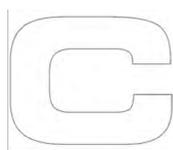


STANWYCK RESIDENCE/OAKRIDGE ESTATE HISTORIC STRUCTURE REPORT

Prepared for
City of Los Angeles
Department of Recreation and Parks



Prepared by
Chattel Architecture, Planning & Preservation, Inc.
Los Angeles | San Francisco

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
Qualifications.....	7
Methodology.....	8
PART 1 – DEVELOPMENTAL HISTORY	9
Historic Background and Context	9
Physical Description	20
Character-defining Features	36
Assessment of Significance, Integrity, and Conditions of Character-defining Features	39
PART 2 – RECOMMENDATIONS AND ALTERNATIVES	49
Historic Preservation Objectives	49
Regulatory Setting and Treatment Approach.....	50
Future Programming and Space Allocation.....	53
Priority Work Recommendations	62
CONCLUSION AND NEXT STEPS	65
TABLES	
Table 1: Chronology of Development, Ownership, and Use.....	16
Table 2: Site Features Assessment	41
Table 3: Residence Exterior Features Assessment	43
Table 4: Residence Interior Features and Spaces Assessment.....	44
ATTACHMENTS	
Attachment A: Figures	
Attachment B: Conditions Assessment (Department of Recreation and Parks)	
Attachment C: Arborist Map (Tree Life Concern, Inc.)	
Attachment D: Preliminary Conceptual Plan (Mia Lehrer + Associates)	

EXECUTIVE SUMMARY

Engaged by the City of Los Angeles (City) Department of Recreation and Parks (RAP) through an existing contract with the City Office of Historic Resources (OHR), Chattel Architecture, Planning & Preservation, Inc. (Chattel) and Krakower and Associates (Krakower) have prepared this Historic Structure Report (HSR) for the Stanwyck Residence/Oakridge Estate (Oakridge), a 9.47 acre estate located at 18650 Devonshire Street in the Northridge neighborhood of the City of Los Angeles. The purpose of this HSR is to evaluate potential treatment strategies and future uses for Oakridge within the context of historic uses, alterations, and current physical conditions of the building and site.

Oakridge was developed in 1936-1937 as part of a larger property with two estates: one for actress Barbara Stanwyck and the other for her manager Zeppo Marx (Attachment A, Figures 1-4). When comedic actor Jack Oakie purchased Stanwyck's residence and its surrounding 10 acres in 1940, he renamed it Oakridge, living in the house with his wife Victoria until his death in 1978. The design of Oakridge as an English manor with French Normandy and Tudor Revival elements is attributed to architects Paul Revere Williams (Paul Williams) and Robert Finkelhor. The residence maintains a high level of integrity and exemplifies Period Revival style estates designed by Williams and Finkelhor in Los Angeles in the 1920s and 1930s. Although adjacent residential and commercial development in the 1960s and widening of Devonshire Street impacted the size and character of original site boundaries, Oakridge continues to maintain a strong sense of time and place, evoking the feeling of a 1930s-era celebrity ranch. Oakridge was designated as City Historic-Cultural Monument (HCM) No. 484 in March 1990.

Since the City purchased Oakridge in 2009, RAP has collaborated with project stakeholders, including the City 12th District Office (CD12) and Park Advisory Board (PAB) of community members, to formulate and consider reuse alternatives for the property. Potential uses being considered include such programmatic functions as special events; educational and cultural programming; recreation; and conservation of the natural environment, in addition to such related support functions as parking, accessibility, and management. As Oakridge is a designated HCM, any proposed work on the entire site is subject to review by the OHR, and work must be completed in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*).

A 2005 Cultural Landscape Report¹ (CLR) establishes and describes the property's historic context; identifies and evaluates the site's character-defining features and conditions; and describes the residence exterior. The CLR further notes the necessity of a detailed evaluation of residence conditions, which is included in this HSR.

Prepared in accordance with the National Park Service's (NPS) *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, this HSR is divided into two sections. Part 1 synthesizes and updates information from earlier reports, including the CLR, documenting and evaluating the property's history, evolution, and physical appearance. A detailed assessment of significance, integrity, and conditions of character-defining features and spaces is also included to guide rehabilitation and reuse recommendations and alternatives in Part 2.

In Part 2, rehabilitation is identified as the appropriate treatment approach provided by the *Secretary's Standards* to accommodate goals of project stakeholders. Appropriate areas are identified to accommodate potential future programmatic and support functions. Furthermore, work recommendations are prioritized to emphasize stabilization of significant character-defining features currently in poor condition, in addition to creation of new caretaker's quarters.

¹ *The Cultural Landscape of Oakridge*, (Los Angeles, CA: Historic Resources Group, 2005).

QUALIFICATIONS

This HSR was prepared by Chattel, a full service historic preservation consulting firm with statewide practice. With offices in Los Angeles and San Francisco, the firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing principles on either side while maintaining a progressive approach to preservation. Comprised of professionals meeting the Secretary of the Interior's Professional Qualifications Standards (36 Code of Federal Regulations Part 61) in architectural history and historic architecture, the firm offers professional services including historic resources evaluation and project effects analysis, and consultation on federal, state, and local historic preservation statutes and regulations.

Staff of the firm engage in a collaborative process and work together as a team on individual projects. Robert Chattel, AIA and Shane Swerdlow assumed lead roles for this project. Preservation architect Robert Chattel was responsible for overseeing the project, conducting on-site assessments of the building's condition, and providing editorial review of the completed report. Associate Shane Swerdlow served as project manager, coordinating research and writing of the report with staff assistance. Principal Associate Jenna Snow provided additional editorial review, and Interns Kate Mayerson and Claire Feeney offered additional support. Structural engineer Mike Krakower, SE also participated in site visits, assessing structural condition and feasibility of reuse recommendations.

METHODOLOGY

Chattel and Krakower conducted site visits with representatives of RAP and CD12 on April 6, April 14, and June 17, 2011 to document and evaluate interior and exterior conditions and rehabilitation alternatives. Many of the primary documents utilized for this report were made available by RAP, OHR, PAB, and CD12. These items included drawings for the residence, HCM nomination, Cultural Heritage Commission reports, and site plan, as well as documents and drawings prepared for Greystone/Lennar Homes, Inc. between 2002-2004 for Pravada, an unrealized development earlier proposed for the Oakridge site that consisted of single-family homes on the field bordering the south and west sides of the knoll on which the residence is located. In addition, primary research materials were consulted at the University of Southern California (USC) Cinematic Arts Library; California State University, Northridge (CSUN) Oviatt Library Urban Archives Center; Los Angeles Public Library online image collection; Bison Archives; University of Wyoming American Heritage Center; University of California, Los Angeles (UCLA) Benjamin and Gladys Thompson Air Photo Archives Spence and Fairchild Collections; and historical *Los Angeles Times* article database. Additional sources referenced include the CLR, Victoria Oakie's book *Jack Oakie's Oakridge*,² and an Arborist's Oak Tree Report³ prepared in 2004. Secondary sources were consulted for their ability to provide more general social history relevant to the building's historic context.

²Victoria Horne Oakie, *Jack Oakie's Oakridge*, (San Francisco, CA: Strawberry Hill Press, 1980).

³"Arborists Oak Tree Report," (Simi Valley, CA: True Life Concern, Inc., 2004). City of Los Angeles Ordinance No. 177404 protects any tree of the following species native to Southern California that measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree: any tree of the oak genus indigenous to California (excluding the Scrub Oak), Southern California Black Walnut, Western Sycamore, and California Bay. The City's Board of Public Works must issue a permit before any alterations to protected trees are made that could cause them to be damaged, relocated, or removed.

PART 1: DEVELOPMENTAL HISTORY

Part 1 of this HSR synthesizes and updates information from earlier reports including the CLR and Arborist's Oak Tree Report with information gathered through additional research and on-site examination. Included in Part 1 is a brief historic overview of Oakridge; physical description of elements, materials, and spaces; and assessment of significance, integrity, and conditions of character-defining features and spaces.

HISTORIC BACKGROUND AND CONTEXT

Summary Statement of Significance

Prior to designation of Oakridge as City of Los Angeles HCM No. 484 in March 1990, the Los Angeles City Council Arts, Health, and Humanities Committee report recommending approval of the HCM nomination included the following:

The house is largely intact and has not suffered the usual alterations endured by most homes of this period. Even the kitchen and bathrooms are original to the design, thus, this house is an exceedingly rare intact example from this era.

Besides its architectural significance, the structure merits monument status due to its connection with a prominent architect. The stature of Williams contribution to the building of Los Angeles is immense; he was perhaps the quintessential practitioner of period revival buildings in the heyday of Hollywood.

Additionally, the property is connected with significant Hollywood personages, Barbara Stanwyck and Jack Oakie. Therefore, its architectural and cultural significance is unquestionable.

Actress Barbara Stanwyck lived at the residence from 1936 to 1940, and comedic actor Jack Oakie lived there from 1940 to 1978. The property's period of significance extends from 1936, the year of its construction, to 1978, when Oakie passed away. Designed as an English country manor with French Normandy and Tudor Revival elements, the residence exemplifies Period Revival styles popular in the 1920s and 1930s. Its design is attributed to architects Paul Williams and Robert Finkelhor. Although the exact roles played by each architect are unclear, both were involved individually in designing large residences and celebrity estates throughout Los Angeles. Williams, in particular, is regarded as one of southern California's most prominent architects, noted for his

skillful integration of Period Revival styles within a distinctive architectural vernacular. The property is also characterized by its unique site, which consists of a knoll, which is an elevated area containing the residence and a historic designed landscape, and a field, which is located at a lower elevation with more rustic vernacular landscape.

Prepared after the property's HCM designation, the CLR describes additional contexts with which Oakridge is associated. The estate is significant as a rare example of the equestrian-oriented landscape that characterized Northridge in the 1930s, primarily during Stanwyck's period of residence when it was a component of the larger Marwyck⁴ Ranch (Marwyck), and for its association with celebrity estates in the San Fernando Valley (Valley). These contexts, in addition to developmental history of the property are further described in the following sections.

Development History of the San Fernando Valley

Construction of transportation infrastructure; subdivision and development of land; and increased water supply enabled the Valley's population growth in the late 1800s and early 1900s. Influenced by Leland Stanford's plans to construct a Southern Pacific Railroad line from San Francisco to Los Angeles through Tunnel 25 in mountains at the Valley's northeastern corner,⁵ Senator Charles Maclay (Maclay) and his partner George K. Porter (Porter) purchased a portion of the Rancho Ex-Mission San Fernando (Rancho) encompassing agricultural land in the Valley's northern half in 1874.⁶ The Rancho was previously owned by Pío Pico who served from 1832 to 1846 as governor of the Mexican territory of Alta California, which comprised land currently under United States jurisdiction, including the state of California. Maclay and Porter subdivided their land in 1882.⁷ Glendale city founder Leslie C. Brand, who purchased a portion of Porter's land in 1904, was a pivotal figure, along with Henry E. Huntington, in constructing a Pacific Electric railway line, completed in 1913, from downtown Los Angeles to the City of San Fernando, improving access between the Valley and Los Angeles basin.⁸

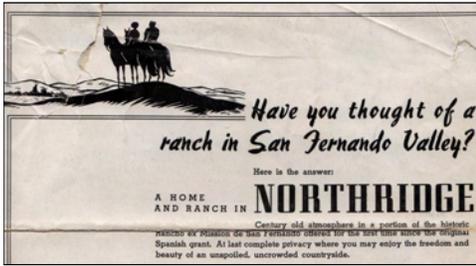
⁴ Marwyck is a combination of the last names of Zeppo Marx and Barbara Stanwyck who together established the ranch with which Oakridge was originally associated.

⁵ Christy J. McAvoy, "South Brand Boulevard Residential District," Department of Parks and Recreation Primary Record, document prepared for the State of California. 1994.

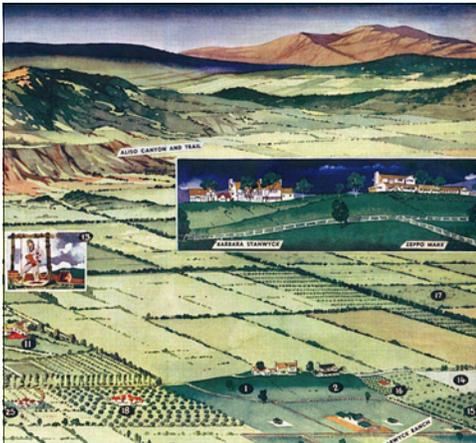
⁶ This includes land north of what is now Roscoe Boulevard.

⁷ "Brief History by Era. America's Suburb.com," Website based on the book *The San Fernando Valley: America's Suburb* by Kevin Roderick (Los Angeles: Los Angeles Times Books, 2001), <<http://www.americassuburb.com/lore.html>>.

⁸ Maclay established the City of San Fernando in the northeast San Fernando Valley in 1874. Christy J. McAvoy, "South Brand Boulevard Residential District," Department of Parks and Recreation Primary Record. 1994.



Northridge real estate advertisement (Courtesy of Melissa Brown Bidderman, c1936)



Northridge real estate advertisement with detail of Stanwyck and Marx residences (Courtesy of Melissa Brown Bidderman, c1936)

In 1869, businessman Isaac Newton Van Nuys (Van Nuys) purchased the southern portion of the Rancho with Isaac Lankershim’s (Lankershim) company, which was called the San Fernando Homestead Association. In 1880, Van Nuys and Lankershim’s son James formed the Los Angeles Farming and Milling Company, which continued to use land in the southern portion of the Rancho for agricultural purposes.⁹ In 1909, *Los Angeles Times* executives Harrison Gray Otis and Harry Chandler, patriarchs of the Los Angeles Suburban Homes Company, whose Board of Control also included Moses Hazeltine Sherman, Otto Freeman Brant, and Hobart Johnstone Whitley, purchased the land owned by the Los Angeles Farming and Milling Company and began planning efforts to establish neighborhood boundaries and initiate residential development.¹⁰

In 1913, William Mulholland, head of the City of Los Angeles Department of Water and Power, celebrated completion of the aqueduct between Owens Valley in the eastern Sierra Nevada mountain range and a reservoir west of the City of San Fernando to bring consistent water supply to the Los Angeles basin. To benefit from this improved water supply, most of the Valley was annexed to the City of Los Angeles in 1915, with the exception of land previously or later incorporated as the cities of San Fernando, Glendale, Calabasas, Hidden Hills, and Burbank. Increasingly lush and fertile landscape shaped a new image of the Valley that contributed to residential development following annexation, and new development frequently embraced the region’s rural heritage.¹¹ Intent to create a region serving as a rustic foil to more urbanized portions of Los Angeles, developed antecedently, was evident in integration of horse trails and roads without sidewalks within new suburban neighborhoods, in addition to development of large estates that included land for agricultural uses.

Celebrity Ranches and Northridge Development

Located in the northwest portion of the Valley, the community of Northridge was established as a depot town, located along the Southern Pacific Railroad’s Coast Line, which ran from Los Angeles through Tunnel 26 near the current City of Simi Valley to northern California. Northridge was referred to as Zelzah,¹² prior to annexation by the City of Los Angeles. In the 1930s and 1940s, prominent actors, celebrities, and producers, attracted to the Valley’s bucolic character and availability of large expanses of

⁹ Ira Gribin, “San Fernando’s History Traced Back to 1846,” *Los Angeles Times*, 26 Apr. 1981, B1.

¹⁰ “The Success of a Big Buy,” *Los Angeles Times*, 19 Dec. 1909, V1.

¹¹ Laura R. Barraclough, *Making the San Fernando Valley: Rural Landscapes, Urban Development, and White Privilege*, (Athens, GA: University of Georgia Press, 2011) 3.

¹² Zelzah is a place named in the Bible located within the vicinity of Jerusalem.



Marx residence (right) and Stanwyck residence (left), view northwest (Bison Archives, c1936)



Stanwyck residence, view southwest, note full height chimney (Bison Archives, c1936)



Stanwyck in great room, view west, note wood paneling and fireplace stone surround (Museum of the San Fernando Valley, c1936-1940)

land, acquired property in Northridge, where they developed estates to be used for horse breeding and weekend retreats (Figures 5-6). These celebrity ranches generally consisted of a residence and ancillary buildings supporting ranch operations with planned landscapes incorporating native California vegetation. The CLR includes the following on celebrity ranches:

A typical “celebrity ranch” of the period could be anywhere from five to thirty-five acres with some being much larger. In addition to the agricultural and livestock raising activities of a ranch, these properties also incorporated large homes, landscaped grounds, tennis courts and swimming pools associated with the Hollywood lifestyle. Architectural styles mirrored the eclectic tastes of the motion picture community. Actor Francis Lederer built an ornate and sprawling Spanish hacienda on his ranch west of Canoga Park. Director Josef Von Sternberg embraced the avant-garde with a steel and glass home designed by Richard Neutra. Most celebrity ranch homes, however, were built in the popular [Period Revival] styles of the time.

In addition to actors Robert Taylor and Richard Arlen, actress Barbara Stanwyck and her agent Zeppo Marx (Marx) owned ranches and estates in Northridge.

Barbara Stanwyck (1907-1990) and Marwyck Ranch

Born Ruby Stevens in 1907 in Brooklyn, New York, Stanwyck (Figures 7-9) was a versatile film and television actress, featured in numerous films by Cecil B. DeMille, Fritz Lang, and Frank Capra. Highly recognized in New York for her performance in the 1927 play *Burlesque*, she moved to Los Angeles in 1927 with actor Frank Fay (Fay), whom she married in 1928. Nominated for four Academy of Motion Picture Arts and Sciences Awards (Oscars), Stanwyck received three Academy of Television Arts and Sciences Awards (Emmys), in addition to the Hollywood Foreign Press Association’s 1986 Cecil B. DeMille Golden Globe Award for lifetime achievement in motion pictures.

After divorcing Fay in 1936, Stanwyck moved to Northridge, investing \$200,000 with Marx to establish the 140 acre Marwyck Ranch (Figure 10), which encompassed both of their residences, situated adjacent to one another on a knoll.¹³ Described in a 1937 *Los Angeles Times* article as “the most modern [ranch] in the west,”¹⁴ Marwyck exemplified popularity of horse breeding and celebrity ranches in Northridge.

¹³ The ranch’s equestrian areas were located south of the two residences.

¹⁴ Oscar Otis, “Hart constructs elaborate racing,” *Los Angeles Times*, 17 Jan. 1937, A10.

With a design attributed to Paul Williams and Robert Finkelhor, Stanwyck's estate included 10 surrounding acres. Marx's residence was constructed to the east. After marrying actor Robert Taylor in 1939, Stanwyck sold her 10 acre estate to comedic actor Jack Oakie and her remaining share of the ranch to Marx in 1940. After Marx sold his portion of Marwyck in 1943, it was renamed Northridge Farms and continued horse breeding operations until it was sold in 1961 for residential and commercial development.

Jack Oakie (1903-1978) and Oakridge

Oakie renamed Stanwyck's estate Oakridge, after purchasing the residence in 1940.¹⁵ Oakie was born Lewis Delaney Offield in Sedalia, Missouri in 1903. Like Stanwyck, he began his acting career in New York, appearing in several Broadway productions before moving to Los Angeles in 1927 to perform in motion pictures. Oakie received an Oscar nomination for Best Supporting Actor for his portrayal of Benzino Napaloni in Charlie Chaplin's film *The Great Dictator* (1940).

Following his divorce in 1944 from Venita Varden, whom he married in 1936, Oakie married Victoria Horne (Mrs. Oakie) in 1950. The Oakies frequently hosted guests from the entertainment industry at special events, particularly in their den and great room.¹⁶ In Northridge, Oakie became regarded as the community's "honorary mayor" for his involvement in parades and local events.¹⁷ Nevertheless, as the community grew in the 1960s, character of the surrounding setting changed with increased residential and commercial development. In her book *Life with Jack Oakie*, Mrs. Oakie describes these changes:¹⁸

When we bought our home in Northridge in the San Fernando Valley, the homeowner restrictions permitted only one home to each five acres. It was called the Porter Estate¹⁹ One Hundred Years Restrictions. Long before the one hundred years were up, the vultures began to descend. ... Builders came in with plans for five or six houses to an acre, or even the more daring, with plans for multiple dwelling [units].

¹⁵ This name merges Oakie's last name with Northridge.

¹⁶ Photos in *Jack Oakie's Oakridge* depict various gatherings in the den and great room.

¹⁷ Dana Bartholomew, "Oakie House saved from destruction," *Los Angeles Daily News*, 31 Jan. 2010.

¹⁸ Victoria Horne Oakie, *Life with Jack Oakie*, (Waterville, ME: Five Star, 2001).

¹⁹ Named for San Fernando Valley developer and landowner George K. Porter, Porter Ranch planned community in the City of Los Angeles developed primarily in the 1970s, located north of Northridge in the foothills of the Santa Susana Mountains.



