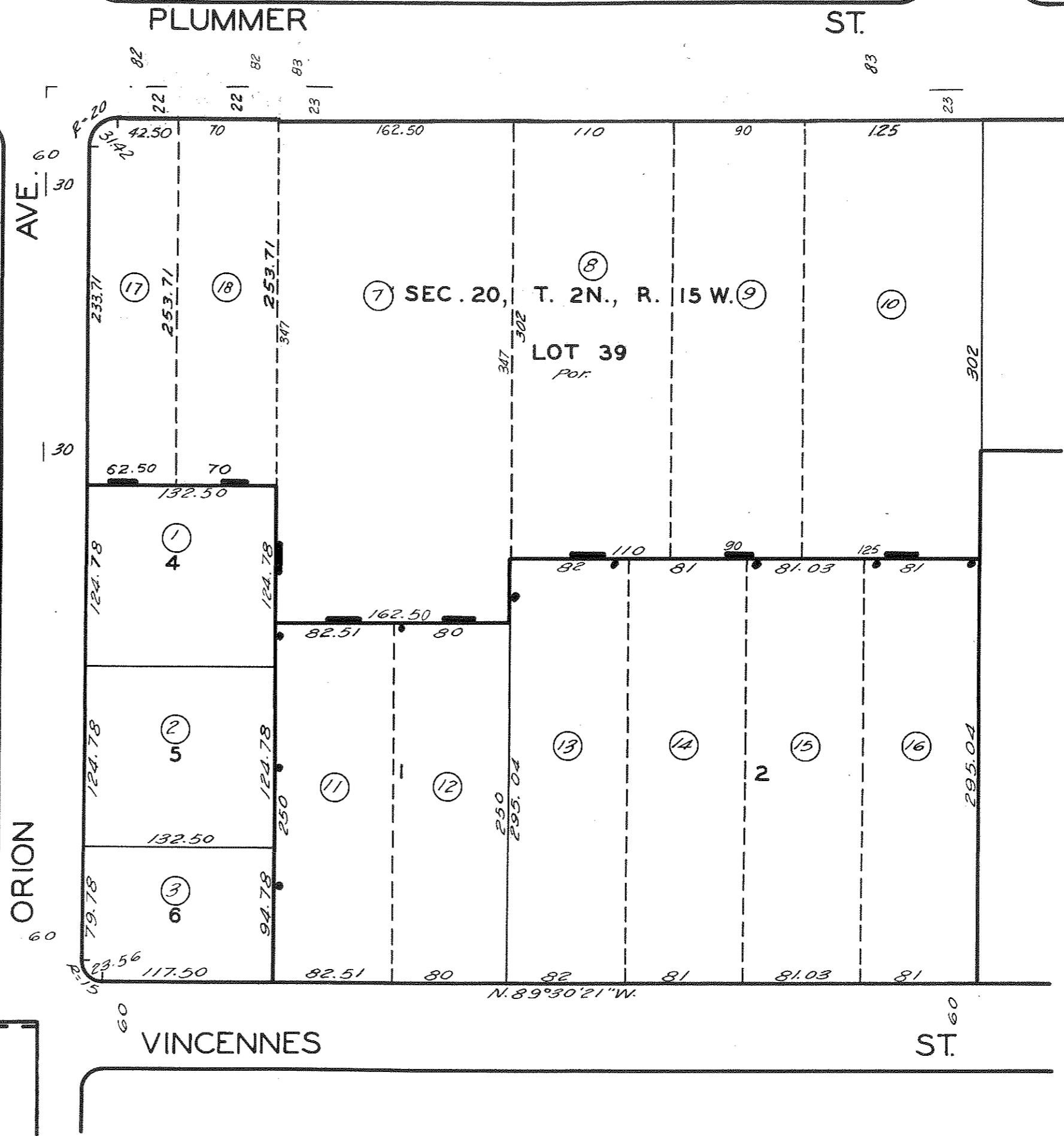
SUBDIVISION NO.1 OF THE
PROPERTY OF THE PORTER
LAND & WATER CO.
M. R. 31-3-6

TRACT NO. 17653
M. B. 567-11-12

TRACT NO. 14602
M. B. 450-30-31

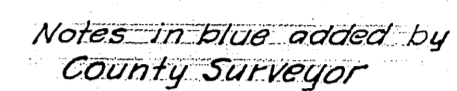


CODE
8859



T 2 N
R 15 W

①



SAN FERNANDO RANCHO

<i>Surreys Designated</i>	<i>By whom surveyed</i>	<i>Date of Contract</i>	<i>Amount of Surreys</i>	<i>When surveyed</i>
<i>West Boundary of Township (colored red)</i>	<i>Ralph W. Norris</i>	<i>October 12th. 1853</i>	<i>_____</i>	<i>1853</i>
<i>Part of North - and Part of East Boundary (green)</i>	<i>M. G. Wheeler</i>	<i>September 4th. 1874</i>	<i>_____</i>	<i>1874</i>
<i>Rest of Township Lines (colored blue)</i>	<i>Henry Hancock</i>	<i>December 30th 1853</i>	<i>_____</i>	<i>1854</i>
<i>Boundaries of Lot No 37. (colored yellow)</i>	<i>" "</i>	<i>Inst Sept 1st 1858</i>	<i>_____</i>	<i>December 1858</i>
<i>8 Tracts of land at San Fernando Mission</i>	<i>" "</i>	<i>" "</i>	<i>_____</i>	<i>February, 1860</i>