Previously proposed Pravada development consisting of 29 parcels (above). Detail view of proposed driveway reconfiguration (bordered by red below, Greystone/Lennar Homes, Inc./I.E.D., 2004)

The adjacent Northridge Farms was sold in 1961, and concrete masonry unit (CMU) walls were constructed along the estate’s east and south property lines, coinciding with construction of a Chevrolet dealership in 1967 and residential subdivision in 1969. Devonshire Street was later widened and Wilbur Wash, the creek along the property’s western border, was channelized, transforming the pastoral landscape that had previously surrounded the property. Nevertheless, despite these changes, which reduced the property’s size to slightly less than 10 acres, the residence and immediately surrounding grounds at Oakridge essentially remained unchanged during the Oakies’ residency.

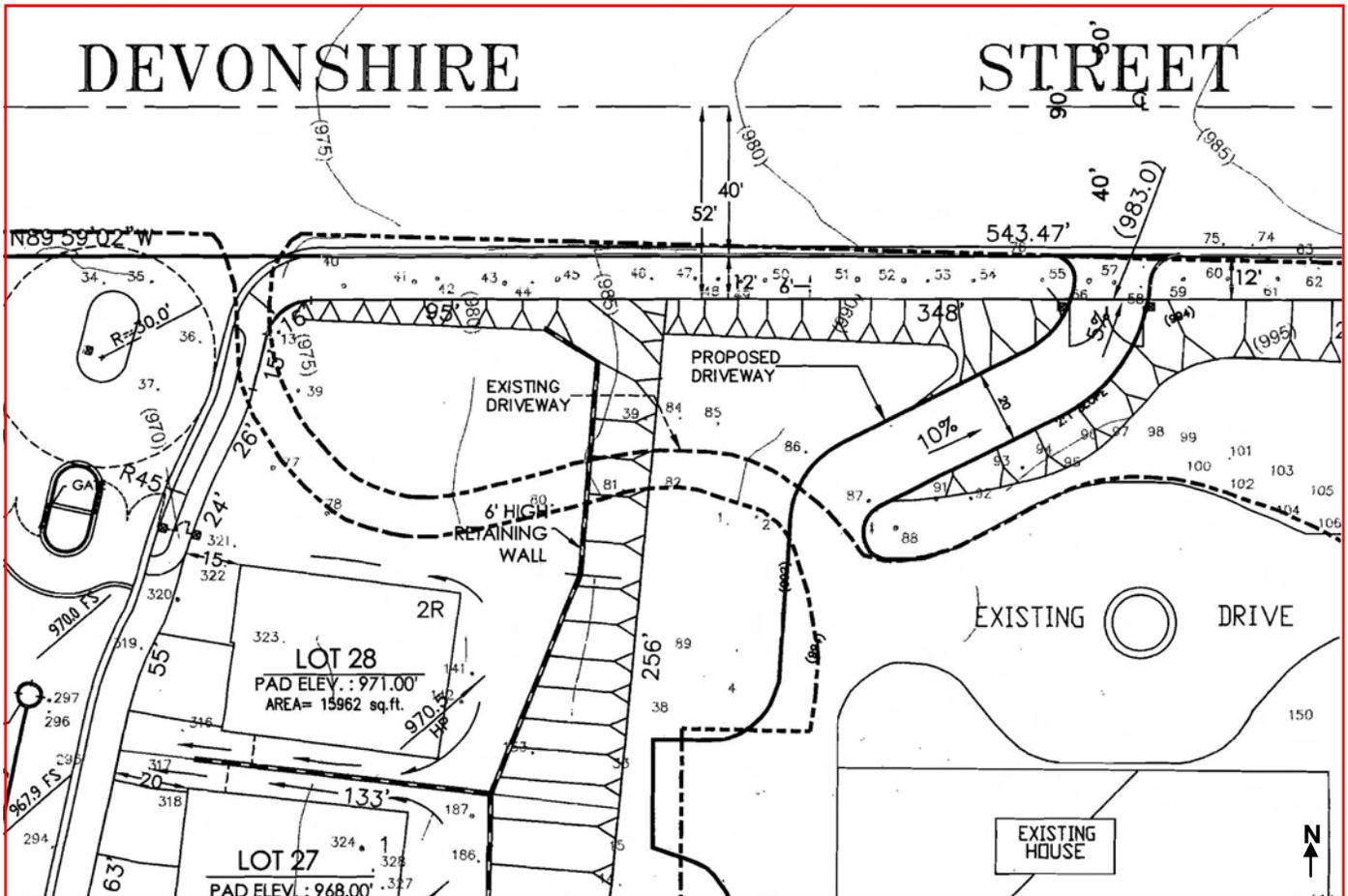
Present Day

Mrs. Oakie continued to live at Oakridge, following Oakie’s death in 1978. In 2001, she bequeathed the estate to the USC School of Cinema-Television,²⁰ expressing, “I feel it [Oakridge] is too beautiful to be torn down when I’m gone.”²¹ After her death, USC initiated plans to sell the property to Greystone/Lennar Homes, Inc. to build Pravada, an unrealized development of 28 homes in the field

²⁰ Now called USC School of Cinematic Arts.

²¹ Bob Pool, “A ranch gives up the ghost,” *Los Angeles Times*, 2 Aug.

2001.



extending along the south and west sides of the knoll on which the residence is located. Proposed plans for this development involved subdivision of the site into 29 distinct lots, demolition of its tennis court, and reconfiguration of its main driveway, which would have altered the historic approach to the residence (Figures 11-12).

The developer discussed selling the lot with the residence and its immediate surroundings, including the swimming pool, to the City. These plans were ultimately unsuccessful, and another developer, Trimark Pacific Homes, acquired the property, but was also unsuccessful in implementing a development plan. In 2009, the City purchased Oakridge for \$3.35 million,²² and RAP, CD12, and PAB have been involved in identifying future uses for the residence and site. Although previously proposed development plans involved subdivision of the Oakridge site, HCM boundaries were never formally changed. Therefore, any rehabilitation work on the entire site continues to be subject to review by the OHR.

²² Dana Bartholomex, "Oakie House saved from destruction," *Los Angeles Times*, 30 Jan. 2010.

Table 1 below includes information earlier described in the Historic Background and Context section of this HSR, providing chronology of development, ownership, and use of Oakridge, the Marx residence previously located immediately to the east of Oakridge, and the Marwyck Ranch previously associated with both Oakridge and the Marx residence.

Table 1: Chronology of Development, Ownership, and Use²³			
Date	Stanwyck Residence/ Oakridge Estate	Marx Residence	Marwyck Ranch
1936-1937	Residence constructed	Residence constructed	
1937			Marwyck established, encompassing land of both estates
1939	Stanwyck marries Robert Taylor		
1940	Stanwyck sells residence and surrounding 10 acres to Oakie		Stanwyck sells her share of Marwyck to Marx
1941		Marx sells residence and 10 surrounding acres to Thomas W. and Mary L. Quince	
1942		Quinces sell residence to Adrian Gilbert and Janey Gaynor	
1943			Marx sells Marwyck to J.H. Ryan who names it Northridge Farms
1950	Jack Oakie marries Victoria Horne		
1961			Northridge Farms sold
1966			Land is rezoned for single-family residential and commercial development
1978	Jack Oakie passes away		
1990	Residence designated as HCM No. 484		
2001	Residence donated to USC		
2003	Victoria Horne Oakie passes away		
2003	Greystone/Lennar Homes, Inc. acquires residence and proposes subdivision, followed by another proposal by Trimark Pacific Homes		
2010	City of Los Angeles purchases residence		

²³ Includes information from Table 1 of the CLR.

Architecture

Design of the residence as an English manor with French Normandy and Tudor Revival stylistic elements is attributed to Paul Williams and Robert Finkelhor. Although the exact role of each architect in this project is unconfirmed, it is possible that both contributed to its design.²⁴ The residence exemplifies the variety of Period Revival styles used in Williams' and Finkelhor's residential designs.

Paul Revere Williams (1894-1980)

In addition to his involvement with Oakridge, Williams designed numerous celebrity homes and ranch estates in the Valley, including the Nacio Herb Brown Residence in Encino (1935) and Craig/Harris Residence in Chatsworth (1939), which is an early, extant example of a Ranch style house. The following on Williams is excerpted from the CLR:

Paul Revere Williams (1894-1980) was one of Southern California's foremost architects, producing a remarkable number of buildings during a 60-year career. Williams is notable as a pioneering African American, whose distinguished architectural work secured a steady stream of wealthy and influential clients and high-profile commissions during a period of racial discrimination and segregation.

Williams was born February 18, 1894 in downtown Los Angeles to parents recently arrived from Memphis, Tennessee. Both parents died before Williams was five and he was raised by foster parents. After graduating from Los Angeles Polytechnic High School in 1912, Williams enrolled in an L.A. workshop of New York's Beaux Arts Institute of Design, eventually winning the Institute's medal of excellence. He attended the University of Southern California (USC) as an architectural engineering student and also attended several art schools.

Williams became a licensed architect in 1921; a year later, at age 28, he started his own firm, and had become a member of Los Angeles's first City Planning Commission, the first of many federal, state and local boards and

²⁴ Primary and secondary sources do not reveal that Finkelhor and Williams collaborated on projects. A building permit dated January 27, 1937 and a *Los Angeles Times* article dated January 31, 1937 titled "Movie Stars File Plans for Homes Near Van Nuys" list Finkelhor as the architect. Williams is credited as the architect in Victoria Horne Oakie's books *Jack Oakie's Oakridge* and *Life with Jack Oakie* and in the Historic-Cultural Monument application for the site, in addition to the Arts, Health, and Humanities Committee Report recommending its designation. 'Stanwyck Residence' is included within Williams' portfolio of projects in the book *Paul R. Williams Architect, a Legacy of Style* by Karen E. Hudson (New York, NY: Rizzoli International Publications, Inc., 1993).

commissions he would serve on throughout his life. In 1923, Williams joined the Southern California chapter of the American Institute of Architects (AIA), becoming the first African American member of the national organization. Later, he would become the first African American elected to the AIA College of Fellows.

Williams's residential business thrived during the 1930s, with clients attracted to his contemporary updates on traditional architectural styles such as English Tudor, Regency, and Mediterranean [revival styles]. His designs balanced elegance with informality and emphasized a close relationship between the interior and garden. "Foremost to all Paul Williams designs was his perfectionism and attention to detail," wrote his granddaughter, Karen E. Hudson.

Most of Williams's business came from well-to-do clients building homes in Los Angeles, Beverly Hills, Hancock Park, Bel-Air, Pacific Palisades and Brentwood, including many entertainment industry personalities. Clients in the 1930's included actor Tyrone Power, entertainer William "Bojangles" Robinson, silent film actress Corinne Griffith, and singer Grace Moore. A June 1940 article in *Architect & Engineer* magazine said of him: "Perhaps no one architect on the Pacific Coast has achieved greater success in domestic architecture than Mr. Williams." ...

Despite his success and accolades, Williams continually grappled with the presence of racial prejudice. In a July 1937 article in *American* magazine titled "I Am a Negro", Williams wrote: "Virtually everything pertaining to my professional life during those early years was influenced by my need to offset race prejudice, by my effort to force white people to consider me as an individual rather than as a member of a race."

During World War II, Williams served as a Navy architect. After the war, his firm continued to thrive, designing public schools, banks, auto dealerships, the Arrowhead Springs Hotel (in association with Gordon Kaufmann), the W&J Sloane department store, the Palm Springs Tennis Club, and the Golden State Mutual Life Insurance building. His firm also re-designed the public rooms and bungalows of the Ambassador Hotel, the famed Polo Lounge of the Beverly Hills Hotel and created the United Nations Building in Paris. Celebrity clients came to include Frank Sinatra, Desi Arnaz and Lucille Ball, Zsa Zsa Gabor, Barbara Stanwyck, Julie London, and Anthony Quinn. ...

By the time of his retirement in 1973, Williams had designed over 3,000 projects. He died in Los Angeles on January 23, 1980.

Robert Finkelhor (1899-1957)

Although Finkelhor did not rise to the same level of fame as Williams, he was also involved in designing large residences and celebrity estates. Finkelhor was born in Jeanette, Pennsylvania in 1899, studying architecture at the Carnegie Institute of Technology in Pittsburg.²⁵ In addition to serving in both World Wars, he was a member of the AIA from 1920 to 1923. Finkelhor spent the early portion of his career in Pittsburg and Washington, D.C. and designed Air Force offices in the Pentagon. He later moved to Los Angeles and began working as head of the architectural department for builder Paul C. Shitice in 1924.²⁶

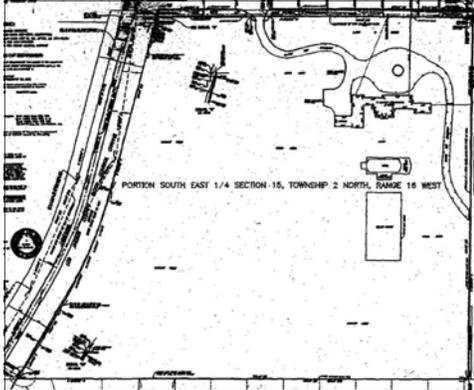
Finkelhor designed homes in a variety of Period Revival styles, commonly incorporating motifs prominent in the design of Oakridge, including stone veneer walls, false half timbering, multiple gabled rooflines, and wood shake roofs. His works include an estate on Mapleton Drive in Los Angeles for Metro-Goldwyn-Mayer (MGM) executive Hunt Stromberg, inspired by an English farmhouse (1932); home for Harpo Marx at 701 N. Canon Drive in Beverly Hills (1938, extant), and Cape Cod style residence in the Bel-Air neighborhood of Los Angeles for MGM writer Irving Brecher (1941). Other homes designed as English country estates include the residence of motion picture executive Henry Ginsberg at 918 Whittier Drive in Beverly Hills (extant) and the home of Bob Hope at 10346 Moorpark Street in the Toluca Lake neighborhood of Los Angeles (1939, extant). Following his death in 1957, friends and former clients established a full tuition scholarship for fifth year architecture students at USC.

²⁵ "Obituary," *Los Angeles Times*, 13 May, 1957, C7.

²⁶ "Architect Appointed Head of Department," *Los Angeles Times*, 30 Nov. 1924.



Northridge with Oakridge site outlined in red (Base map source: Google Earth)



Oakridge site (Mollenhauer Group)



Main entryway, view south (Chattel, 2011)



Entrance drive, view southeast (Chattel, 2011)

PHYSICAL DESCRIPTION

Site and Landscape

Located near the intersection of Devonshire Street and Reseda Boulevard in the Northridge neighborhood of the city of Los Angeles, the Oakridge site (Figures 13-14) is bordered by a car dealership and residential subdivision on its east and south sides, separated by CMU walls, and Wilbur Wash to the west, lined with chain link fence. A knoll with historic designed landscape occupies the northeast portion of the site, on which the residence and swimming pool are located. The remainder of the site slopes to the southwest, and an open field with vernacular landscape borders the knoll's south and west sides. A steep slope bordered by chain link fence occupies most of the north property line at Devonshire Street.

Vegetation consists primarily of oak and pepper trees that accentuate the site's topography and frame views of the Valley. Following are descriptions of site, hardscape, and landscape features, integrating observations from the CLR and 2004 Arborist's Oak Tree Report (Arborist Map included as Attachment C):

North of Residence

A main entryway at Devonshire Street (Figure 15) marks the beginning of an entrance drive (Figure 16) that leads to an oval-shaped motor court (Figure 17) immediately north of the residence. A front lawn occupies the space between the motor court southern edge and residence north elevation. A smaller driveway leads from the entrance drive to the garage wing (Figure 18). As excerpted from the CLR:

Main Entryway

The [main] entryway features a gate with two flagstone pillars approximately eight feet in height with curving walls of the same material extending to either side. A contemporary swinging gate, perhaps ten or twelve feet in length, restricts access to the site. South of the entrance, a remnant of what appears to be an automated gate mechanism stands to the side of the driveway.

Entrance Drive and Motor Court

The south side of the entrance drive is planted with California peppers (*Schinus molle*). A chain link fence extends approximately twenty feet along the edge of the entrance drive. Ten trees extend the length of the drive, which splits after a length of several hundred feet. The motor court and main entrance to the residence are located to the southeast. The garage and a small surface parking area are located to the southwest. A mature pepper is



Motor court, view west (Chattel, 2011)



Driveway to garage wing, view south (Chattel, 2011)

located near the entrance to the garage area, with a massive limb stretching eastward, embowering the top of the entrance drive with foliage. Three additional large peppers stand on the west side of the parking area in front of the garage.

Below the peppers on the south side of the entrance drive, an overgrown mass of vegetation, perhaps the remnant of an earlier trimmed hedge (*Pyracantha spp.*) reaches more than eight feet in height. A chain link fence extends approximately twenty feet along the edge of the entrance drive.

The north side of the drive is planted with lawn, Common Bermuda (*Cynodon dactylon*), and ground cover (*Lantana montevidensis*). A large California pepper is planted at the east side of the entrance, just inside the gate. The stump of a second pepper is located a few feet up the slope along the drive. Approximately half the distance from the entrance to the motor court, a flowering hedge of *Lantana* is planted along the edge. A row of Canary Island pines (*Pinus canariensis*) closely planted together begins here, extending along the north side of the motor court.

The spatial organization of the area north of the residence is defined by the topography, the residence, and circulation features. The motor court, in particular, occupies a large section of the area in front of the residence. In the center of this large oval-shaped asphalt turnabout is a fifteen-foot diameter circular planter with a foot high flagstone border. A massive oak (*Quercus agrifolia* [#272 in Attachment C Arborist Map]) is planted within, covering most of the motor court in shade.

Front Yard

The front yard, situated along Devonshire Street on the knoll between the residence to the south and motor court and entrance drive to the north, consists of remnants of a lawn that gently slopes downward from east to west. At its narrowest point, where the motor court nearly meets the residence's north elevation, the front yard is traversed by a short path leading to the residence main entry. As stated in the CLR:

Two semi-circular planting beds flank the main entry to the residence, occupying the area between the ends of the ... motor court and the residence. On the west, a large oak (*Quercus agrifolia* [#271]) surrounded by Algerian ivy (*Hedera canariensis*) groundcover. Immediately in front of the building the ivy yields to a path of square shaped block



Service drive east of residence, view south (Chattel, 2011)

pavers, a hedge, and four or five medium height ornamental trees (one appears to be citrus). A similar planting scheme occupies the east planting end, with a large olive (*Olea europaea* [#273]) surrounded by ivy. A similar foundation planting is present with a hedge and small ornamental trees located in front of the residence. However, unlike the west planting bed, the east planting bed extends past the east end of the residence around to the side yard. Ivy planted as groundcover around the olive [tree] reaches around the side of the residence, covering a large area. A path of concrete square block pavers is located here, also, leading around the side of the residence.



Wood fence detail, view south (Chattel, 2011)

East of Residence

At the east end of the motor court, a second service drive [Figure 19] extends several hundred feet to the south, then curves to the east where it terminates at a [CMU] wall at the east property line. The drive is paved in asphalt with an intermittent border. Several California peppers are planted here, along with a seemingly random assortment of other volunteer species. East of the drive, a row of Arizona cypress (*Cupressus arizonica*) ... lines the east boundary of the property. The junipers appear to be in poor condition. The remnants of a painted wood fence extend the length of the concrete block wall along the property line [Figure 20].

South of Residence

The area south of the residence consists of a rear yard (Figure 21) that slopes gently from north to south toward a swimming pool (Figure 22) oriented east to west and tennis court oriented north to south (Figure 23). A series of flagstone paths unite these site features with the residence, connecting with a rear porch and patio that provide direct access to interior spaces.



Rear yard with flagstone path leading to swimming pool, view south (Chattel, 2011)

Rear Yard

Two mature multi-trunked oaks (*Quercus agrifolia*) [were previously located in the rear yard] south of [the] residence, defining views of the residence from the south and views from the residence across the valley towards the Santa Monica Mountains. [The east oak (#165) is still extant, planted] within a teardrop-shaped planter bordered in flagstone and surrounded by a winding flagstone path leading from a covered porch down the slope, south to a swimming pool. Ivy surrounds the base of the tree. A second flagstone path leads from the south end of the west wing of the residence to the swimming pool. [The west oak



Flagstone path to swimming pool, view southeast (Chattel, 2011)



Tennis court, view north (Chattel, 2011)

(#166), located east of this path, has been damaged; only its trunk and a small branch are extant.]

The rear yard imparts a strong sense of enclosure, as oak groves have grown up to the edge of the yard on the southeast and southwest. A dense thicket of oaks and peppers covers the entire west side of the knoll, eventually merging with the peppers along the south side of the entrance drive and a wide variety of other vegetation bordering the open field. An area of open lawn is located southeast of the residence, roughly bounded by the south service drive, the swimming pool, and east flagstone path.

The rear yard slopes to allow a gradual step down from the residence to the swimming pool. A low retaining concrete wall, oriented east to west and perhaps ten inches in height is located ten feet or so from the north edge of the swimming pool. *Lantana* and star jasmine (*Trachelospermum jasminoides*) have been planted here to disguise the treatment. Both flagstone paths yield to two modest steps. *Lantana* can also be observed on the east side of the western flagstone path.

Foundation plantings adjacent to the residence are similar to those found at the north elevation: a low hedge with decorative shrubs and/or small trees behind. Throughout, the foundation planting hedge is Japanese boxwood (*Buxus microphylla japonica*). Notable among these plantings are three camellias (*Camellia japonica*) located against the west wing of the residence and a large overgrown bird of paradise (*Strelitzia nicolai*) at the southeast corner of the residence. Myrtle bushes (*Myrtus communis*), large bushes in the rear yard with very small leaves, are also located in this area. In the southwest corner, a wild profusion of ivy has overwhelmed a pepper tree, which appears to have died.

Swimming Pool and Tennis Court

The elevation of swimming pool is lower than [that of] residence, with tennis court still lower, extending south from the [slope's edge]. Retaining walls in this area create a terraced effect. The swimming pool and the tennis court are linked together by proximity, use, and a common pathway system.

The swimming pool is approximately sixty feet in length and twenty-five feet in width. A chain link fence surrounds the pool and deck. The decking is flagstone.



Knoll's west slope, view west toward field (Chattel, 2011)



Field, view south (Chattel, 2011)

A pathway leads from the southwest corner of the swimming pool south along the west side of the tennis court. The tennis court is set [into the slope near the knoll's southern edge]. The paved area is 120 feet in length and sixty feet wide. A concrete retaining wall separates the two areas. A high chain link fence surrounds the tennis court. Six light poles surround the perimeter of the court, three on the east side, three on the west.

Situated east of the tennis court, the portion of site sloping gently from north to south was originally occupied by an orchard; however, few citrus trees remain in this area.

Field

The field (Figures 24-25) occupies the remainder of the site bordering the knoll's south and west slopes. This portion of the site is undeveloped with tall, wild grasses and sporadic small groves of predominately oak and pepper trees. As described in the CLR:

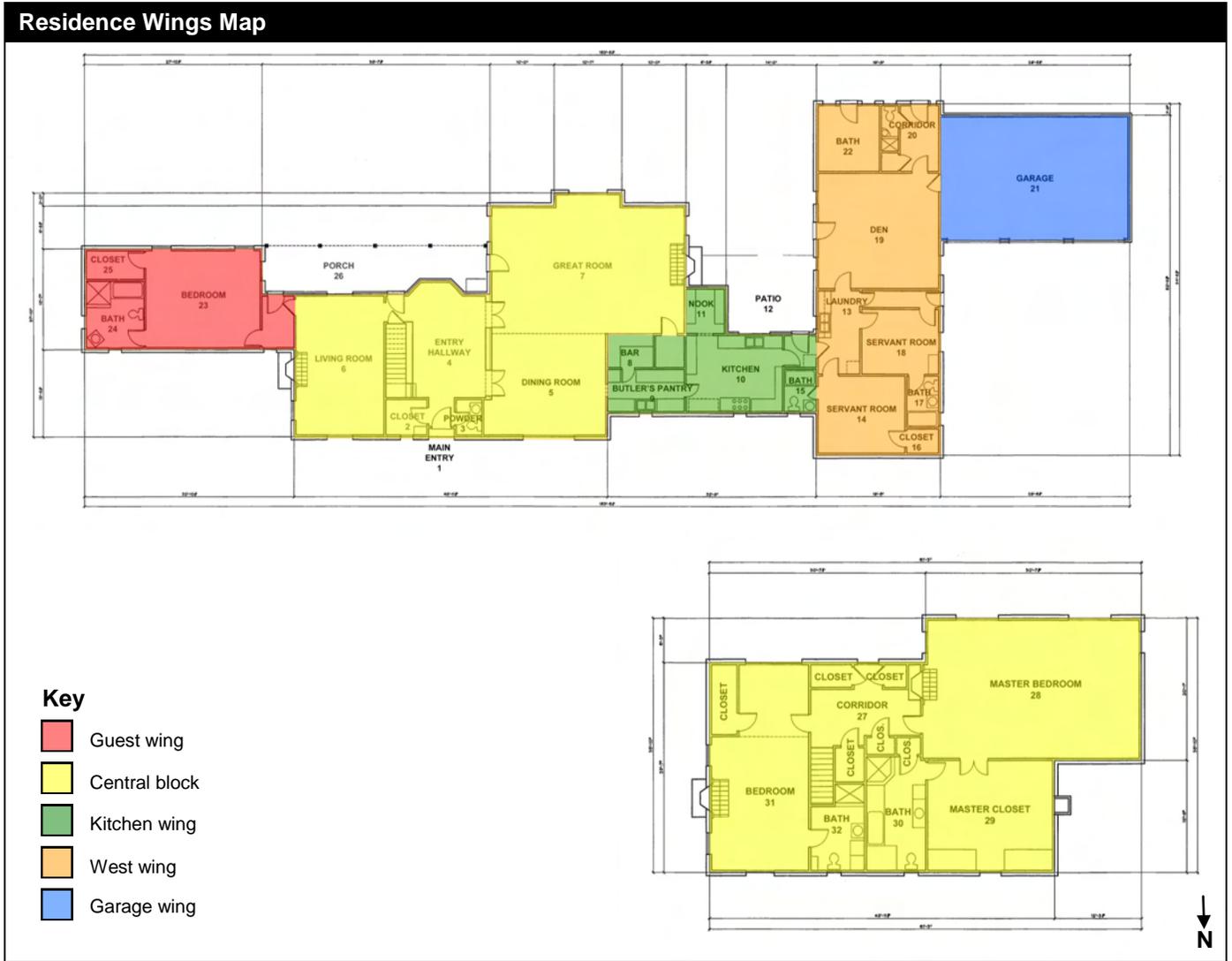
The [field consists predominantly of] False Oat Grass (*Arrhenatherum elatius*) which is very common in grasslands, roadsides, rough ground and as a garden weed. Large groves of primarily oak and pepper, mixed with a variety of other vegetation, have grown up along the west side of the knoll, shielding views of the residence from the field and forming a buffer. The area is bounded by the grove along the west side of the knoll, the southernmost portion of the concrete wall at the east property line (approximately 120 feet), the concrete wall along the south property line (879 feet), the chain link fence along the Wilbur Wash flood control channel at the west property line (approximately 650 feet), and the chain link fence along the western third of the north property line along Devonshire. As such, the field occupies a majority of the land area of the property, including most of the northwest and southwest quadrants and the southern portion of the southeast quadrant.

Several stands of trees have grown up within this mostly open grassy landscape. South of the entrance drive, in the northwest quadrant of the property, a variety of trees in small stands create a partially enclosed character, the most wooded of the three major sub-areas of the field. ...

Most of the southwest quadrant of the site is open. At the south end of the property, about 75 feet from the property line, a linear stand of trees extends a distance of nearly 200 feet [east to west]. Eight trees larger than six inches in diameter at breast height are located here. ...

Residence

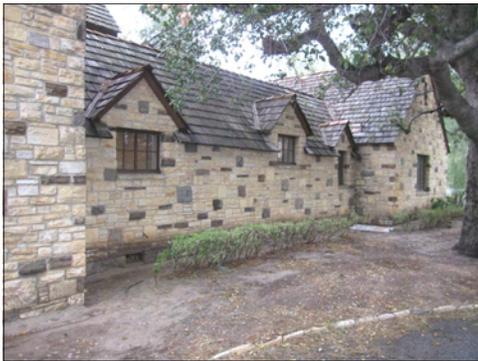
For clarity and as described in the physical description of residence exterior and interior on the following pages, each of the residence's spaces is assigned a room identification number and classified to one of five wings. In the first and second floor plans below and in Figure 26, spaces are labeled with room identification numbers and shaded in colors corresponding with wings.



Source for base drawings: Office of Historic Resources



North elevation, view southwest (Chattel, 2011)



Kitchen wing and west wing north elevations, view southwest (Chattel, 2011)



West wing west elevation and garage wing north elevation, view south (Chattel, 2011)



Garage wing south elevation, view west (Chattel, 2011)

Residence Exterior

The following description of the residence exterior is excerpted from the CLR:

This [residence] contains ... asymmetrical façades. The garage, service areas, and former guest quarters project from a principal residential section [central block, Figure 26]. The height of the structure varies. Most of the façade is clad with limestone veneer in an ashlar pattern, with darker sandstone blocks placed at intervals. [The multi-gabled roof is covered in wood shake. The residence also includes three chimneys clad in stone and a dumb waiter shaft in stucco.]

The central block [Figure 27] occupies the easterly area of the building site. This section of the residence is two-stories in height, with a symmetrical façade. The primary entrance is located at the motor court focal point. This recessed doorway is [elevated by one flagstone step,] accentuated with a slightly projecting stone surround and is flanked by two small rectangular window openings. Two window bays with steel casement windows are symmetrically placed on either side of the entrance at the ground floor. Four gabled dormers punctuate the steeply pitched, wood shake roof.

A one-story section containing the kitchen and ancillary rooms [kitchen wing, Figure 28] connects the central block of the residence to the westerly cross-gabled wing [west wing, Figures 29-30]. Three openings with divided light windows and gabled wall dormers puncture the north elevation of the [kitchen wing]. The north elevation of the [west wing] is pierced only by a bay of steel casement windows at the ground level and a small attic window opening above. Service spaces are located within this [north to south] oriented ... wing. The garage [garage wing, Figures 31-32] projects westward from this section in another cross-gable volume at the south end of the [west wing]. Three [wood garage doors] are located in the north elevation. The former guest quarters occupy the one-story projection at the east of the residence [guest wing, Figure 33].

The decorative scheme shifts at [secondary elevations, Figure 34], where Tudor style half-timbering adorns the upper story of the [south elevation, in addition to the garage wing south and



Guest wing north elevation, view south
(Chattel, 2011)



Residence south elevation, view north
(Chattel, 2011)



South elevation at rear porch, view north
(Chattel, 2011)



Detail of south elevation at great room,
view northeast (Chattel, 2011)

west elevations]. The rear of the house includes a variety of exterior volumes. A second-story overhang encloses a porch [Figure 35]. This recessed space extends along a portion of the easterly area and features wood porch supports, flagstone steps, and flagstone paving. Walls with half timbering are treated with stucco and painted a light contrasting color as is typical of the Tudor Revival style, and contain an oriel window, a doorway, and a bay of casement windows. The [central block south elevation, Figure 36] houses a slightly projecting bay of three sets of double casement windows. These ground floor windows and second-story bays with three sets of double casement windows are separated by wood trim exterior. At the second story, the half timbering accentuates this fenestration.



Entry hallway, view north (Chattel, 2011)



Partial basement, view south (Chattel, 2011)



Great room, view southeast (Chattel, 2011)

Residence Interior

The residence is asymmetrical in plan with public and private spaces confined to specific wings. Configuration of wings around a rear patio (Space 12)²⁷ and porch (Space 26) establishes a strong relationship between interior and exterior spaces; interior spaces are organized to embrace views of adjacent site features and the greater Valley. Public spaces are primarily concentrated within the central block of the first floor while more private spaces occupy outer wings and the second floor. Generally, vestibules separate public and private spaces. Interior plaster walls are either covered with wood paneling, wallpaper, or painted Sanitas-type wall coverings and adorned with decorative baseboards and crown molding. Ceilings are generally clad with wood paneling or covered with Sanitas. Flooring consists of hardwood, carpet, linoleum, cork, or exposed plywood (in areas where carpeting has been removed). Most carpeting, furnishings, and fixtures have been removed. Doors are of paneled wood.

Central Block (First Floor)

The central block's public spaces include an entry hallway (Figure 37, Space 4) flanked to the east by a living room and to the west by a dining room and great room. The primary entrance at the north end of the main entry is aligned with a canted bay window at the south end. A small closet/phone room (Figure 38, Space 2) and powder room (Figure 39, Space 3) are respectively situated east and west of the primary entrance. Occupying the east wall of the entry hallway is a staircase lined with a decorative stained wood banister leading to the second story. An additional set of stairs below this staircase leads to a partial basement (Figure 40). A mirror covers the west wall, which includes sets of paneled wood doors leading to the ornate dining and great rooms.

Oriented east to west, the great room (Figure 41, Space 7) is the residence's largest room and includes an exterior door to the rear porch on its east wall and fireplace with marble surround on its west wall. A rectangular bay projection extends from the center of the south wall. A bar (Figure 42, Space 8) and closet are located at the westernmost section of the north wall. Crown molding, wainscot, flooring, and the west wall's center panel with two engaged columns, are of dark, stained wood. A continuous mural painted on wallpaper extends across all walls depicting a farmhouse set within a Romantic, equestrian-oriented landscape.

²⁷ Space number references correspond to numbers identifying rooms in Figure 26.



Dining room, view east, note damaged wall paper at northeast corner and missing

The dining room (Figure 43, Space 5) floor, wainscot, and ceiling are of wood, and walls are covered in decorative wallpaper. The living room (Figure 44, Space 6) east of the main entry is simpler in design with uniformly colored walls. A fireplace with marble surround, topped by a mirror, occupies the center of the living room's east wall.



Living room, view northeast (Chattel, 2011)



Guest bedroom, view southwest (Chattel, 2011)

Guest Wing

The guest wing, extending east from the living room, includes a minimally detailed bedroom (Figure 45, Space 23) with adjacent closet (Space 25) and bathroom (Figure 46, Space 24). A vestibule at the bedroom's west end separates this wing from the central block, and an exterior door provides access to the rear porch (Space 26). Bathroom walls and counters are clad with white pigmented structural glass.



Guest bedroom bathroom, view east (Chattel, 2011)



Kitchen, view northwest (Chattel, 2011)



Dining nook, view south (Chattel, 2011)



Butler's pantry, view east (Chattel, 2011)

Kitchen Wing

The kitchen wing includes the kitchen (Figures 47-48, Space 10) with dining nook (Figure 49, Space 11) extending from the eastern portion of its south wall, and butler's pantry (Figure 50, Space 9) that connects to the dining room. Kitchen walls are lined with built-in wood cabinets. A wood molding with scalloped bottom edge extends above these cabinets. At the center of the north wall is a vintage stove. A counter with sink borders the south wall. Walls adjacent to the sink and stove are clad with white ceramic tile with a thin blue tile liner. Additional counters along the east and west walls feature dark stained wood. Flooring consists of cork tiles. The dining nook is occupied by a table with two built-in benches. Finishes and details in the butler's pantry are similar to those in the main kitchen. A vestibule connects the kitchen with the west wing while providing access to a small, walled rear patio (Space 12) through an exterior door.



Laundry room, view south, (Chattel, 2011)

West Wing

Oriented north to south, the rectangular west wing consists of a private northern half and public southern half. Spaces within the northern half are minimally detailed and include a laundry room (Figure 51, Space 13) bordered to the north and west by servant's bedrooms (Figures 52-53, Spaces 14, 18), each with a bathroom (Spaces 15, 17). A narrow corridor runs from the laundry room to an exterior door on the west side of the house, near the garage. The southern half is occupied primarily by a den (Figure 54, Space 19) with walls clad in dark stained wood. The den includes exterior access at its east and west walls. Two bathrooms are south of the den. The west bathroom (Figure 55, Space 20) with partitioned lavatory and shower and decorative wallpaper is accessible from the den and exterior. The east bathroom (Space 22) is accessible only by an exterior door.



West servant room, view west (Chattel, 2011)



Den, view northeast (Chattel, 2011)



Garage interior, view west (Chattel, 2011)

Garage Wing

The interior of the garage wing (Figure 56, Space 21) can accommodate three cars and is utilitarian in character with exposed concrete floors and walls and ceiling clad in smooth plaster.

Second Floor

The second floor occupies the footprint of the central block and includes a corridor (Figure 57, Space 27) bordered to the east and west by bedrooms, each with a bathroom. Flooring consists of exposed plywood in areas previously covered in carpet, and ceilings are chamfered near exterior walls where top plates are low. The corridor includes four closets/storage spaces. The north to south oriented eastern bedroom (Figure 58, Space 31) occupies the width of the second floor and includes a stone-clad fireplace at the center of its east wall; this room shares most of the living room's (Space 6) footprint. Walls feature wood wainscot and textured wallpaper, and the bathroom (Figure 59, Space 32) is detailed similar to the guest wing bathroom with white pigmented structural glass surfaces. The east to west oriented master bedroom (Figure 60, Space 28) consists of a large rectangular space sharing most of the great room's footprint. A marble fireplace occupies the center of the east wall, and walls are painted a uniform color. Double-doors on the north wall lead to a large master closet (Figure 61, Space 29) with built-in cabinets. A dumbwaiter at the west wall runs between this room and the butler pantry below. Vertical surfaces are painted with alternating gray and off-white stripes. Fabric in the same pattern forms a tent-like canopy above. East of the master closet is a bathroom (Figure 62, Space 30) featuring marble surfaces.



Second floor corridor, view west (Chattel, 2011)



East bedroom, view north (Chattel, 2011)



Master bedroom, view west (Chattel, 2011)



Master closet, view northwest, note dumbwaiter door on west wall (Chattel, 2011)



Chimney with upper portion removed (Chattel, 2011)



Main entryway gate attached to contemporary metal posts (Chattel, 2011)

Alterations

Minimal changes have been made to the residence and its surrounding landscape since the Oakies acquired the property in 1940.

Site and Landscape

Reduction in the site boundary resulted in alterations during the period of significance, including construction of CMU walls on the property's south and east sides and chain link fence on its west side. Widening of Devonshire Street resulted in removal of landscaping and some alterations to the main entryway gate, including construction of contemporary metal posts that resulted in moving the wood gate south from the limestone-clad pillars to allow for queueing (Figure 64). Most original wood fences were removed, although some remnants remain at the east property line. Landscape alterations include removal of trees and addition of new vegetation, including foundation plantings added along the north elevation during the property's period of significance. As the property has sat vacant, volunteer vegetation throughout the field and area east of the residence has become more prevalent. Finally, trees located along the east property edge have died, but have not been removed.

Residence

The most notable changes made to the exterior involved removal of the upper portions of three chimneys, likely due to seismic corrections (date unknown, though likely following the 1994 Northridge Earthquake, Figure 63). Minor changes made to interior spaces include application of new wallpaper and introduction of new paint colors and stains on interior wood paneling. For example, a photograph of Stanwyck taken in the dining room (Figure 8) shows dark stained wood wainscot, which was later painted a lighter color. Historic photos also show changes made to the great room, which was originally characterized by a more rustic ambiance. The great room included textured wood paneling, comparable in style to paneling in the den, in addition to a fireplace clad in limestone veneer, matching the residence exterior, with no mural (Figure 7). Great room alterations were made during the residence's period of significance and have taken on importance in their own right. While the property has sat vacant, interior fixtures and furnishings have been removed. Windows have been temporarily covered with plywood to prevent further vandalism and theft.



Dormers at north elevation, view south
(Chattel, 2011)

CHARACTER-DEFINING FEATURES

Character-defining features are the physical elements of a building that convey its significance. A three-step approach, as described in *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*²⁸ is utilized to identify materials, features, and spaces that contribute to the visual character of Oakridge. The purpose of this approach is to identify features or elements that give a building its visual character and that should be preserved to the maximum extent possible. This approach involves first describing a building from afar in order to present the characteristics that comprise its overall setting and architectural context; then describing the exterior up close to define materials, surface finishes, and manner in which it was constructed; and, finally, describing the spaces, rooms, and details that comprise its interior visual character.

Overall Visual Aspects

Major contributors to a building's overall character are embodied in general aspects of its setting and landscape; shape; roof and roof features; projections; recesses or voids; fenestration patterns; and exterior materials. Analysis of overall visual aspects also involves assessing whether certain elevations are more articulated architecturally than others.

Significant

- Site topography with a knoll bordered to the south and west by a field at lower elevation
- Concentration of historic designed landscape features on knoll balanced by field's vernacular landscape
- Main entryway at Devonshire Street
- Entrance driveway extending from main entryway at Devonshire Street to motor court in front of residence
- Location and orientation of swimming pool and tennis court (set into slope) south of residence and series of curved pathways connecting these features to the residence
- Residence's asymmetrical plan and massing, consisting of two-story and one-story portions
- Residence's multiple gabled rooflines with dormers (Figure 65)

Contributing

- Remnants of original wood fencing (Figure 66)
- Pattern of main entry and multiple exterior doors
- Steps at residence exterior (Figure 67)

²⁸ National Park Service, Department of the Interior, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington D.C.: National Park Service, undated).



Wood fence remnant in field (Chattel, 2011)

Non-contributing

- East service drive
- Orchard east of tennis court
- Fences and walls at site boundaries

Visual Character at Close Range

Identifying visual character at close range reveals surface qualities of materials, such as their color and texture, or surface evidence of the manner in which they were fabricated or installed. In some instances, visual character is the result of the juxtaposition of materials that are contrastingly different in their color and texture. Many of these qualities can be easily damaged or obscured by work that affects surfaces, such as painting previously unpainted surfaces.