Aggregate Area of Public Land	230.09 acres
" " " Lots 39 to 45	76.94 "
Estimated area of rest of T ₂ Lot 11037	22601.01 "
Aggregate	<u>22908.04 "</u>

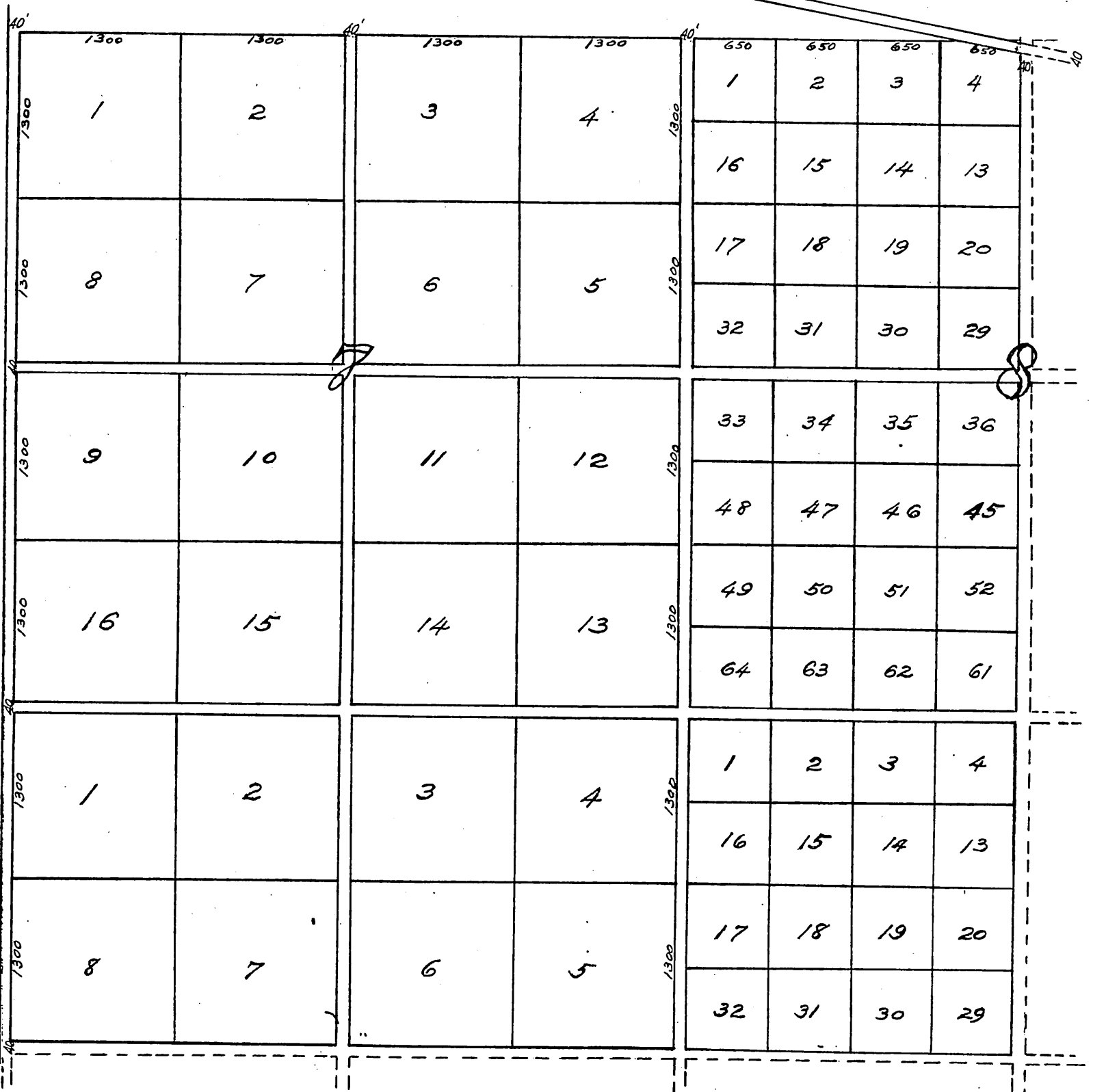
Sigbee Jas. T. Stratton
U. S. Surgeon Genl. Cal.

Map
of
Subdivision No. 1
of the property of the
Porter Land & Water Company
Being part of the Rancho
Ex MISSION DE SAN FERNANDO

Scale: 1 inch = 600 feet.