Step at main entry (Chattel, 2011)

Significant

- Landscape on knoll, including the following trees (highlighted and identified by number in Arborist’s Map in Attachment C): #165, 166, 271, 272, 273
- Placement of and relationships between stone veneer, stucco, wood siding, and false half timbering on residence’s exterior elevations (Figure 68)
- Residence’s shake roof
- Residence’s steel sash windows

Contributing

- Asphalt paving at entrance driveway and motor court
- Exterior flagstone paving
- Flagstone-clad planters
- Foundation plantings at north elevation
- Residence’s original exterior wall mounted light fixtures



Multiple materials on central block west elevation (Chattel, 2011)

Non-contributing

- Residence’s air conditioning unit mounted in restroom window at west wing south elevation

Visual Character of Interior Spaces, Features, and Finishes

Shape of a space may be an essential part of interior character, in addition to interior features and finishes. In some rooms, primary visual aspects may be in decorative features such as lighting fixtures or floor surfaces.

Significant

- Concentration of public spaces in central block first floor balanced by more private spaces in other wings and on second floor
- Interior circulation patterns with multiple interior and exterior doors to rooms



Great room south wall projection, view southeast (Chattel, 2011)



Fireplace at master bedroom east wall, view east (Chattel, 2011)



Canted bay window at entry hallway south wall (Historic Resources Group, 2005)



Dining room wallpaper (Historic Resources Group, 2005)

- Rectangular bay projection at center of great room south wall (Figure 69)
- Great room mural
- Ornate detailing of entry hallway, great room, and dining room in relation to more utilitarian design of other spaces

Contributing

- Three interior fireplaces (Figure 70)
- Wood paneling and wainscot
- Wood clad ceiling in dining room
- Original restroom and kitchen fixtures
- Linoleum and finished wood floors
- Mirrored walls in entry hallway
- Canted bay window in entry hallway (Figure 71)
- Wallpaper in great room (Space 7), dining room (Space 8, Figure 72) and den corridor (Space 20)
- Pigmented structural glass surfaces in guest wing bathroom (Space 24) and east bedroom bathroom (Space 32)
- Built-in cabinets and counter surfaces in kitchen and butler pantry
- Built-in cabinets, ceiling fabric, and painted stripe design in master closet
- Dumbwaiter
- Original light fixtures, where extant

Non-contributing

- Contemporary light fixtures added at locations of missing original fixtures
- Exposed plywood floors

ASSESSMENT OF SIGNIFICANCE, INTEGRITY, AND CONDITIONS OF CHARACTER-DEFINING FEATURES

After the City acquired the property, RAP completed a detailed condition assessment (RAP document, Attachment B) for the residence, focusing primarily on interior character-defining features and spaces in need of repair. Chattel conducted three walkthroughs to document and evaluate significance, integrity, and conditions of interior and exterior character-defining features and spaces. Tables 2, 3, and 4 provide an update to the RAP document, focusing on site features and building materials and elements in need of repair. Probable causes of material deterioration are also noted, when applicable.

Significance

As reuse of Oakridge will require some alteration of spaces, significance of each space was assessed to determine the level of flexibility for accommodating new uses. Significance of character-defining features was also assessed to prioritize future work. Based on this assessment, space allocation and work prioritization recommendations are described in Part 2 of this HSR. Significance was determined by considering importance of each feature or space and how it relates to the site historically. In the following tables, each feature is assigned to one of three hierarchically-arranged categories: significant, contributing, or non-contributing. Similarly, each space is assigned to a category of primary, secondary, or tertiary significance. Spaces of primary significance most contribute to a property's sense of time and place and include the entry hallway, dining room, great room, and den, which rank among the residence's most public spaces. The stairway and second story corridor serve as an extension of this public realm, also categorized as spaces of primary significance. Spaces of secondary significance include the upstairs bedrooms, guest bedroom, living room, and kitchen, all of which served important roles in the everyday lives of Stanwyck and the Oakies while being less a part of guests' experiences. Finally, spaces of tertiary significance include the garage, closets, and rooms at the southern portion of the west wing. These rooms were generally not intended to be seen by guests and are the most utilitarian in their design. Results of assessment of significance of interior spaces are mapped onto floor plans for the residence's two levels in the map following Table 4 (Figure 73).

Integrity

Assessment of integrity involved consideration of the extent to which each feature or space has been modified over time. Integrity encompasses physical and visual characteristics of a feature or space necessary to convey its significance. In the following tables, each feature or space is assigned to one of three integrity

classifications: high, medium, or low. Features maintaining high levels of integrity have experienced very few to no alterations, while those with low levels of integrity have been heavily altered.

Condition

Features and spaces were also assigned to one of three categories relating to condition: good, fair, or poor. In contrast to features in good condition, those in poor condition require the greatest amount of work to be restored to their original appearance. Features in fair condition require less restoration work than those in poor condition.

Site Features

Significance, integrity, and condition of site features are included in Table 2, which synthesizes observations from the CLR . Since the CLR was written in 2005, some site features have experienced further deterioration, and these updated observations are noted.

Table 2: Site Features Assessment				
Feature	Location	Significance	Integrity	Condition
Knoll	Northeast portion of site	Significant	High; no major changes to topography; historic designed landscape features are extant	Fair; dense weeds and volunteer vegetation occupy open areas formerly occupied by lawns; however, these can easily be removed
Gate at main entryway	Devonshire Street property line	Significant	Medium; swinging gate has been relocated and attached to contemporary metal posts; however, original limestone pillars are extant; gate should be restored to limited use	Poor; east entrance pillar is damaged, possibly due to vehicle collision
Entrance driveway and associated vegetation (pepper trees and hedges)	From Devonshire Street/main entryway to residence, on knoll	Significant	High; driveway has likely been repaved	Fair; cracks throughout paving; some pepper trees overgrown
Motor court, including flagstone-clad circular planter and oak tree (#272 in Arborist's Oak Tree Report)	North of residence, on knoll	Significant	High; paving surface likely changed during period of significance; compatible Canary Island pines added during period of significance	Fair; dense weeds and volunteer vegetation occupy surrounding areas formerly occupied by lawns; however, these can easily be removed; cracks throughout paving
Front lawn	North of residence, on knoll	Contributing	Medium; north and east edge conditions were altered during period of significance	Fair; dense weeds and volunteer vegetation occupy lawn; however, these can easily be removed
Oak tree (#271 in Arborist's Oak Tree Report)	North of residence, west of main entrance, on knoll	Significant	High	Good
Olive tree (#273 in Arborist's Oak Tree Report)	Northeast corner of residence, on knoll	Significant	High	Good

Table 2: Site Features Assessment (Continued)				
Feature	Location	Significance	Integrity	Condition
East service drive and associated vegetation (hedges and peppers)	East edge of site, on knoll	Non-contributing	Medium; driveway now ends at CMU wall at east property line	Fair; dense weeds and volunteer vegetation occupy surrounding areas formerly occupied by lawns; however, these can easily be removed; cracks throughout paving
Remnants of wood fencing	East edge of site and in field south of knoll	Contributing	Low; large portions removed	Poor; dry rot prevalent
Rear yard, including retaining walls north and south of pool	South and east of residence, on knoll	Significant	High; although oak grove on slopes surrounding rear yard has enclosed this area, rear yard historic designed landscape features are extant	Fair; dense weeds and volunteer vegetation occupy surrounding areas formerly occupied by lawns; however, these can easily be removed
Oak tree (#166 in Arborist's Oak Tree Report)	South of residence, in rear yard on knoll	Significant	High	Good
Oak tree (#165 in Arborist's Oak Tree Report)	South of residence, in rear yard on knoll	Significant	Low; majority of tree is no longer extant	Poor; majority of tree is no longer extant
Flagstone paths	South of residence, in rear yard on knoll	Significant	High	Fair; some elements of flagstone paving cracked or loose.
Swimming pool and flagstone paving	South of residence, on knoll	Significant	High	Fair; some elements of flagstone paving cracked or loose.
Tennis court, including retaining walls	South of swimming pool	Significant	High	Good
Field	Portion of site west and south of knoll	Contributing	Low; vegetation has become increasingly dense; edge conditions changed with construction of CMU walls and chain link fencing	Poor; vegetation is overgrown
Slope at front yard	North property line along Devonshire Street	Non-contributing	Low; altered with widening of Devonshire Street	Poor; vegetation is overgrown and steep slope is prone to erosion

Residence Exterior

The residence exterior is generally in good condition. Areas of concern mainly include exposed wood, which shows signs of dry rot and moisture penetration. While most limestone veneer is in good condition, specific areas show signs of erosion. Significance, integrity, and condition of residence exterior character-defining features in need of repair or replacement are noted in Table 3.

Table 3: Residence Exterior Features Assessment				
Feature	Location	Significance	Integrity	Condition
False half timbering	South and west elevations	Significant	High	Fair; dry rot prevalent
Wood siding	Second floor east and west gable ends; west wing south gable end	Significant	High	Fair; dry rot prevalent
Wood porch piers	Porch, Space 26	Significant	High	Fair; dry rot prevalent; direct contact between piers and porch surface may exacerbate water-related damage
Limestone veneer	Throughout residence	Significant	High	Fair; limestone is generally in good condition; erosion is prevalent adjacent to half timbering, particularly at central block west elevation
Wood shake roof	Throughout residence	Significant	High	Good; elements in need of repair have been replaced in kind
Steel sash windows	Throughout residence	Significant	High	Fair; windows are generally in good condition; while temporary wood boards have deterred vandalism, glass on two west facing, second story windows is broken
Exterior light fixtures	Throughout residence	Contributing	High	Poor; exterior light fixtures at main entrance, rear porch, garage wing west elevation, and west wing south elevation are either missing or damaged

Residence Interior

Elements and materials in need of repair or replacement are described on a room-by-room basis in Table 4, which synthesizes observations made in the RAP document. Each room’s name and designated room number are referenced when identifying areas that require repair of materials and features.

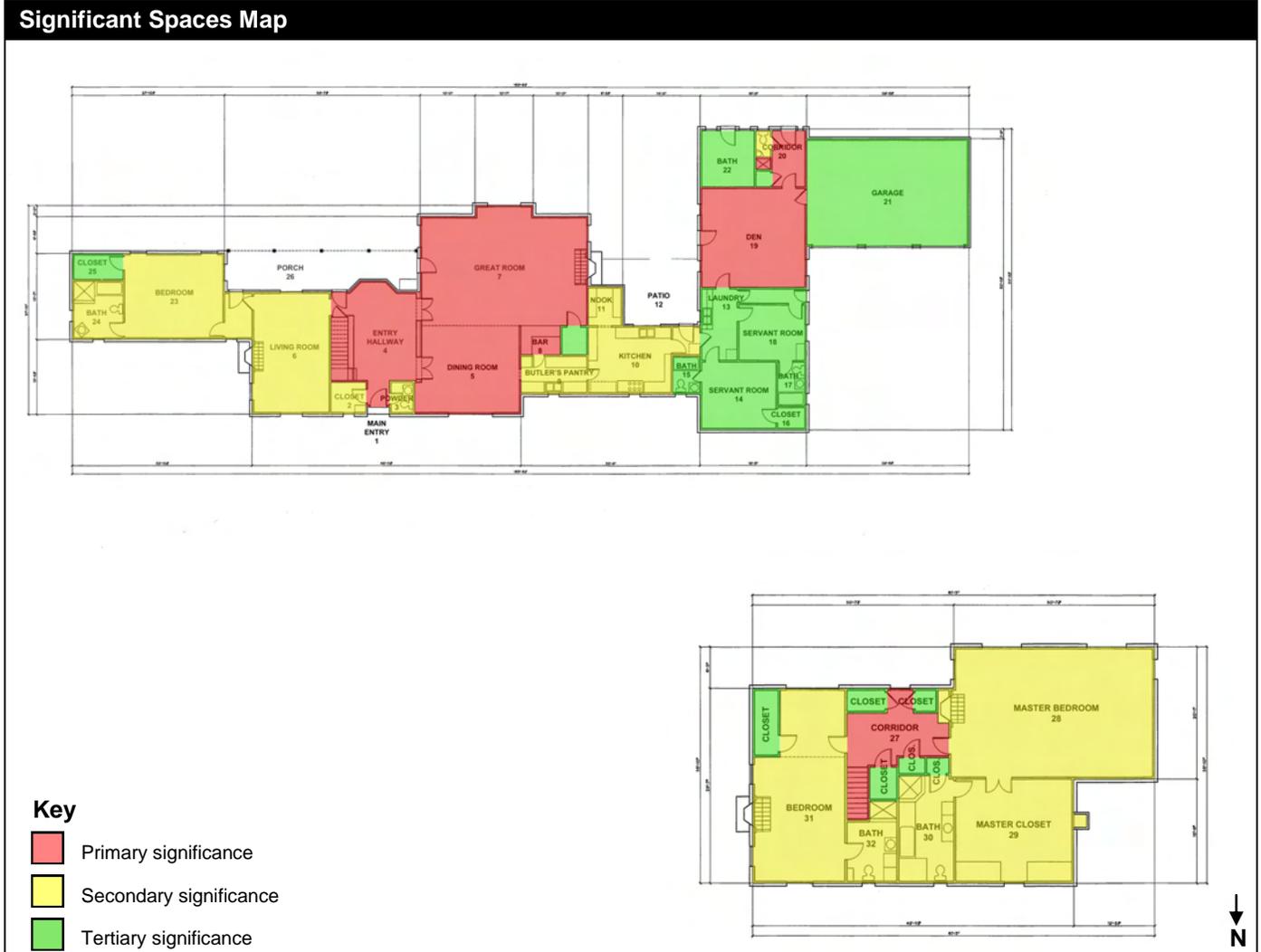
Table 4: Residence Interior Features and Spaces Assessment				
Feature	Location	Significance	Integrity	Condition
Closet/Phone room	Space 2	Contributing	High; Ceiling mounted light fixture missing; built-in desk missing drawer	Good; cracks visible in ceiling
Powder room	Space 3	Contributing	High; wall-mounted mirror damaged and adjacent light fixture missing	Good; wall and ceiling paper show minor damage and cracks with areas of ceiling paper peeling
Entry hallway	Space 4	Significant	High; sconces removed from south wall; carpeting removed from stairs	Fair; mirror on west wall cracked and decorative elements missing
Dining room	Space 5	Significant	High; chandelier missing	Fair; cracks visible around west door frame; wallpaper damaged by water, particularly around north window
Living room	Space 6	Contributing	High; carpeting removed; sconces missing from east wall	Good; minor cracks visible in walls
Great room	Space 7	Significant	High; only room with extant carpeting	Good; minor cracks in ceiling surface
Butler’s pantry	Space 9	Contributing	High; ceiling mounted light fixture missing	Good
Kitchen	Space 10	Contributing	High; ceiling mounted light fixture missing	Good; cracks in ceiling surface; paint peeling on beam above opening to dining nook (Space 11)
Laundry room	Space 13	Non-contributing	High; ceiling mounted light fixture and west door missing in vestibule; ceiling mounted light fixture missing from corridor south of west servant room	Good; wall paper peeling in portions of laundry room

Table 4: Residence Interior Features and Spaces Assessment (Continued)

Feature	Location	Significance	Integrity	Condition
North servant room	Space 14	Non-contributing	High; ceiling mounted light fixture replaced with contemporary linear fluorescent fixture	Good
North servant bathroom	Space 15	Non-contributing	High; wall mounted light fixture missing	Good
West servant bathroom	Space 17	Non-contributing	High	Good; wallpaper peeling behind toilet
West servant room	Space 18	Non-contributing	High; ceiling mounted light fixture missing	Good
Den	Space 19	Significant	High; ceiling mounted light fixture missing	Good
Pool area bathroom	Space 22	Non-contributing	High	Fair; elements of linoleum floor missing
Guest wing bedroom	Space 23	Contributing	High; ceiling mounted light fixtures missing in bedroom and vestibule; carpeting removed	Good; minor cracks around east and west doorframes
Guest wing bathroom	Space 24	Contributing	High; wall mounted light fixtures missing; carpeting removed, revealing original linoleum	Good; aluminum bent at top of shower entry door
Second floor corridor	Space 27	Significant	High; ceiling mounted light fixture missing; carpeting removed	Good; wallpaper and paint chipped at wall corners
Master bedroom	Space 28	Contributing	High; carpeting removed	Fair; wallpaper torn and peeling on east wall; cracks in east and west walls and ceiling
Master closet	Space 29	Contributing	High; chandelier missing	Fair; ceiling fabric torn and faded

Table 4: Residence Interior Features and Spaces Assessment (Continued)				
Feature	Location	Significance	Integrity	Condition
Master bathroom	Space 30	Contributing	High; carpeting removed; ceiling mounted light fixture missing	Good
East bedroom	Space 31	Contributing	Medium; stone veneer above fireplace removed; carpeting removed; original ceiling mounted light fixture extant	Fair; wallpaper torn on all walls; cracks visible in ceiling; water damage at ceiling (further water damage mitigated by shake roof repairs)
East bathroom	Space 32	Contributing	High; carpeting removed, revealing original linoleum	Fair; wall mounted light fixture loose; counter surface cracked

As previously described, each of the residence's spaces is assigned to one of three hierarchically-arranged significance categories: primary, secondary, or tertiary. Results of assessment of significance of interior spaces are mapped onto floor plans for the residence's two levels below:



Source for base drawings: Office of Historic Resources

PART 2: RECOMMENDATIONS AND ALTERNATIVES

Evaluation of Oakridge's evolution, physical appearance, existing conditions, and character-defining features in Part 1 is used to guide historic preservation objectives and work recommendations in Part 2. This section defines an overall treatment approach for future work, addressing stakeholders' current goals for reuse of Oakridge, and includes recommendations and alternatives for achieving these goals.

HISTORIC PRESERVATION OBJECTIVES

Following immediate past CD12 Councilman Greig Smith's securing of \$3.8 million in Quimby fees to purchase and rehabilitate Oakridge and RAP's authorization to acquire the site in 2009, the PAB was assembled to provide community stakeholders the opportunity to formulate and consider reuse alternatives for the site. Although stakeholders' ideas are still being conceptualized, programmatic functions envisioned for the site include special events; educational and cultural programming; recreation; and conservation of the natural environment. In April 2011, landscape architecture firm Mia Lehrer + Associates created a Preliminary Conceptual Plan (Attachment D) that includes inspiration images and a site plan incorporating reuse ideas.

To achieve these objectives, space must also be allocated for additional parking, accessible entry, and support spaces, including caretaker's quarters. Furthermore, as identified in Tables 2, 3, and 4 of this HSR, there are significant character-defining features and spaces in poor condition that must be stabilized to accommodate new uses. Among work items and space allocation recommendations for future programming described in the following sections, stabilization of deteriorated features and rehabilitation of interior spaces to accommodate on-site caretaker's quarters should be priorities.

REGULATORY SETTING AND TREATMENT APPROACH

Due to the fact that Oakridge is a designated HCM, all work on the site is subject to review by the OHR and must conform with the *Secretary's Standards*.

Secretary's Standards

The *Secretary's Standards* provides the following four treatment approaches for historic properties:

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

Because furniture and artifacts associated with Stanwyck's and the Oakies' period of residence no longer remain at the residence,²⁹ restoration as a house museum, which would require facsimile reproduction of earlier furniture, is neither the most feasible nor appropriate treatment approach for Oakridge. Instead, rehabilitation is a more appropriate treatment to accommodate stakeholders' historic preservation objectives. Future rehabilitation work will depend on locations of significant spaces, feasible uses of each space, and structural/building code limitations on future uses. Following are rehabilitation standards:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

²⁹ Mrs. Oakie donated furniture and memorabilia associated with the Oakie's period of residence to the University of Wyoming American Heritage Center prior to bequeathing Oakridge to USC.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Secretary's Standards* are not prescriptive, and are intended to be flexible and adapt to specific project conditions, including aspects of reuse, functionality, and accessibility. To inform qualified professionals involved in interpreting and applying the *Secretary's Standards*, the National Park Service (NPS) has compiled written guidance, including a series of *Preservation Briefs*, *Tech Notes*, and *Interpreting the Standards Bulletins*.

California State Historical Building Code

In addition, the California State Historical Building Code (CHBC, Part 9 of Title 24) applies to Oakridge rehabilitation work. Defined in Sections 18950 to 18961 of Division 13, Part 2.7 of California's Health and Safety Code, the CHBC exists to preserve the state's architectural heritage by recognizing unique construction issues inherent in maintaining and rehabilitating historical resources. The CHBC is mandatory and includes both prescriptive and performance based approaches for compliance. The CHBC provides alternative building regulations for permitting repairs, alterations, and additions necessary for preservation, rehabilitation,

relocation, related construction, change of use, or continued use of a "qualified historical building or structure."

Section 18955 of the CHBC defines such a "qualified historical building or structure" as follows:

Any structure or property, collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks. This shall also include places, locations, or sites identified on these historical registers or official inventories and deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction.