Note The "Porter Land and Water Company hereby expressly reserves for itself or assigns the right to go upon said land and to do all acts expedient for the purpose of carrying into effect any system that it or its assigns may devise for the supplying of the Town of San Fernando or the Rancho Ex Mission of San Fernando with water for any purposes whatever; and also reserves all necessary rights of way for flumes, pipes & ditches over and through said land with the right to make all necessary excavations for the purposes aforesaid, doing no unnecessary injury to the land sold but replacing the same as nearly as practicable in the same condition as before such excavations are made or acts are done.

C. R. Rinaldi's
Reserve



18				17			
9	10	11	12	33	34	35	36
16	15	14	13	48	47	46	45
1300	1300	1300	1300	49	50	51	52
				64	63	62	61
				650	650	650	650
19				20			
1	2	3	4	1	2	T. 2M	
8	7	6	5	16	15	14	13
				17	18	19	20
				32	31	30	29
21				22			
9	10	11	12	33	34	35	36
16	15	14	13	48	47	46	45
				49	50	51	52
				64	63	62	61
23				24			
1	2	3	4	1	2	3	4
8	7	6	5	16	15	14	13
				17	18	19	20
				32	31	30	29
25				26			
9	10	11	12	33	34	35	36
16	15	14	13	48	47	46	45
				49	50	51	52
				64	63	62	61
				650	650	650	650

37	38	39	40	650	33	34	35	36	37	38	39	396
44	43	42	41	650	48	47	46	45	44	43	442.2	
53	54	55	56	650	49	50	51	52	53	54	157.8	
60	59	58	57	650	64	63	62	61	60	59	198	
650	650	650	650		650	650	650	650	650	650	18.8	
R. 15 W. 7				8	650	1	2	3	4	5	6	
12	11	10	9	650	16	15	14	13	12	11	57.48	
21	22	23	24	650	17	18	19	20	21		24.4	
28	27	26	25	650	32	31	30	29	28		33.4	
37	38	39	40	650	33	34	35	36	37		54.78	
44	43	42	41	650	48	47	46	45	44		54.12	
53	54	55	56	650	49	50	51	52	53		49.5	
60	59	58	57	650	64	63	62	61			44.88	
650	650	650	650		650	650	650	650			37.2	
5	6	7	8	650	1	2	3	4			646.8	
12	11	10	9	650	16	15	14				349.8	
21	22	23	24	650	17	18	19				343.2	
28	27	26	25	650	32	31	30				330	
37	38	39	40	650	33	34	35				272.8	
44	43	42	41	650	48	47	46				310.2	
53	54	55	56	650	49	50	51				191.4	
60	59	58	57	650	64	63	62				184.8	
650	650	650	650		650	650	650				247	

A full, true and correct copy of the original (reduced to 2/3 size) recorded Jan. 10 1888 at 11.10 AM at request of John B. Baskin.
 Frank A. Gibson, County Recorder
 By Wm. E. Johnston, Deputy.

TRACT N^o 14602

IN THE CITY OF LOS ANGELES

SCALE 1"=80'

SURVEYOR

IRVING T. GANN, SR.

RECORDED
AT REQUEST OF OWNER
Sept. 23, 1952
47 P.M.
BOOK 450
AT PAGE 30
OF P.D. RECORDS
LOS ANGELES COUNTY, CALIF.
NAME B. BEATTY
COUNTY CLERK
N.B. Hinkle
\$5.00

BEING A SUBDIVISION OF A PORTION OF LOT 39 SECTION 20, OF SUBDIVISION N^o 1 OF THE PROPERTY OF THE PORTER LAND & WATER COMPANY, AS PER MAP RECORDED IN BOOK 31, PAGES 3 TO 6 INCLUSIVE, OF MISCELLANEOUS RECORDS OF THE COUNTY OF LOS ANGELES.

We hereby certify that we are the owners of or are interested in the land included within the Subdivision shown on the annexed Map and we consent to the preparation and recordation of said Map and Subdivision as shown within the colored border lines.

And we hereby dedicate to the public use the street shown on said Map within said Subdivision.

And we hereby dedicate for public use for street purposes lots 3 & 4 inclusive designated as future street on said map within said subdivision, reserving to ourselves for use of ourselves and successive owners of said lots any and all ordinary uses of said lots except for access purposes or the erection or construction of buildings thereon until such time as the legislative body shall accept the same for street purposes.

Wallace Campbell
Harriet Campbell
John D. Hendrick
Mabel E. Hendrick

WALTER C. PETERSON
A. MORRIS

I, IRVING T. GANN, Sr., hereby certify that I am a Licensed Surveyor of the State of California and that this Map consisting of two sheets correctly represents a Survey made under my supervision in September 1952 and that the Survey is true and complete as shown and that all of the monuments shown hereon actually exist, or will be in place not later than March 1, 1953; that their positions and character are correctly shown and that said monuments are sufficient to enable the Survey to be retraced.