As an HCM, Oakridge qualifies as a historical building. CHBC standards and regulations are intended to enable rehabilitation that achieves the following objectives:

- Preserve significant and contributing character-defining features
- Encourage energy conservation and cost effective approach to preservation
- Provide for reasonable safety from fire, seismic forces, or other hazards for occupants and users of historical buildings, structures, and properties
- Provide reasonable availability and usability by the physically disabled

Office of Historic Resources

As part of the Los Angeles Department of City Planning, the OHR seeks to create a comprehensive, state-of-the-art, and balanced historic preservation program. In addition to coordinating a City-wide historic resources survey, the OHR is committed to integrating historic preservation within City planning processes. Together with the City's Cultural Heritage Commission, the OHR oversees designation and protection of HCMs. As an HCM, all proposed work at Oakridge is subject to review by the OHR.

FUTURE PROGRAMMING AND SPACE ALLOCATION

In thinking about ways in which Oakridge can be adapted for new uses, including programmatic and support functions, it is necessary to consider opportunities and constraints for the site as a whole and the residence specifically, all of which are described in this section.

For the overall site, the Preliminary Conceptual Plan includes location recommendations for programmatic functions in addition to such new site features as a multi-purpose pavilion structure, which should be compatible in design and scale with the Oakridge site. The field bordering the knoll's south and west sides provides the greatest amount of flexibility for accommodating new uses. In contrast to the knoll's historic designed landscape, which has been identified as significant, the field is characterized as a vernacular landscape that is more pastoral in character with undeveloped open space, retaining to some degree the character of the Marwyck Ranch with which it was previously seamlessly connected. This contrast between the knoll and field is a significant element of the site's character, and integrity of the field's pastoral character should be respected when considering rehabilitation alternatives. Furthermore, new construction should be compatible with the site's character-defining features, conforming with *Secretary's Standards 2 and 9*.

As previously described in Part 1 of this HSR, the residence's interior spaces were assessed for historic significance on a room-by-room basis, and each space was then assigned to one of three hierarchically-arranged categories: primary, secondary, or tertiary. Each of these designations denotes a different treatment approach for future reuse of the building. Spaces of primary significance have the least amount of flexibility for alterations, tending toward the preservation treatment approach, where maintenance is a priority, while spaces of tertiary significance, deemed to be least significant, have greater flexibility for rehabilitation and reuse.

Programmatic Functions

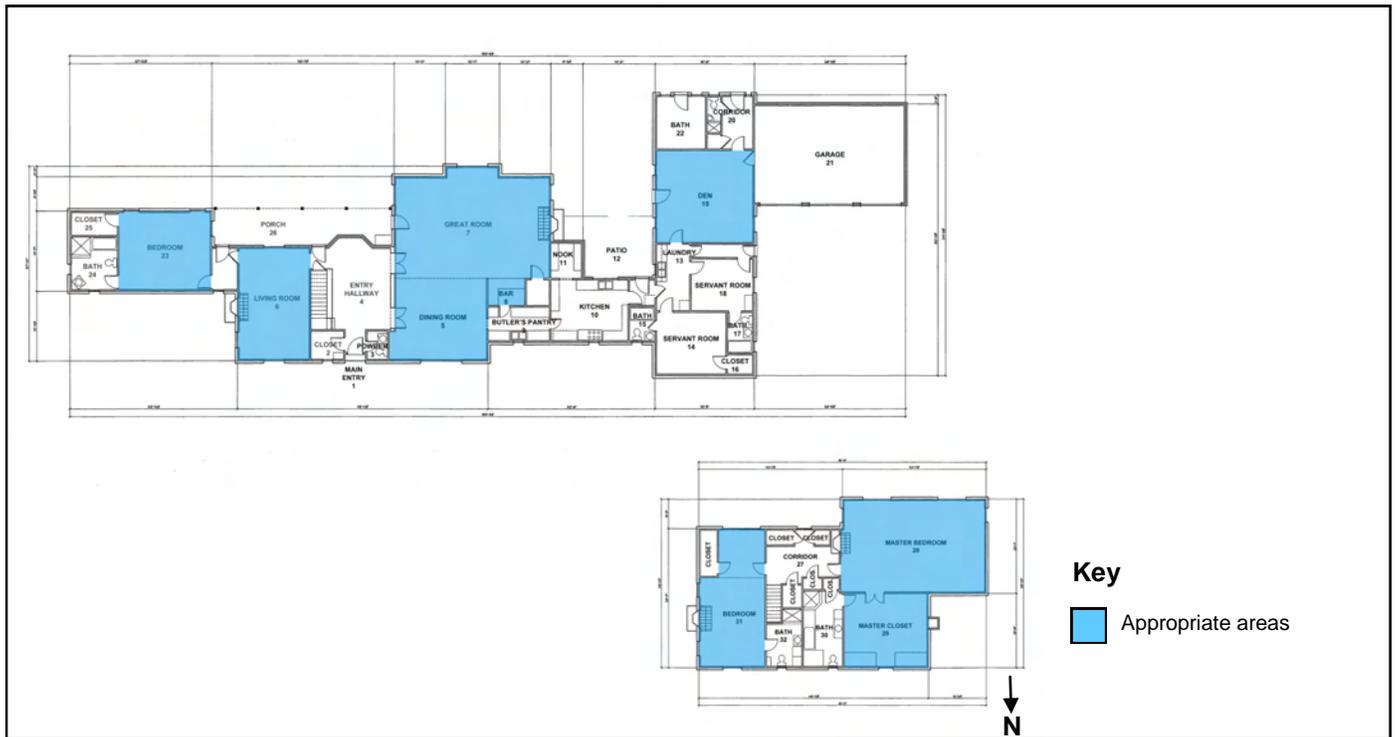
Historic preservation objectives for Oakridge include the following programmatic functions, which are not mutually exclusive: special events; educational and cultural programming; recreation; and conservation of the natural environment. Following is discussion of programmatic opportunities and potential spaces for these functions:

Special Events

Used historically by the Oakies as a location for special events, the residence and its site can accommodate events of a variety of scales, including weddings and other private events. Areas with open space suitable for special events include the tennis court,

field, and rear yard and pool areas immediately south of the residence. A new multi-purpose pavilion could also accommodate special events.

The residence’s interior rooms can accommodate a variety of programmatic functions, including special events (Figure 74). Spaces of primary and secondary significance, such as the dining room (Space 5), living room (Space 6), great room (Space 7), den (Space 19), and master bedroom (Space 28) retain character-defining features that evoke a strong sense of time and place and can accommodate special events.



Appropriate spaces in residence for events, programming, and exhibits (Chattel, 2011)

Educational and Cultural Programming

Associated with the lives of celebrities Stanwyck and the Oakies; architects Williams and Finkelhor; and broader themes of Valley celebrity estates and Northridge’s equestrian oriented landscape, Oakridge’s rich history can serve as a focal point for educational and cultural programming, including site tours and school fieldtrips. Additional programming options include concerts, movie screenings, exhibits, and classes. Existing exterior spaces, including the tennis court, field, and rear yard, in addition to a new multi-purpose pavilion could accommodate such programs.

Within the residence (Figure 74), the dining room (Space 5), living room (Space 6), great room (Space 7), den (Space 19), and



Located west of downtown Los Angeles, Vista Hermosa Park includes a natural playground with climbing sculpture shaped like a turtle (goexplorenature.com)



A natural playground at the Barnett House in Stockton, California includes an organically shaped sand pit, grassy hill with small slide, and willow tunnel (LandCurrent)



Grassy hill with small slide at Barnett House natural playground in Stockton, California (LandCurrent)

master bedroom (Space 28) could accommodate educational and cultural programs, in addition to such smaller spaces as the guest bedroom (Space 23), master closet (Space 29), and second floor east bedroom (Space 31).

Recreation

As the majority of significant site features are concentrated on the knoll, the field provides the greatest flexibility for development of recreational areas. In conformance with *Secretary’s Standards 1* and 2, passive recreational uses, which emphasize the open-space aspect of an area, best compliment the property’s historic use as a single-family residence with surrounding pastoral landscape. Passive recreational options include hiking trails and picnic areas, in contrast to spaces for active recreation, like athletic fields and skate parks.

Although playgrounds are generally related to active use, a new natural playground³⁰ with non-traditional equipment would also be appropriate in the field. In contrast to more traditional playgrounds, which typically include equipment assembled with generic pre-fabricated parts, natural playgrounds feature designs unique to individual sites, emphasizing such natural materials and objects as sand, wood, boulders, and native vegetation (Figures 75-76). Climbing sculptures and small-scale equipment with designs referencing locally relevant themes are also commonly included in natural playgrounds. The equestrian and cinematic heritage of Oakridge, in addition to its landscape can serve as inspiration for natural playground design.

Conservation of the Natural Environment

The property’s distinctive natural features, including its location adjacent to Wilbur Wash and native landscaping, can be leveraged to reinforce its cultural value and sense of place. The field, in particular, provides an increasingly rare opportunity to experience an undeveloped environment in Northridge, a neighborhood that is essentially built-out, and the greater city of Los Angeles.

Integration of interpretive signage focusing specifically on themes of native vegetation and watershed management and ongoing management of natural features will add value to programs and guest experiences.

Support Functions

To accommodate programmatic functions, areas must be allocated for additional parking, accessible entry, and support spaces, including caretaker’s quarters. Swimming pool infill is also necessary to meet stakeholder’s objectives.

³⁰ Natural playground is an increasingly used term that applies to playgrounds emphasizing natural materials, in addition to non-traditional play equipment.

Parking

On-site parking is critical for accommodation of increased activity and new uses. Existing paved areas, including the motor court and driveways leading to the residence, are significant site features. Furthermore, the main entryway gate and flagstone-clad pillars and planters associated with these features also contribute to the site’s character. Frequent use of these driveways increases probability of damage to these character-defining features; damage to the main entryway east pillar is likely attributed to automobile collision.

As identified in the Preliminary Conceptual Plan and as shown in Figure 78, the northwest portion of the site, associated with the field, is most appropriate for a new parking lot with new primary entry at Devonshire Street. Use of natural, permeable paving material such as gravel or decomposed granite, as an alternative to asphalt or concrete, would increase compatibility of the parking lot with the surrounding natural environment and character of the site. Although identified as an appropriate additional parking area in the Preliminary Conceptual Plan, the existing motor court is small and contains contributing site features, including planters, which could be damaged with frequent vehicular activity; thus,



Appropriate parking areas (Source for base drawing: Mollenhauer Group)



Rear patio can be modified for accessible entry, and dining nook (right) serves as an appropriate location for construction of an elevator shaft, view north (Chattel, 2011)

general parking is discouraged at this portion of the site. In conformance with *Secretary's Standards 3 and 9*, any new construction should draw inspiration from historic site features while being differentiated from the old, in order to avoid creating a false sense of historical development.

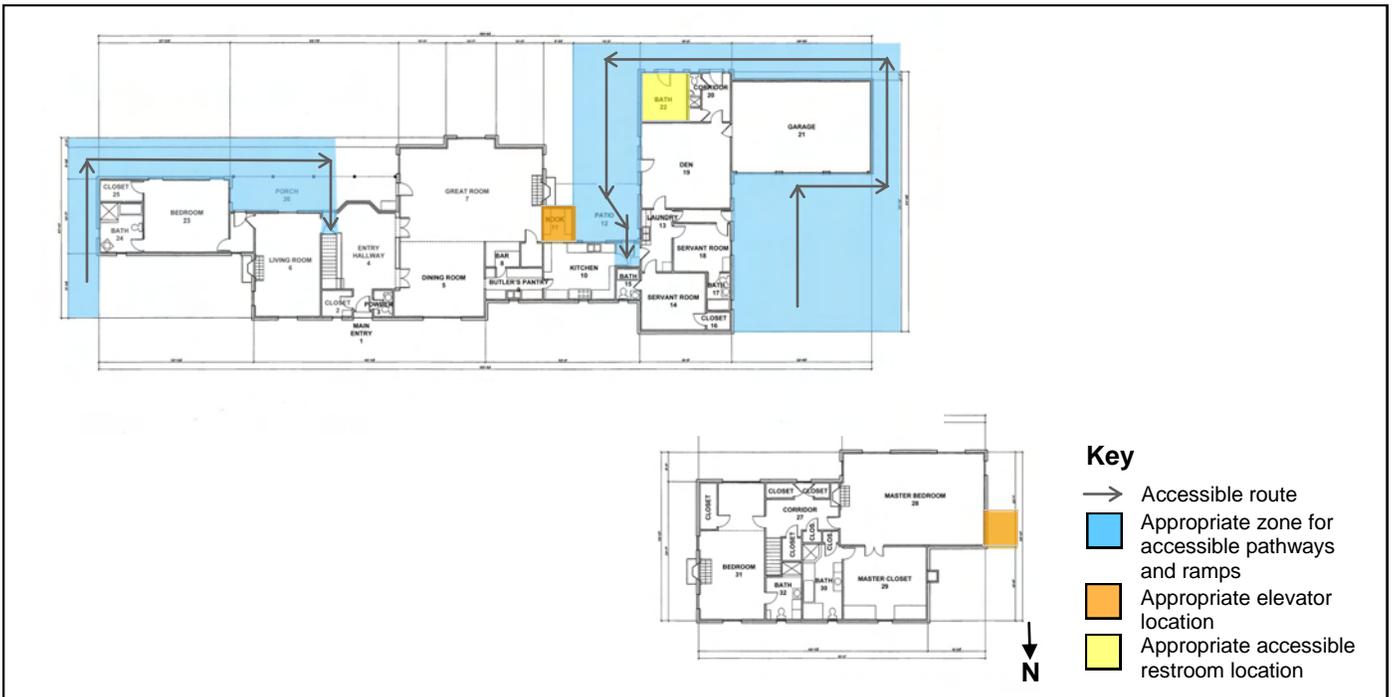
The existing driveway immediately north of the residence's garage wing can accommodate designated parking spaces for disabled people and catering vehicles. To maintain the existing main entryway gate's integrity, vehicles should not generally use this gate as an egress location. Instead, a new driveway should be constructed to connect the entrance drive and designated parking spaces with the new parking lot.

Accessibility

The residence is currently not accessible. Doorways are not at grade and stairs are the only option for accessing the second floor.

Entrances

Options to improve first floor accessibility (Figure 79) should be considered to avoid altering the single flagstone step at the main entry (Space 1), which is a significant feature. Located at a less visible, secondary elevation, the rear patio (Space 12) and adjacent kitchen wing vestibule entrance could be modified to serve as an appropriate location for new accessible entry (Figure 80). In conformance with the CHBC, this entrance is within 200 feet of the main entry, which serves as a primary entrance. Widths



Appropriate locations for accessibility-related alterations (Chattel, 2011)



Space adjacent to garage wing south elevation can accommodate a handicap accessible path, view northwest (Chattel, 2011)



Example of a ramp installed in a reversible manner to improve accessibility at Topkapi Palace in Istanbul, Turkey (Chattel, 2011)



Dumbwaiter shaft exterior, view east (Chattel, 2011)

of door openings in the kitchen (Space 10) and butler's pantry (Space 9) should be confirmed—if dimensions are less than 29.5 inches clear opening, as specified in the CHBC, these door openings would need to be widened to improve accessibility from the rear patio to spaces of primary significance, which currently have double doors. For exterior access to the rear patio, a pathway could extend around the southern edge of the garage and west wings, connecting the rear patio with new disabled parking spaces at the driveway immediately north of the garage wing (Figure 81). In the interim, to address accessibility concerns while proving access to spaces of primary significance without having to widen interior doorways, a temporary or permanent ramp can be installed in a reversible manner at the southern edge of the rear porch (Space 26, Figure 82).

Accessible Bathroom

To maintain integrity of bathrooms, most of which are spaces of secondary significance, only the bathroom with exterior entry at the west wing southern half (space 22) should be made accessible. Construction of a path along the southern edge of the garage and west wings would provide access to this bathroom, which is space of tertiary significance.

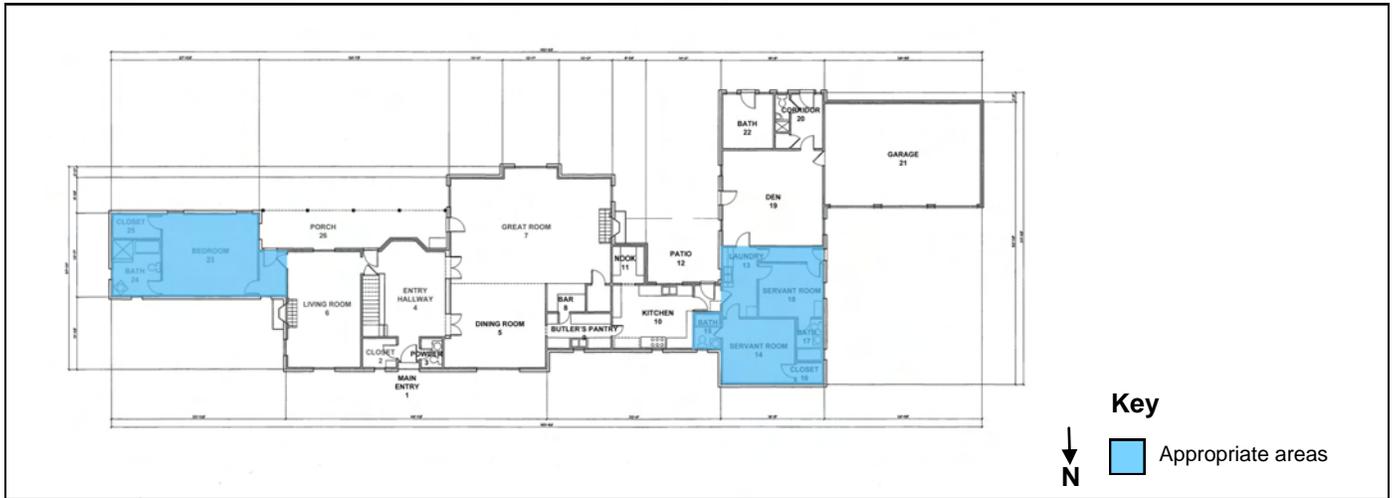
Elevator

Construction of an elevator would improve second story accessibility (Figure 79). Locations considered for elevator placement include the closet/phone room near the main entry (Space 2) and dining nook (Space 11). Situated below the restroom of the second floor east bedroom (Space 32), an elevator at the current closet/phone room would provide convenient access to the second floor while reinforcing the entry hallway's role as a primary circulation space. Nevertheless, this option would significantly alter the second floor bathroom, which maintains a high level of integrity, in addition to presenting structural challenges related to cutting the second floor plate. Need for space above the elevator shaft to house mechanical equipment would also impact the roofline at the center of the primary, north elevation.

A more appropriate placement option is the kitchen's dining nook (Space 11, Figure 80). This single-story portion of the building could be modified to accommodate a two-story shaft with first floor elevator entrance at the rear patio (Space 12) and second floor entrance at the master bedroom's west wall (Space 28). In conformance with *Secretary's Standard 9*, the existing rectangular shaped dumbwaiter shaft clad in stucco (Figure 82) could serve as inspiration for the new elevator shaft's exterior materials, massing, and detailing.

Caretaker's Quarters and Support Spaces

On-site caretaker's quarters and related support spaces for offices

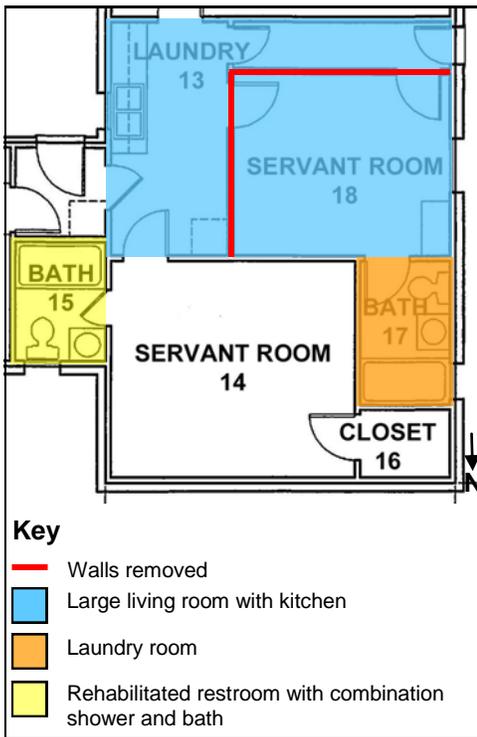


Appropriate spaces in residence for caretaker's quarters, note north half of west wing is recommended (Chattel, 2011)

and storage are necessary for facilities management and program execution (Figures 83-85) and rehabilitation of interior spaces to accommodate these functions should be a priority.

Caretaker's Quarters

Locations were considered to accommodate new caretaker's quarters include the guest wing (Spaces 23, 24, and 25) and the west wing's northern half (Spaces 13, 14, 15, 16, 17, 18). While both areas offer flexibility and privacy, the west wing's northern half is more appropriate to meet a caretaker's needs. Unlike the guest wing's bedroom and bathroom, which are spaces of secondary significance, rooms in the west wing's northern half are of tertiary significance, allowing for greater flexibility in reuse. As bedrooms in this wing were previously used by servants on an ongoing basis, use of these rooms by a caretaker would more closely match their historic function, conforming with *Secretary's Standard 1*. Although the kitchen is adjacent to this wing, alternative spaces for a new caretaker's separate kitchen, including the laundry room (Space 13) or either of the servant room's (Spaces 14 or 18) would be more appropriate to further preserve integrity of the original kitchen, which is a space of secondary significance.

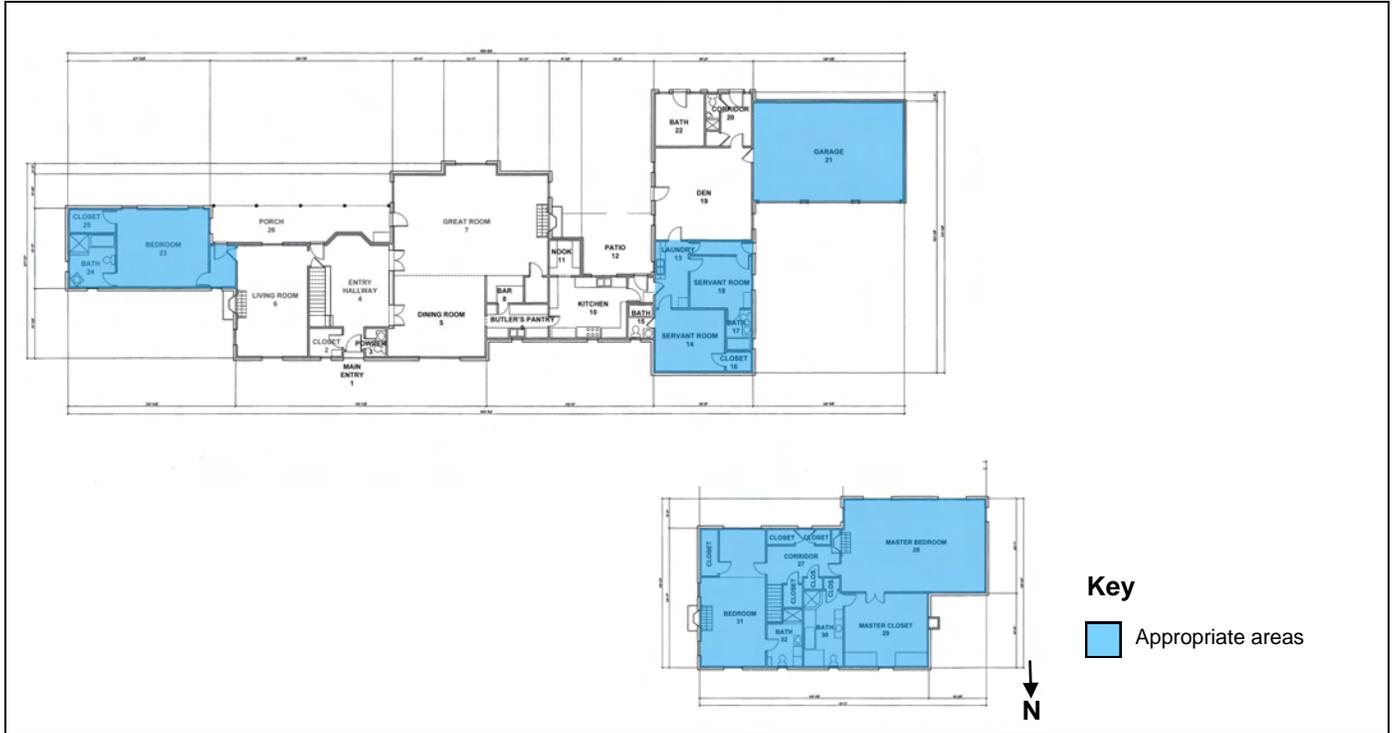


Detail of caretaker's quarters rehabilitation alternative at north half of west wing, which is the more appropriate location for this use (Chattel, 2011)

An option for rehabilitation of the west wing's northern half would include removing the south and east partition walls at the west servant room (Space 18) to create a new large living room with kitchen encompassing the current laundry (Space 13) and west servant rooms (Figure 84). The west servant bathroom (Space 17) could be rehabilitated as a new laundry room, while the east servant bathroom (Space 15) could be rehabilitated to include a combination shower and bath with new tile-clad walls.

Support Spaces

Portions of the residence that could accommodate offices and



Appropriate spaces in residence for offices and storage (Chattel, 2011)

support spaces include the guest wing (Spaces 23, 24, and 25) and the second floor (Spaces 27, 28, 29, 30, 31, 32). The guest wing and second floor each include a series of grouped spaces that could serve support functions separate from public events occurring at other portions of the residence.

Swimming Pool Infill

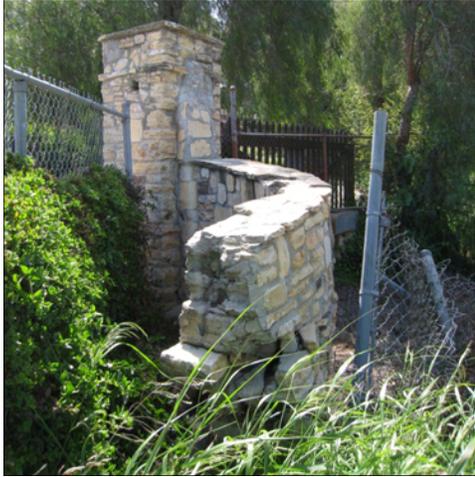
RAP requires swimming pools on departmental property be operated as public pools. RAP does not plan to operate the property’s existing swimming pool as a public pool but is interested in converting this feature into a shallow reflecting pond. As the pool is a significant site feature, rehabilitation work must conform with *Secretary’s Standards 9 and 10*, which emphasize retaining historic fabric, differentiating new work from the old in a compatible manner, and constructing new additions in a reversible manner. The pool’s primary visual aspects include its form and shape, and these elements should be retained and visible. Various techniques can be employed for filling the pool in a reversible manner. Fill material must be self-compacting and capable of supporting the weight of water above. Surface material must not be permeable, allowing water to leak into fill material. Options for fill material include Expanded Polystyrene (EPS) foam, a foam material that can fill the pool shell but prone to settling over time; dirt; gravel; Controlled Density Fill (CDF, also known as slurry) a mixture of sand and Portland cement that is softer than concrete, reversible,



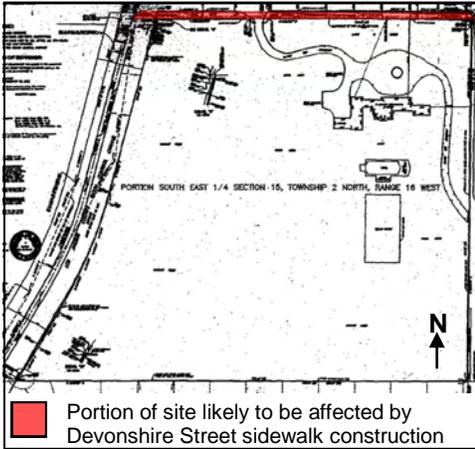
Example of swimming pool filled in reversible manner and covered with lawn at Arrowhead Springs Resort in San Bernardino, CA (Chattel, 2011)

and self-supporting; or any combination of aforementioned materials.

As an alternative to creating a shallow reflecting pool, the existing pool can be infilled and planted with grass, maintaining the pool's shape (Figure 86). Nevertheless, presence of a pool containing water is an important visual aspect of Oakridge and the overall context of Valley celebrity estates; therefore, pursuing an option that incorporates water is preferred.



Main entryway gate east pillar, note structural damage and adjacent chain link fence (Chattel, 2011)



Devonshire Street sidewalk construction (Source for base drawing: Mollenhauer Group)

PRIORITY WORK RECOMMENDATIONS

Some significant character-defining features and spaces are in poor condition. In addition to rehabilitation tasks related to creating new caretaker’s quarters, stabilization of these features and spaces, which are further described, should be a priority when proceeding with future work.

Site Main Entry Gate

The main entry gate (Figure 87) has been altered, possibly in correlation with widening of Devonshire Street (date unknown). Modifications have included detachment of the early wood gate from limestone-clad entry pillars and construction of contemporary metal fencing south of the entry pillars to which the gate has been connected and relocated. As the property has sat vacant, exterior mounted light fixtures have been removed, and the east entry pillar has experienced considerable damage. Chain link fencing with barbed wire has also been added north of the entry pillars. Combined with growth of volunteer vegetation, this fencing obscures the view of main entry pillars. In conformance with *Secretary’s Standards 5 and 6*, to restore integrity of these site features, volunteer vegetation and chain link fencing should be removed, and repair of the east entry pillar should retain as much historic fabric as possible. The gate should also be reattached to the entry pillars in the manner that it was attached originally.

Devonshire Street Property Line

The north property line at Devonshire Street was altered when the street was widened (date unknown). Widening efforts transformed this portion of the site into a steep slope, and new, compatible vegetation was added; however, no sidewalk was constructed at the north property line. To improve accessibility at this location, the City Bureau of Street Services anticipates constructing a new sidewalk at grade with the street, which will further impact Oakridge site conditions (Figure 88). Although a date for this work has yet to be determined, consideration of site rehabilitation alternatives should account for future changes to the north property line, and RAP should work with the City’s Bureau of Street Services to ensure that integrity of significant site features, including the front yard, is preserved. Based on current topographical form of this portion of the site, it is likely that construction of a retaining wall will be necessary to accommodate a new sidewalk. In conformance with *Secretary’s Standards 2, 9, and 10*, retaining wall construction should be compatible with the property’s character, and existing significant features in proximity to this portion of the site, including the main entryway and entrance driveway should be retained and preserved.



Only a stump and small branch remain of oak tree #165; weeds and volunteer vegetation have grown in areas formerly occupied by lawns (Chattel, 2011)



Cracks in driveway to garage wing, view south (Chattel, 2011)



Some elements of flagstone paving are loose or missing (Chattel, 2011)



Dry rot on wood siding at central block east gable end (Chattel, 2011)

Significant Trees

While original landscape features collectively contribute to the property's character, specific trees have been identified in the Arborist's Report as significant, including oak trees 165, 166, 271, and 272 and olive tree 273. Trees 271, 272, and 273 define boundaries and sense of place, embowering the motor court while framing views of the residence's north elevation. Although tree 165 is dead, trees 165 and 166 historically defined rear yard boundaries while framing views of the residence's south elevation. In conformance with *Secretary's Standards 2 and 5*, these significant features should be retained. In conformance with *Secretary's Standard 6*, remnants of tree 165 (Figure 89) should be removed, and an in-kind, mature replacement tree should be planted in its place.

Driveways and Motor Court

The entrance driveway, including the driveway leading to the garage wing and motor court, are both significant site features in fair condition, due primarily to cracks throughout paving (Figure 90). To maintain usability and condition, these features should be repaved in-kind with asphalt or a permeable paving material similar in texture and appearance.

Front and Rear Yards

Lawns at the knoll's front and rear yards are significant site features that characterize this portion of the site as a historic designed landscape. As the property has sat vacant, weeds and other volunteer vegetation have adversely impacted conditions of these features, which presently do not read as manicured lawns (Figure 89). Volunteer vegetation should be removed from these areas. Original lawns should be restored or rehabilitated with compatible drought-tolerant vegetation and maintained.

Flagstone Paving

Flagstone paths surrounding the residence and traversing the rear yard and swimming pool areas are significant site features that are generally in good condition. Nevertheless, some elements of flagstone, particularly near the swimming pool are either loose or missing (Figure 91). Loose elements should be repaired, and missing elements should be replaced in-kind.

Residence

Exterior Wood

Wood on the residence's exterior, including false half-timbering at the south and side elevations; siding at gable ends; and piers at the rear porch (Space 26), exhibits dry-rot (Figure 92). Sources of moisture causing dry-rot that are evident should be addressed. For example, additional water damage to wood piers at the rear porch related to direct contact between these piers and the porch



Limestone veneer eroding at central block west elevation (Chattel, 2011)



Broken window at central block west elevation (Chattel, 2011)



Damaged wall paper above window at dining room north wall (Chattel, 2011)

surface can be mitigated by adding concrete around the base of each pier, elevating wood from the porch surface. Although the *Secretary's Standards* emphasize retaining historic material, any wood that has been structurally weakened should be replaced in-kind. New and existing wood should be treated to prevent further advance of dry rot.

Limestone Veneer

Used throughout the residence exterior, limestone veneer is a significant feature that is generally in good condition. At specific areas adjacent to wood false half-timbering, including the central block's west elevation (Figure 93), limestone exhibits signs of erosion. At areas where limestone is deteriorated beyond repair, elements should be removed using gentlest means possible and replaced in-kind.

Steel Sash Windows

The residence's steel sash windows are significant features that are generally in good condition. As the property has sat vacant, plywood boards have deterred vandalism. Nevertheless, lights in two windows at the second level of the central block's west elevation have been broken (Figure 94). Damaged glazing should be replaced in-kind or with laminated low-E glazing. New glazing may be added at other windows; however, original frames should be retained.

Shake Roof

As the residence's shake roof is a significant feature and because City code prohibits use of wood materials in replacement or repair of more than five percent of a roof area, the existing shake roof should continue to be maintained. Individual wood elements should be replaced in-kind on an ongoing basis to mitigate necessity of entire roof replacement with a different material.

Dining Room

The dining room (Space 5) is a space of primary significance identified as being in fair condition due to water-related damage above the window at the room's north wall (Figure 95). Causes of water damage should be determined and addressed, and damaged wallpaper should be replaced in-kind.

CONCLUSION AND NEXT STEPS

Designated as City HCM No. 484 in 1990, Oakridge is significant for its association with the lives of film actress Barbara Stanwyck and comedic actor Jack Oakie, Oakridge's period of significance extends from 1936, the year when it was constructed, to 1978, when Oakie passed away. Designed by Paul Revere Williams and Robert Finkelhor as an English manor with French Normandy and Tudor Revival elements, the residence exemplifies Period Revival styles popular in the 1920s and 1930s. Oakridge is also significant as a rare remaining example of the equestrian-oriented landscape that characterized Northridge in the 1930s and for its association with celebrity estates in the San Fernando Valley.

This HSR synthesizes observations in previous reports including a 2005 Cultural Landscape Report and 2004 Arborist's Oak Tree Report, and includes identification of the residence's significant spaces and evaluation of its condition. Historic preservation objectives and recommendations are included to guide future rehabilitation efforts.

Following immediate past CD12 Councilman Greig Smith's securing of \$3.8 million in Quimby fees to purchase and rehabilitate Oakridge and the City's acquisition of the site in 2009, the PAB was assembled to provide community stakeholders the opportunity to formulate and consider reuse alternatives. Although historic preservation objectives are still being conceptualized, programmatic uses for the property include special events; educational and cultural programming; recreation; and conservation of the natural environment. To enable these programmatic functions, space must also be allocated for support functions, and significant and contributing features in need of repair must be stabilized. Because Oakridge is a designated HCM, all rehabilitation work on the site is subject to review by the OHR.

Next steps for Oakridge rehabilitation include the following:

- Consult with the OHR on current and future rehabilitation plans and alternatives;
- Develop specifications and scope(s) of work to guide future rehabilitation tasks, prioritizing creation of new caretaker's quarters and stabilization of significant and contributing site features and spaces in poor condition;
- Maintain communication with City departments, including the Bureau of Street Services, regarding any work, such as sidewalk construction at the north property line, to ensure that integrity of significant and contributing site features is

- preserved; and,
- Continue to formulate reuse ideas that are consistent with historic preservation objectives.

To ensure that Oakridge is actively used and enjoyed by the public in the future, the CD12 Office, RAP, and PAB are encouraged to cultivate relationships with other organizations that have programs or goals compatible with those for Oakridge. In addition to improving visibility of Oakridge, such collaborative partnerships may foster exchange of ideas for further conceptualization of the site's role within the community. Partnership organizations may include those with emphasis on the arts, architecture, cinema, equestrian heritage, and local history. Multiple partnerships are also possible and might work to simultaneously emphasize different aspects of the site's history. These partnerships may also provide important funding opportunities for implementation of selected reuse alternatives.

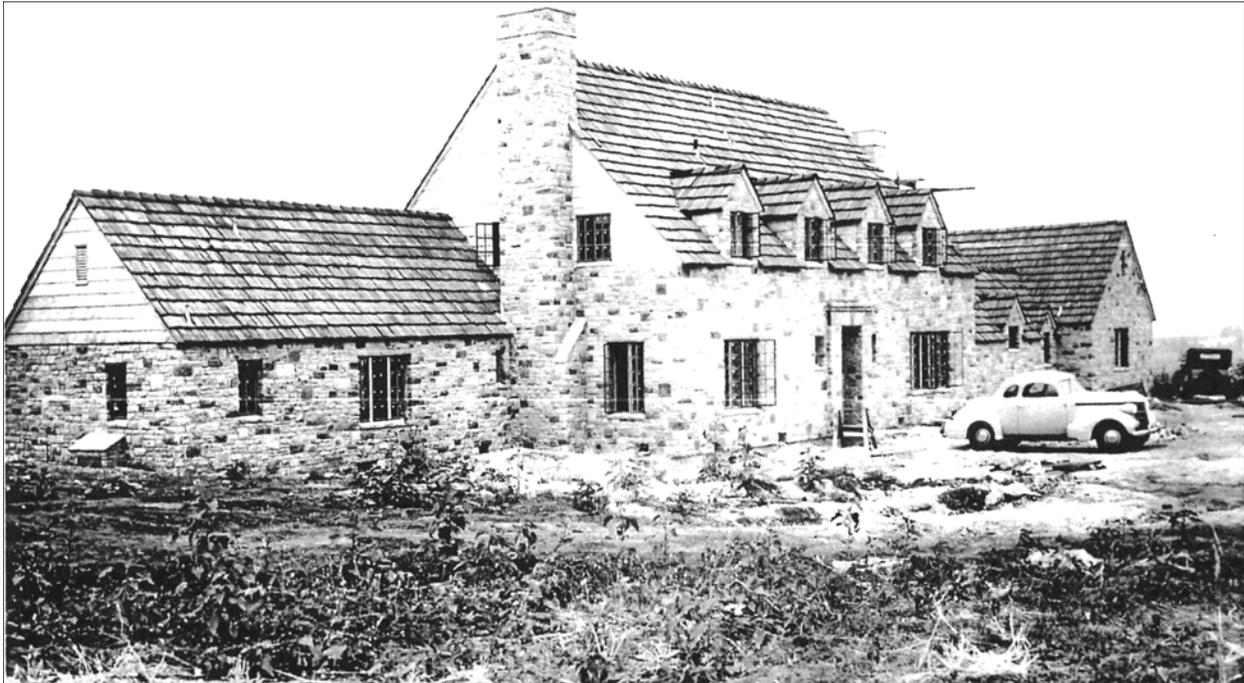
ATTACHMENT A
FIGURES



1: Northridge with Stanwyck residence (circled in red) and Marx residence, view north (Los Angeles Public Library, c1936-1940)



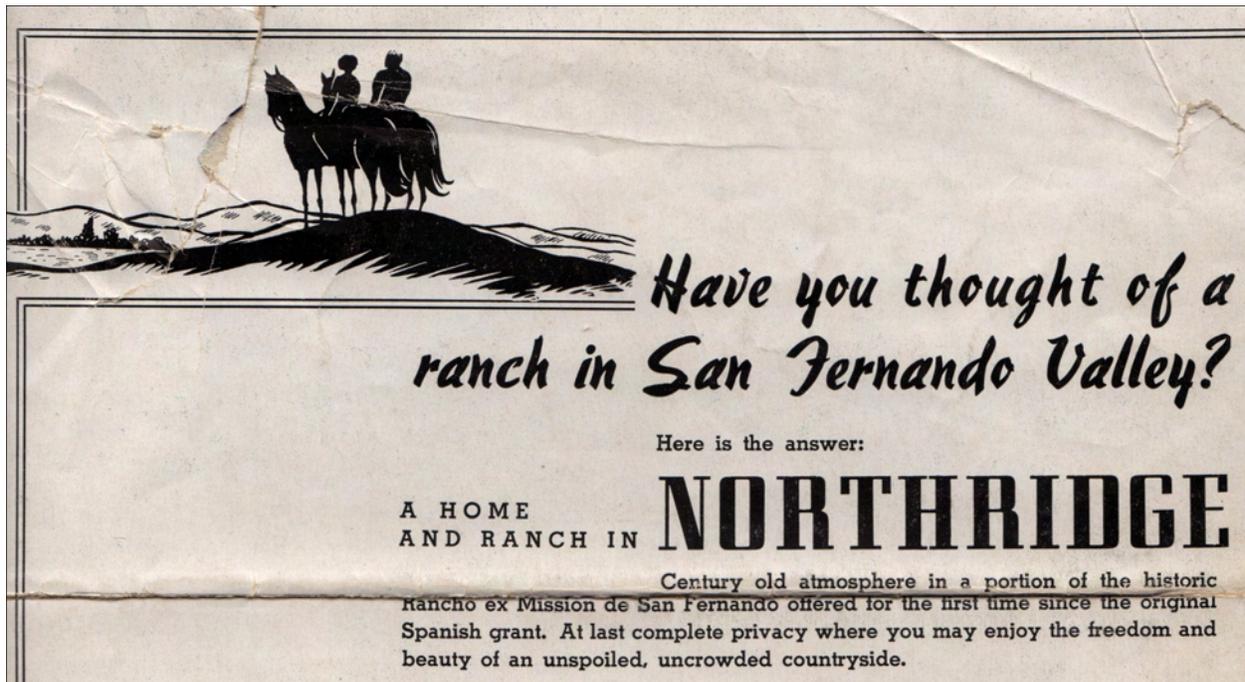
2: Marx residence (right) and Stanwyck residence (left), view northwest (Bison Archives, c1936)