Irving T. Gann, Sr.
L. S. 2409

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
ON THIS 19th DAY OF SEPTEMBER 1952
BEFORE ME, Monroe B. Wilson, a Notary Public,
LICENSED FOR SAID STATE, PERSONALLY APPEARED
FLETCHER BOWREN, A. M. MORRIS,
DEPUTY CITY ENGINEER, OF THE CITY OF LOS ANGELES,
EX-
COMMISSIONER OF THE LAND OFFICE, COUNTY OF LOS ANGELES,
IN PRESENCE OF
(SEAL) MONROE B. WILSON
NOTARY PUBLIC

HEREBY CERTIFY THAT THE SURVEY OF THE TRACT OF LAND SHOWN ON THE MAP OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE SUBDIVISION THEREOF, WAS MADE BY ME OR UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND COMPLETE AS SHOWN AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, OR WILL BE IN PLACE NOT LATER THAN MARCH 1, 1953; THAT THEIR POSITIONS AND CHARACTER ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
LLOYD ALDRICH
DATE SEPT 12 1952

HEREBY CERTIFY THAT THE SURVEY OF THE TRACT OF LAND SHOWN ON THE MAP OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE SUBDIVISION THEREOF, WAS MADE BY ME OR UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND COMPLETE AS SHOWN AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, OR WILL BE IN PLACE NOT LATER THAN MARCH 1, 1953; THAT THEIR POSITIONS AND CHARACTER ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
WALTER C. PETERSON
A. MORRIS
DEPUTY

State of California } ss
County of Los Angeles }
On this 8th day of September 1952, before me, Irving T. Gann, Sr., a Notary Public in and for said County and State, personally appeared Wallace Campbell and Harriet Campbell, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
Irving T. Gann, Sr.
Notary Public

State of California } ss
County of Los Angeles }
On this 8th day of September 1952, before me, Irving T. Gann, Sr., a Notary Public in and for said County and State, personally appeared John D. Hendrick and Mabel E. Hendrick, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
Irving T. Gann, Sr.
Notary Public

HEREBY CERTIFY THAT I AM THE CITY ENGINEER OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THAT THE SURVEY OF THE TRACT OF LAND SHOWN ON THE MAP OF THE CITY OF LOS ANGELES, CALIFORNIA, AND THE SUBDIVISION THEREOF, WAS MADE BY ME OR UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND COMPLETE AS SHOWN AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, OR WILL BE IN PLACE NOT LATER THAN MARCH 1, 1953; THAT THEIR POSITIONS AND CHARACTER ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
LLOYD ALDRICH
DATE SEPT 12 1952

I hereby certify that a good and sufficient bond in the sum of \$125.00 duly approved by the Board of Supervisors of the County of Los Angeles has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No. 14602 as required by law.
Harold J. Ostly, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.
By C. Hollister Deputy

Approved Sept. 22, 1952
WILLIAM J. FOX, County Surveyor
By F. J. Overton Deputy

IN THE CITY OF LOS ANGELES

SCALE 1" = 80'