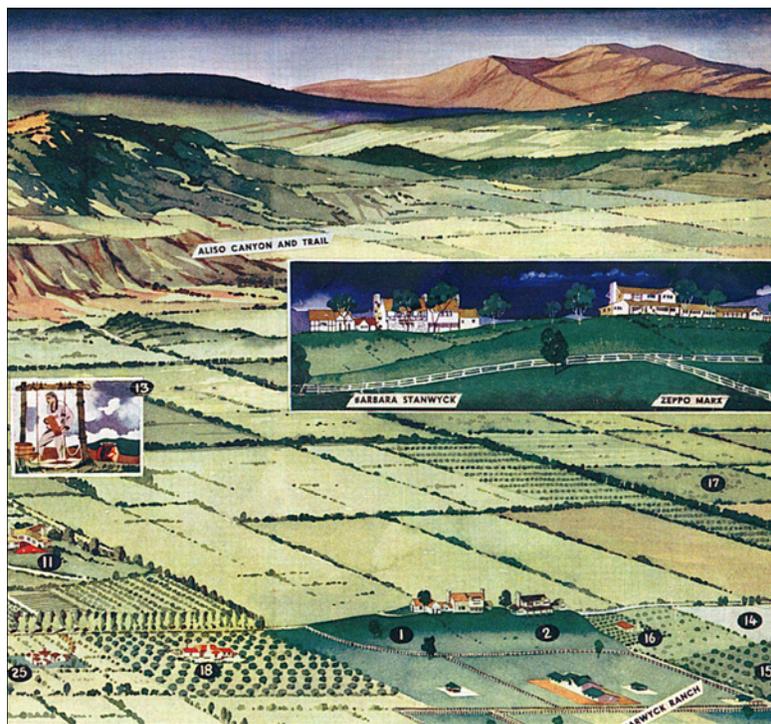
3: Stanwyck residence, view southwest, note full height chimney (Bison Archives, c1936)



4: Stanwyck residence, view northwest (Bison Archives, c1936)



5: Northridge real estate advertisement (Courtesy of Melissa Brown Bidderman, c1936)



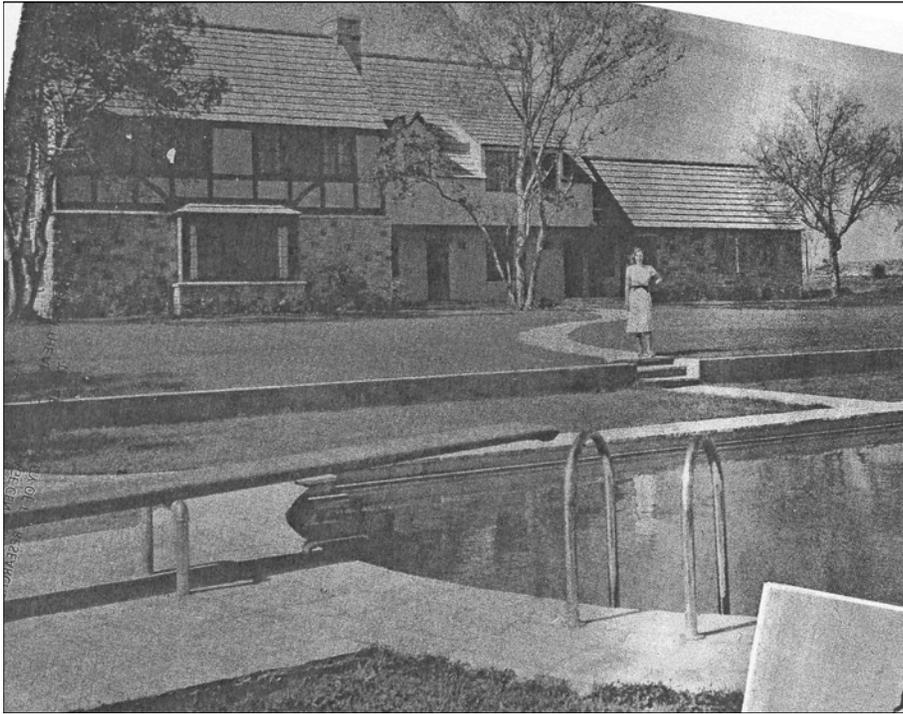
6: Northridge real estate advertisement with detail of Stanwyck and Marx residences (Courtesy of Melissa Brown Bidderman, c1936)



7: Stanwyck in great room, view west, note wood paneling and fireplace stone surround (Museum of the San Fernando Valley, c1936-1940)



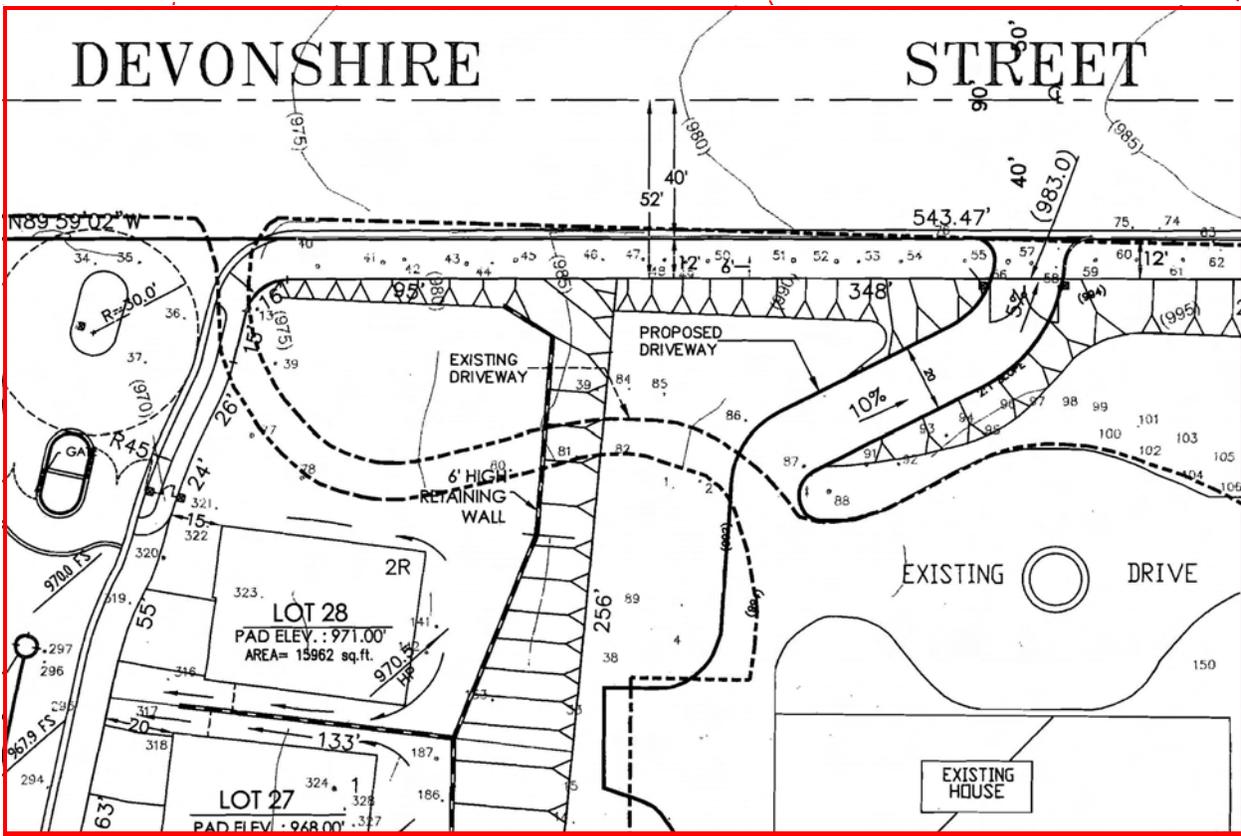
8: Stanwyck in dining room, view west, note dark stained wood wainscot (Museum of the San Fernando Valley, c1936-1940)



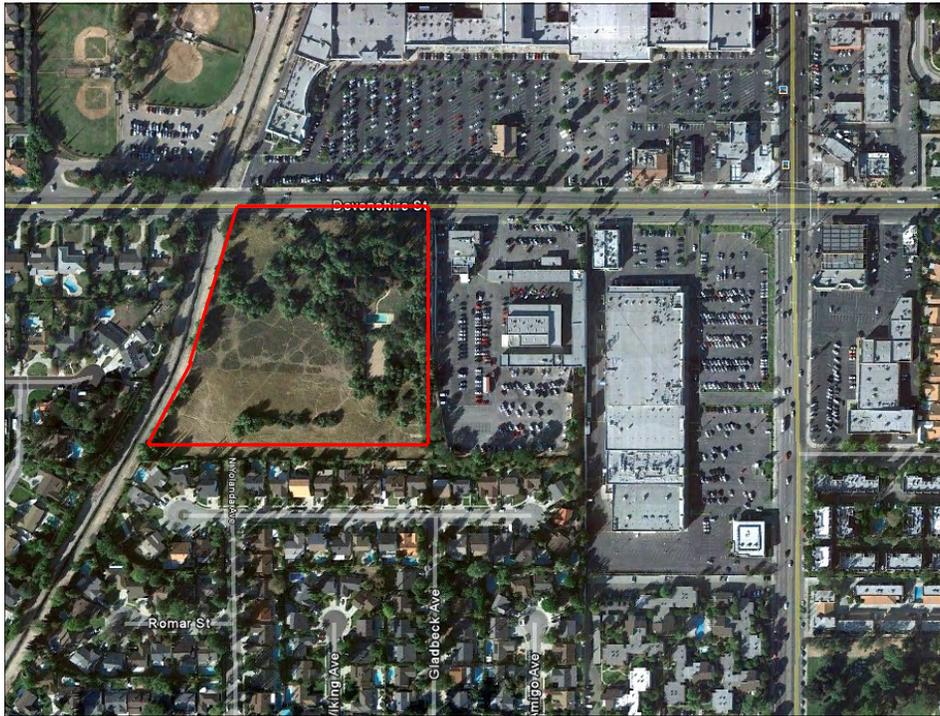
9: Stanwyck at rear lawn, view north, note full height chimney and absence of fence surrounding pool (University of Wyoming American Heritage Center, c1936-1940)



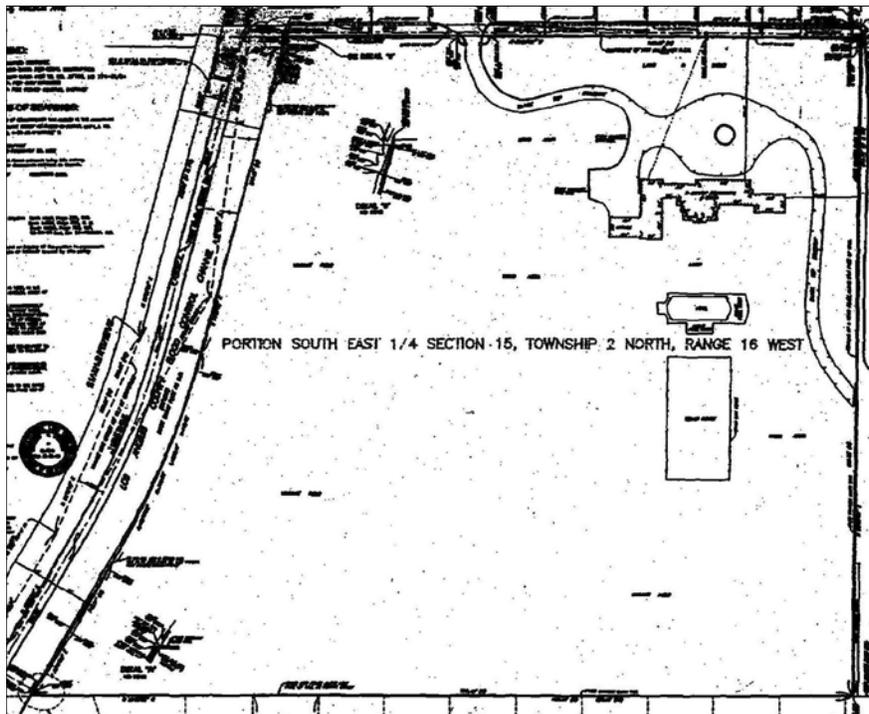
10: Detail view of Marwyck gate (University of Wyoming American Heritage Center, c1936-1940)



11-12: Previously proposed Pravada development and detail view of proposed driveway reconfiguration (Greystone/Lennar Homes, Inc./I.E.D., 2004)



13: Northridge with Oakridge site outlined in red (Base map source: Google Earth)



14: Oakridge site (Mollenhauer Group)



15: Main entryway, view south (Chattel, 2011)



16: Entrance drive, view southeast (Chattel, 2011)



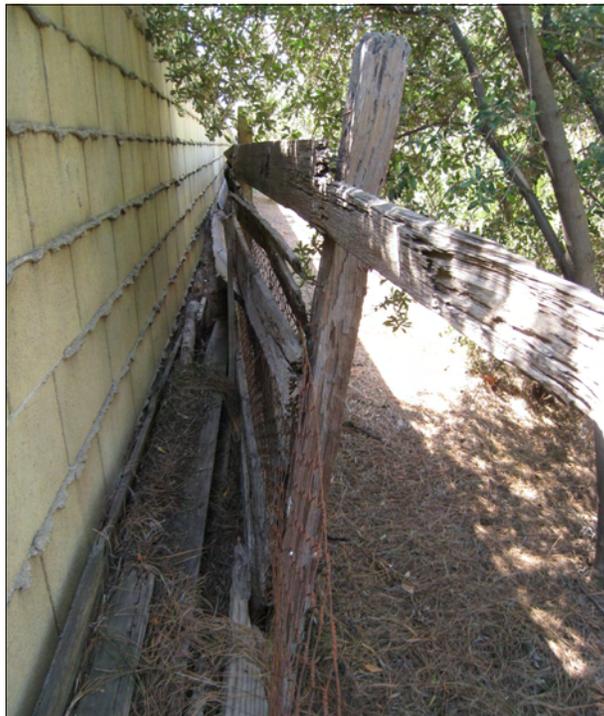
17: Motor court, view west (Chattel, 2011)



18: Driveway to garage wing, view south (Chattel, 2011)



19: Service drive east of residence, view south (Chattel, 2011)



20: Wood fence detail, view south (Chattel, 2011)



21: Rear yard with flagstone path leading to swimming pool, view south (Chattel, 2011)



22: Flagstone path to swimming pool, view southeast (Chattel, 2011)



23: Tennis court, view north (Chattel, 2011)



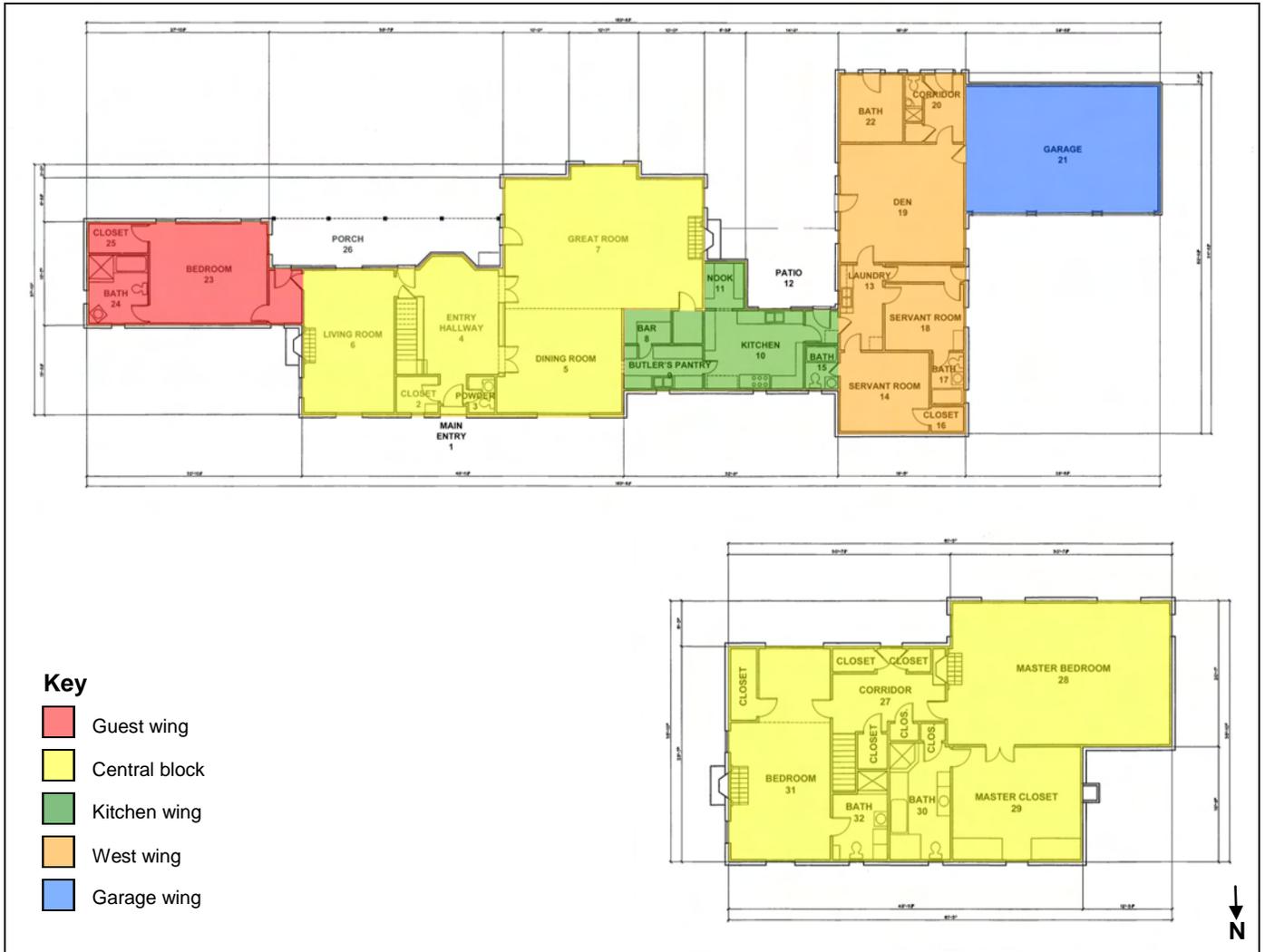
24: Knoll's west slope, view west toward field (Chattel, 2011)



25: Field, view south (Chattel, 2011)

This space is intentionally left blank.