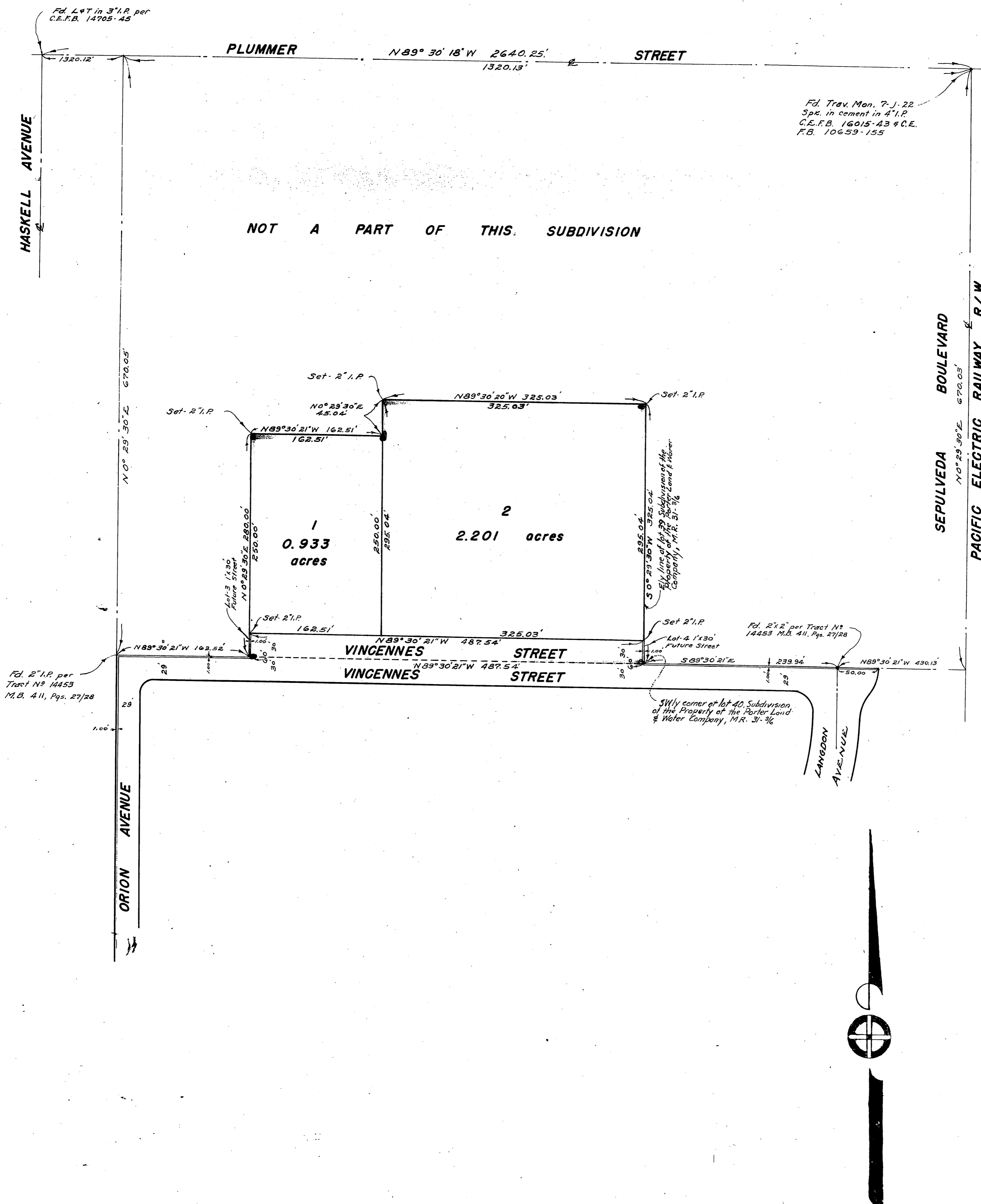
SURVEYOR

RECORDED
 INDEXED
 SEP. 23 1952
 47 P.M.
 450
 31
 IN 3002
 AT 2202

OF MAP RECORDS
LOS ANGELES COUNTY
NAME B. BUTTS
COUNTY RECORDS

N. B. Hinkle

Free



TRACT NO. 17653

IN THE CITY OF LOS ANGELES

BEING A SUBDIVISION OF PORTIONS OF LOTS 38 AND 39, SECTION 20 OF
SUBDIVISION NO. 1 OF THE PROPERTY OF THE PORTER LAND & WATER COM-
PANY, AS PER MAP RECORDED IN BOOK 31, PAGES 3 TO 6 INCLUSIVE, OF
MISCELLANEOUS RECORDS OF THE COUNTY OF LOS ANGELES.

AUGUST 1953

SHEET 1 OF 2 SHEETS

CORDED
RECORDED
AT REQUEST OF OWNER
JULY 13 1955
27 MIN. 4 P.M.
IN BOOK 567
PAGE 11
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
COUNTY RECORDER
BY *[Signature]*
DEPUTY

500

I, Sigmund L. Levin, hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of two sheets correctly represents a survey made under my supervision in August, 1953, and that the survey is true and complete as shown, that the monuments shown hereon actually exist or will be in place not later than February 1, 1956, that their position and character are correctly shown, and that said monuments are sufficient to enable the survey to be retraced.

Sigmund Louis Levin
Registered Civil Engineer No. 7962

I hereby certify that a good and sufficient bond in the sum of \$ 1,075.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of
TRACT NO. 17653 as required by law.
Harold J. Ostly, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By *[Signature]* Deputy

Approved July 13, 1955
WILLIAM J. FOX, County Engineer
By *[Signature]* Deputy

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map and we hereby consent to the preparation and recordation of said map and subdivision as shown within the colored border lines and we hereby dedicate to the public use the streets and Avenue shown on said map within said subdivision, and we hereby dedicate to public use for street purposes Lots 7 through 10 inclusive designated as future streets on said map within said subdivision, reserving to ourselves for the use of ourselves and successive owners of said Lots 7 through 10 inclusive any and all ordinary uses of said Lots 7 through 10 inclusive except the erection or construction of buildings thereon and except for access purposes over said Lots 9 and 10 until such time as the legislative body shall accept the same for street purposes.

Jack S. Chaney Owner
Delia N. Chaney Owner
James E. Grose Owner
Mary Grose Owner

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
On this 20th day of January 1954, before me, *Agnes E. Brooks*, a Notary Public in and for said County and State, personally appeared *B. E. Brownell* known to me to be the Vice President and *H. W. Koch* known to me to be the Assistant Secretary of the California Trust Company, the corporation that executed the within instrument on behalf of the corporation herein named, and acknowledged to me that such corporation executed the same, as Trustee.

Agnes E. Brooks Notary Public
My commission expires March 21, 1961

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
On this 17th day of November 1953, before me, *Steve W. Peterson*, a Notary Public in and for said County and State, personally appeared *James E. Grose* and *Delia N. Chaney* known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Steve W. Peterson Notary Public
My commission expires 7-7-54

AND KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
On this 19th day of January 1954, before me, *Delia N. Chaney*, a Notary Public in and for said County and State, personally appeared *James E. Grose* known to me to be the Vice President and *A. A. Martin* known to me to be the Assistant Secretary of the Title Insurance and Trust Company, the corporation that executed the within instrument on behalf of the corporation herein named, and acknowledged to me that such corporation executed the same, as Trustee.

Delia N. Chaney Notary Public
My commission expires April 7, 1957

AND KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT.

TITLE INSURANCE AND TRUST COMPANY, a corporation, trustee under deeds of trust recorded in Book 45658 Page 55 Official Records, in favor of San Fernando Valley Federal Savings and Loan Association; and in Book 27477 Page 87 Official Records in favor of The Prudential Insurance Company of America.

By *Donald W. Clarke* VICE PRESIDENT
By *A. A. Martin* ASSISTANT SECRETARY

CALIFORNIA TRUST COMPANY, a Corporation, trustee under deed of trust recorded in Book 41585 Page 5 Official Records, in favor of State Mutual Life Assurance Company of Worcester.

By *A. E. Brownell* Vice President
By *H. W. Koch* Assistant Secretary

The signature of the City of Los Angeles owner of an easement as successor in interest to Southern California Edison Company, easement holder by grant of easement recorded in Book 1579 page 239 of Official Records of Los Angeles County, has been omitted under the provisions of Section 11587, Subsection (a) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee title and said signatures are not required by the Los Angeles City Council.

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF: THAT ALL PROVISIONS OF CHAPTER 128 STATUTES OF 1943 AS AMENDED STATE OF CALIFORNIA AND OF ALL LOCAL ORDINANCES APPLICABLE AND IN EFFECT AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER LLOYD ALDRICH

DATE July 7 1955

I HEREBY CERTIFY THAT THERE IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A CERTIFICATE MADE BY THE LAND TITLE INSURANCE COMPANY OF SAID CITY, ORDER NO. 5314157 DATED July 5 1955 CERTIFYING THAT IT APPEARS FROM THE RECORDS OF SAID CITY AND COUNTY THAT *Jack S. Chaney, Delia N. Chaney, James E. Grose, Mary Grose, City of Los Angeles, Title Insurance and Trust Company, California Trust Company*

(ARE) THE ONLY PERSONS WHOSE CONSENT IS REQUIRED FOR THE RECORDING OF THIS MAP BY LAW.

CITY ENGINEER LLOYD ALDRICH

DATE July 7 1955

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL THE STREETS, ROADS, ALLEYS, HIGHWAYS, EASEMENTS

SHOWN ON SAID MAP AND THEREIN OFFERED FOR DEDICATION EXCEPT THOSE STRIPS MARKED "FUTURE STREET" AND "FUTURE ALLEY" PROVIDED THAT NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS AN ACCEPTANCE OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ROAD, ALLEY, HIGHWAY OR EASEMENT SHOWN ON THIS MAP.

DATE July 12 1955

WALTER C. PETERSON, City Clerk

[Signature] Deputy

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OF WHICH I AM IN CHARGE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DIRECTOR, BUREAU OF ASSESSMENTS, Robert C. Macy

DATE JUNE 17, 1955 Deputy *[Signature]*

\$6 7/2 Free

SHEET 2 OF 2 SHEETS

AUGUST 1953

AT REQUEST OF OWNER
JUN 12 1965

27 MIN. PAST 4 P.M.

IN BOOK 567

AT PAGE 12

OF MAP RECORDS
LOS ANGELES COUNTY CALIF

NAME: E. BEATTY

COUNTY REC'D

[Signature]

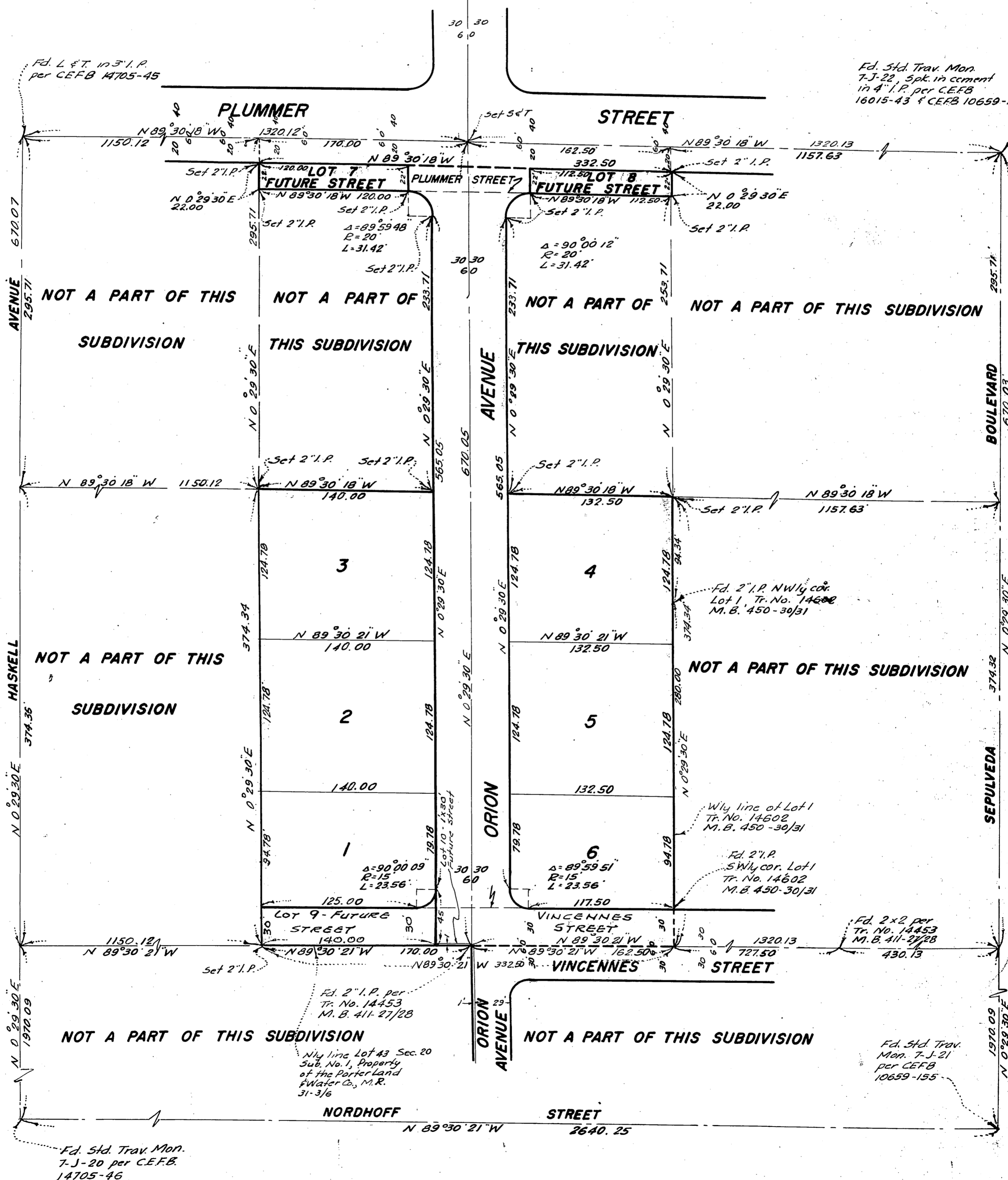
CONFIDENTIAL

Free

BASIS OF BEARINGS

The bearing N 89° 30' 21" W of the center line of Vincennes Street as shown on map of Tract No. 14602 recorded in Book 450 Pages 30 and 31 of Maps, Records of Los Angeles County was taken as the basis of bearings for this map.

Fd. Std. Trav. Mon.
7-J-22, Spk. in cement
in 4" I.P. per CEFB
16015-43 & CEFB 10659-155



Attachment F. Zimas Parcel Report



City of Los Angeles Department of City Planning

5/24/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

15526 W PLUMMER ST

ZIP CODES

91343

RECENT ACTIVITY

VTT-73939-CN

PAR-2022-1748-CM

ENV-2022-3647-CE

CHC-2022-3646-HCM

CASE NUMBERS

APCNV-2004-5691-ZC

CPC-2010-589-CRA

ORD-99739

ORD-178178

TT-61202

ENV-2004-2995-MND

Address/Legal Information

PIN Number	198B145 52
Lot/Parcel Area (Calculated)	33,221.2 (sq ft)
Thomas Brothers Grid	PAGE 501 - GRID G6
Assessor Parcel No. (APN)	2656015008
Tract	SUBDIVISION NO. 1 OF THE PROPERTY OF THE PORTER LAND AND WATER COMPANY
Map Reference	M R 31-3/6
Block	None
Lot	FR 39 SEC 20 T2N R15W
Arb (Lot Cut Reference)	3
Map Sheet	198B145

Jurisdictional Information

Community Plan Area	Mission Hills - Panorama City - North Hills
Area Planning Commission	North Valley
Neighborhood Council	North Hills East
Council District	CD 7 - Monica Rodriguez
Census Tract #	1172.01
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

Planning and Zoning Information

Special Notes	None
Zoning	(T)(Q)RE9-1
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
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	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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

Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	24
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2656015008
Ownership (Assessor)	
Owner1	NOURAFCHAN,HAMID AND JEANINE TRS H AND J NOURAFCHAN TRUST
Address	3099 DEEP CANYON DR BEVERLY HILLS CA 90210
Ownership (Bureau of Engineering, Land Records)	
Owner	NOURAFCHAN, HAMID AND JEANINE
Address	9454 WILSHIRE BLVD. #637 BEVERLY HILLS CA 90212
APN Area (Co. Public Works)*	0.763 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$295,068
Assessed Improvement Val.	\$72,976
Last Owner Change	12/30/2014
Last Sale Amount	\$9
Tax Rate Area	8859
Deed Ref No. (City Clerk)	883597
	676438
	2596455
	153598-9
	1-332
Building 1	
Year Built	1914
Building Class	D5C
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,288.0 (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: 2656015008]
Additional Information	
Airport Hazard	150' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	3.5039808
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000

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	Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2656015008]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2656015008
Address	15526 PLUMMER ST
Year Built	1914
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	Mission
Reporting District	1961

Fire Information

Bureau	Valley
Battalion	12
District / Fire Station	7
Red Flag Restricted Parking	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

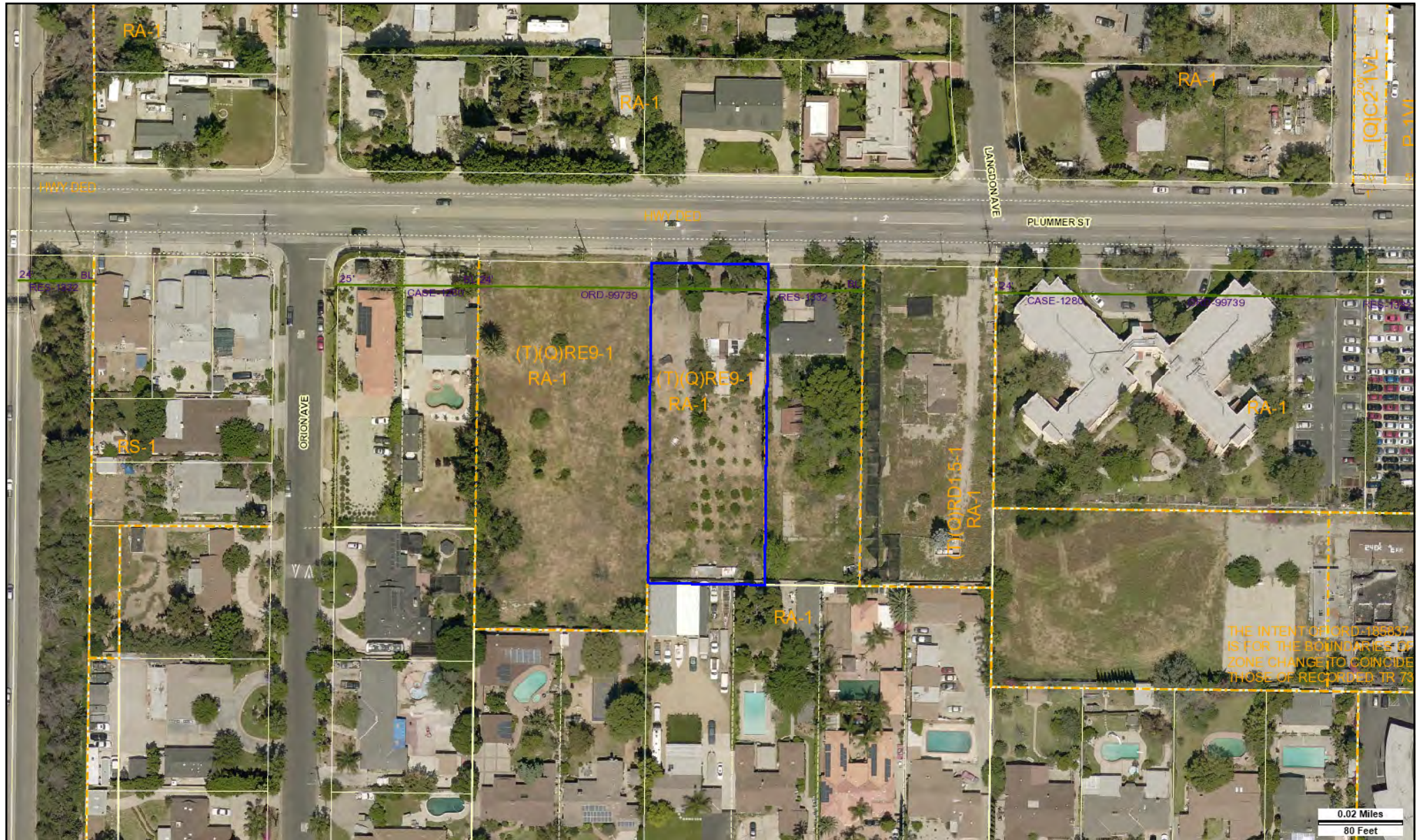
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	APCNV-2004-5691-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE INCIDENT TO SUBDIVISION REQUEST UNDER TT 61202 TO ALLOW A CHANGE FROM RA-1 TO R1-1 TO ESTABLISH 5 LOT LAND DIVISION.
Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	TT-61202
Required Action(s):	Data Not Available
Project Descriptions(s):	TENTATIVE TRACT- NEW 5-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
Case Number:	ENV-2004-2995-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TENTATIVE TRACT- NEW 5-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

DATA NOT AVAILABLE

ORD-99739

ORD-178178



Address: 15526 W PLUMMER ST

Tract: SUBDIVISION NO. 1 OF THE
PROPERTY OF THE PORTER LAND
AND WATER COMPANY

Zoning: (T)(Q)RE9-1

APN: 2656015008

Block: None

General Plan: Low Residential

PIN #: 198B145 52

Lot: FR 39 SEC 20 T2N R15W

Arb: 3