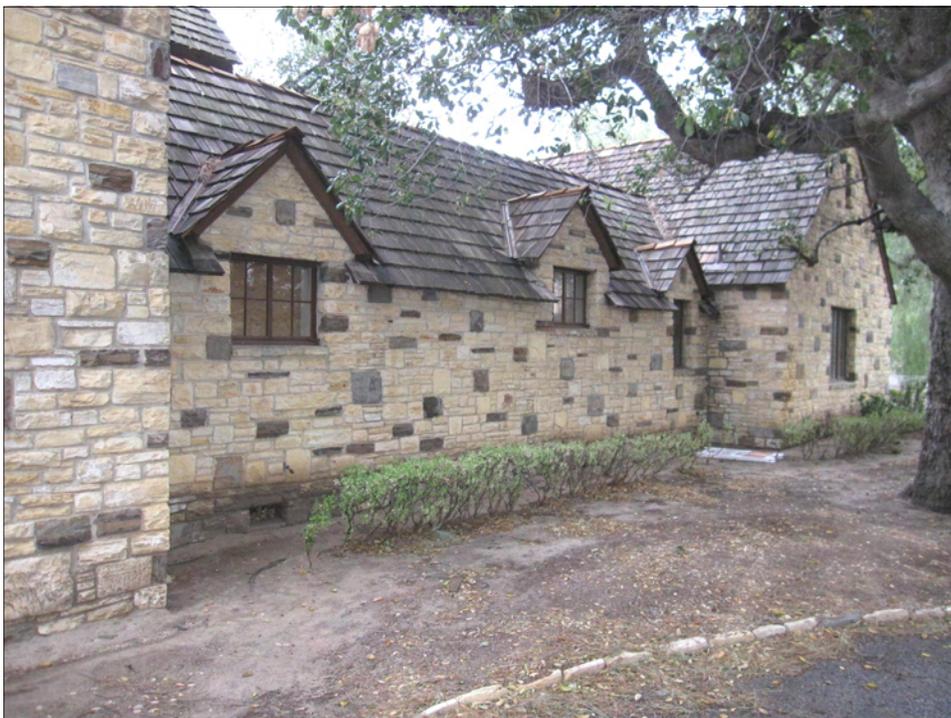
ATTACHMENT A | FIGURES



26: First and second floor plans with colors corresponding with specific wings. (Source for base drawings: Office of Historic Resources)



27: North elevation, view southwest (Chattel, 2011)



28: Kitchen wing and west wing north elevations, view southwest (Chattel,



29: North elevation, view southeast (Chattel, 2011)



30: West wing west elevation and garage wing north elevation, view south (Chattel, 2011)



31: Garage wing west elevation, view south (Chattel, 2011)



32: Garage wing south elevation, view west (Chattel, 2011)



33: Guest wing north elevation, view south (Chattel, 2011)



34: Residence south elevation, view north (Chattel, 2011)



35: South elevation at rear porch, view north (Chattel, 2011)



36: Detail of south elevation at great room, view northeast (Chattel, 2011)



37: Entry hallway, view north (Chattel, 2011)



38: Closet/phone room, view northeast (Chattel, 2011)



39: Powder room at main entry, view northwest (Chattel, 2011)



40: Subterranean crawl space, view south (Chattel, 2011)



41: Great room, view southeast (Chattel, 2011)



42: Great room bar, view north (Chattel, 2011)



43: Dining room, view east, note damaged wall paper at northeast corner and missing chandelier (Chattel, 2011)



44: Living room, view northeast (Chattel, 2011)



45: Guest bedroom, view southwest (Chattel, 2011)



46: Guest bedroom bathroom, view east (Chattel, 2011)



47: Kitchen, view northwest (Chattel, 2011)



48: Kitchen, view southwest (Chattel, 2011)



49: Dining nook, view south (Chattel, 2011)



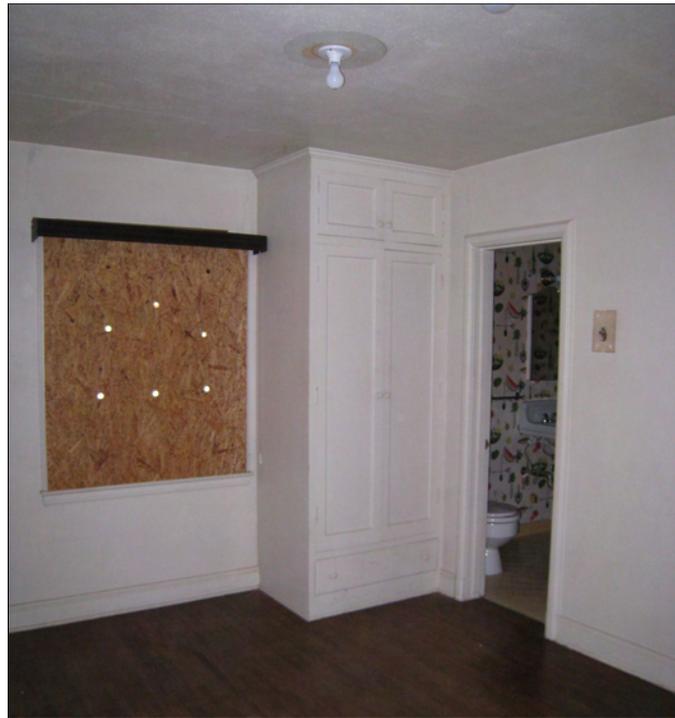
50: Butler's pantry, view east (Chattel, 2011)



51: Laundry room, view south, (Chattel, 2011)



52: North servant bedroom, view west (Chattel, 2011)



53: West servant room, view west (Chattel, 2011)



54: Den, view northeast (Chattel, 2011)



55: Den corridor, view northeast (Chattel, 2011)



56: Garage interior, view west (Chattel, 2011)



57: Second floor corridor, view west (Chattel, 2011)



58: East bedroom, view north (Chattel, 2011)



59: East bedroom bathroom detail, view north (Chattel, 2011)



60: Master bedroom, view west (Chattel, 2011)



61: Master closet, view northwest, note dumbwaiter door on west wall (Chattel, 2011)



62: Master bathroom, view north (Chattel, 2011)



63: Chimney with upper portion removed (Chattel, 2011)



64: Main entryway gate attached to contemporary metal posts (Chattel, 2011)



65: Dormers at north elevation, view south (Chattel, 2011)



66: Wood fence remnant in field (Chattel, 2011)



67: Step at main entry (Chattel, 2011)



68: Multiple materials on central block west elevation (Chattel, 2011)



69: Great room south wall projection, view southeast (Chattel, 2011)



70: Fireplace at master bedroom east wall, view east (Chattel, 2011)

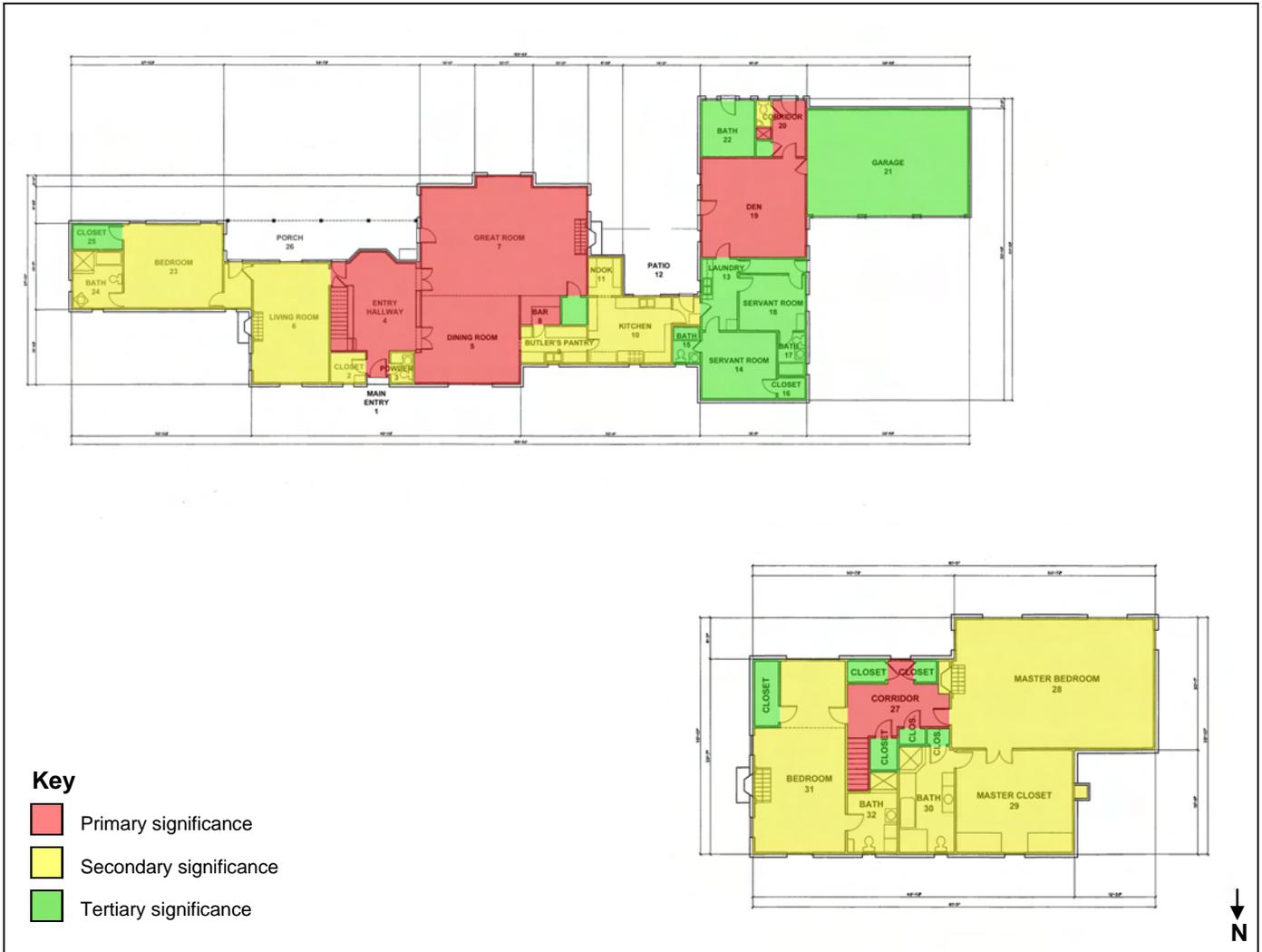


71: Canted bay window at entry hallway south wall (Historic Resources Group, 2005)



72: Dining room wallpaper (Historic Resources Group, 2005)

ATTACHMENT A | FIGURES



73: Assessment of significance of interior spaces (Source for base drawings: Office of Historic Resources)



74: Appropriate spaces in residence for events, programming, and exhibits (Chattel, 2011)



75: Located west of downtown Los Angeles, Vista Hermosa Park includes a natural playground with climbing sculpture shaped like a turtle (goexplorenature.com)



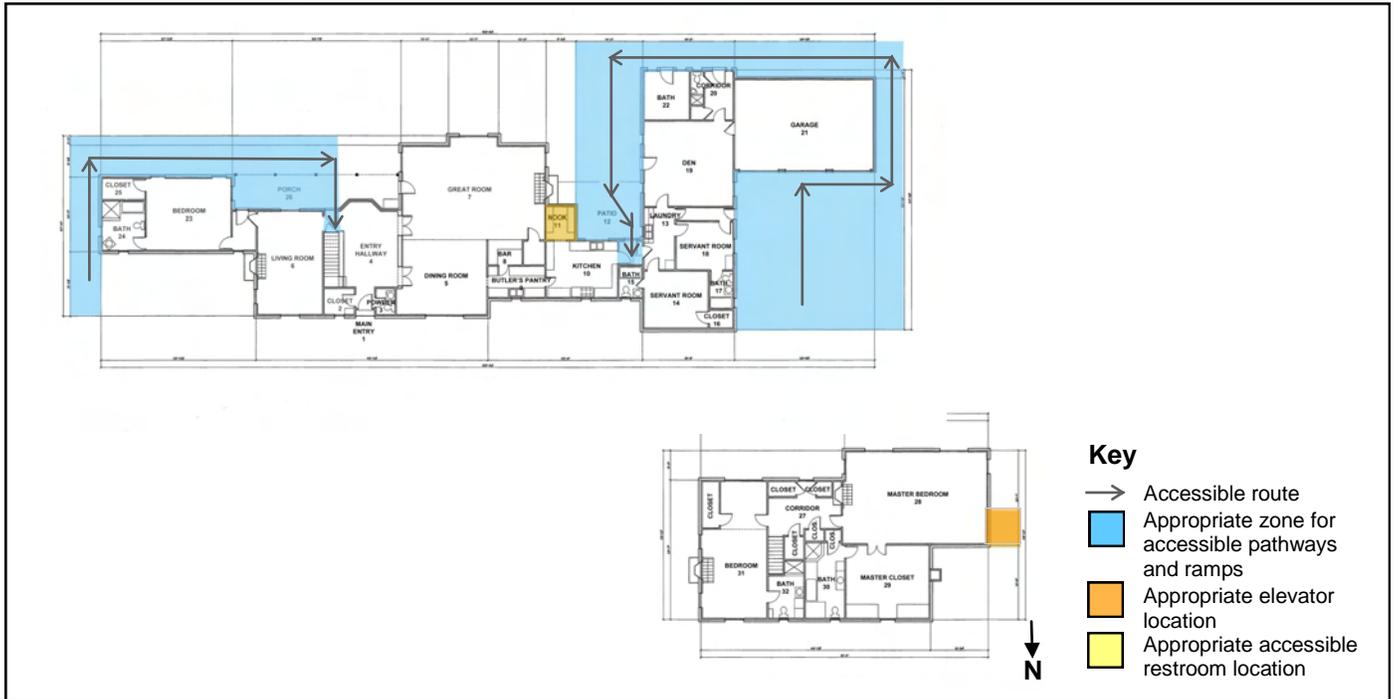
76: A natural playground at the Barnett House in Stockton, California includes an organically shaped sand pit, grassy hill with small slide, and willow tunnel (LandCurrent)



77: Grassy hill with small slide at Barnett House natural playground in Stockton, California (LandCurrent)



78: Appropriate parking areas (Source for base drawing: Mollenhauer Group)



79: Appropriate locations for accessibility-related alterations (Chattel, 2011)



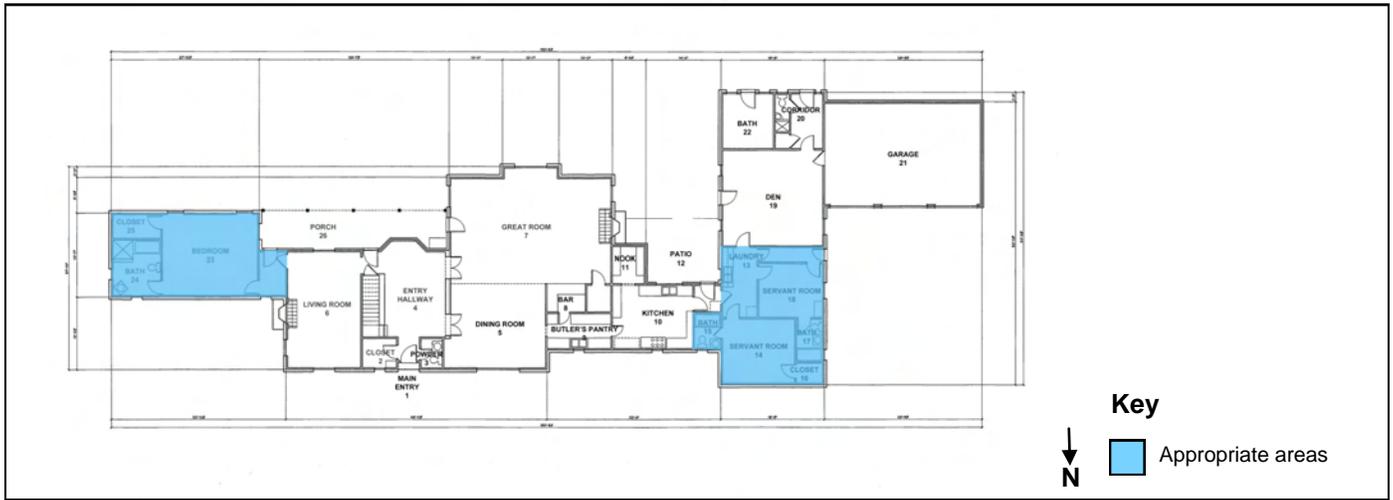
80: Rear patio can be modified for accessible entry, and dining nook (right) serves as an appropriate location for construction of an elevator shaft, view north (Chattel, 2011)



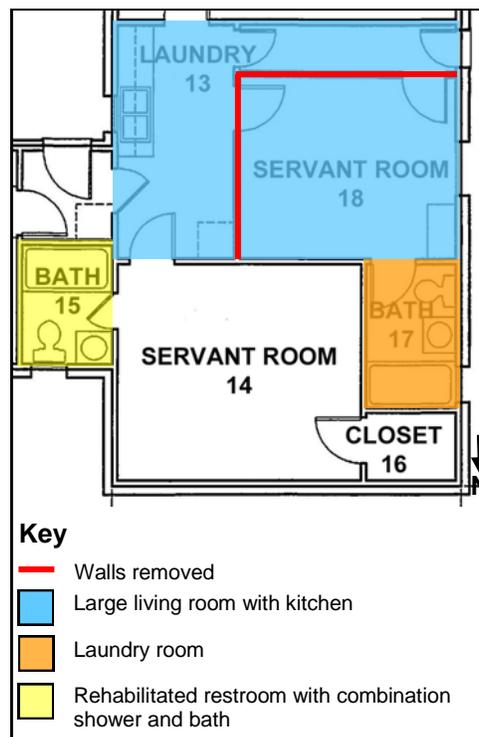
81: Space adjacent to garage wing south elevation can accommodate a handicap accessible path, view northwest (Chattel, 2011)



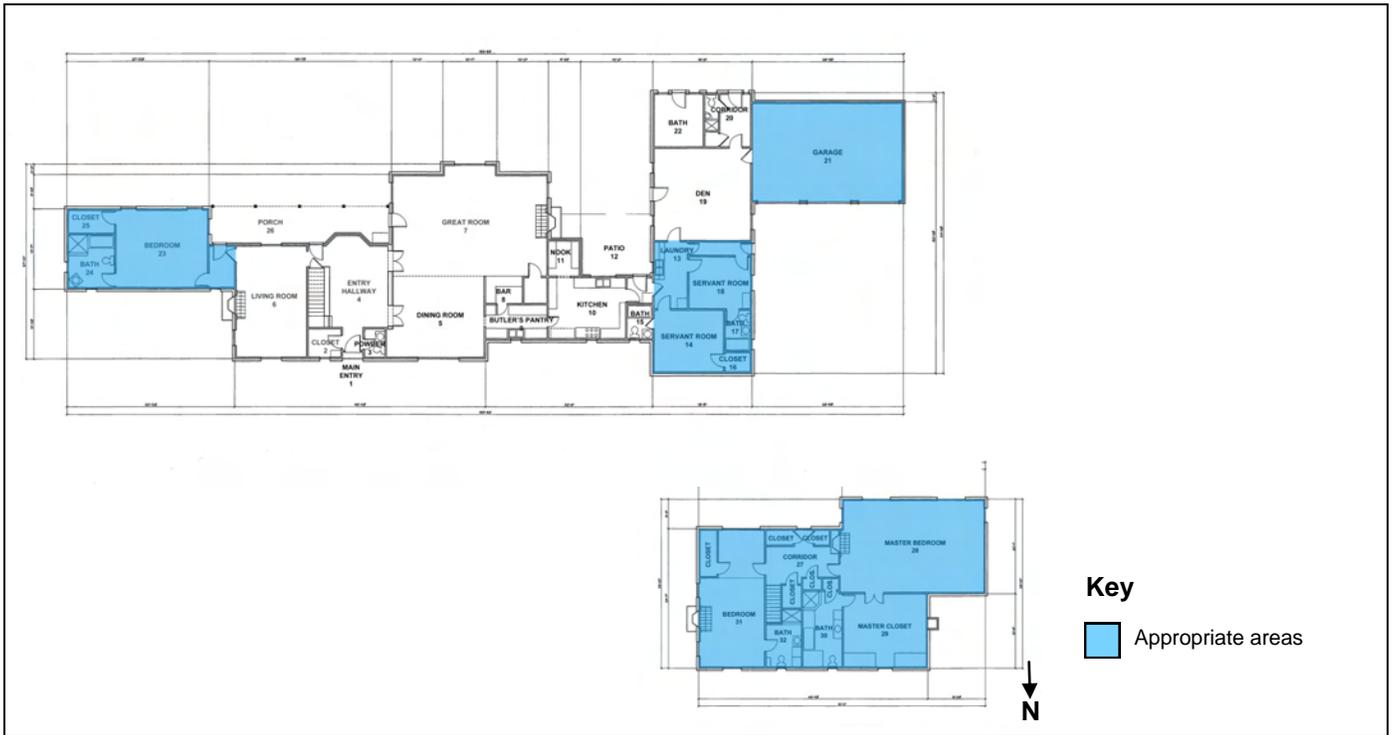
82: Dumbwaiter shaft exterior, view east (Chattel, 2011)



83: Appropriate spaces in residence for caretaker's quarters, note north half of west wing is recommended (Chattel, 2011)



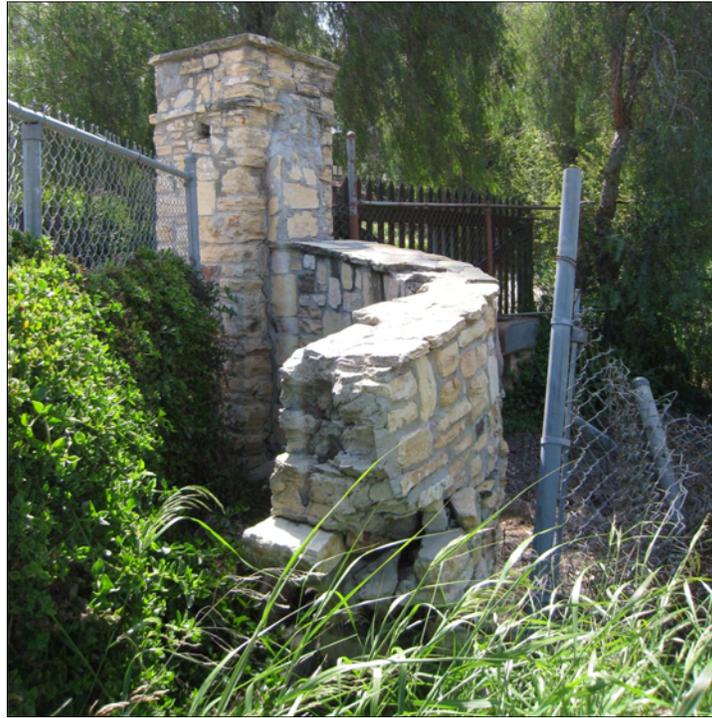
84: Detail of caretaker's quarters rehabilitation alternative at north half of west wing, which is the more appropriate location for this use (Chattel, 2011)



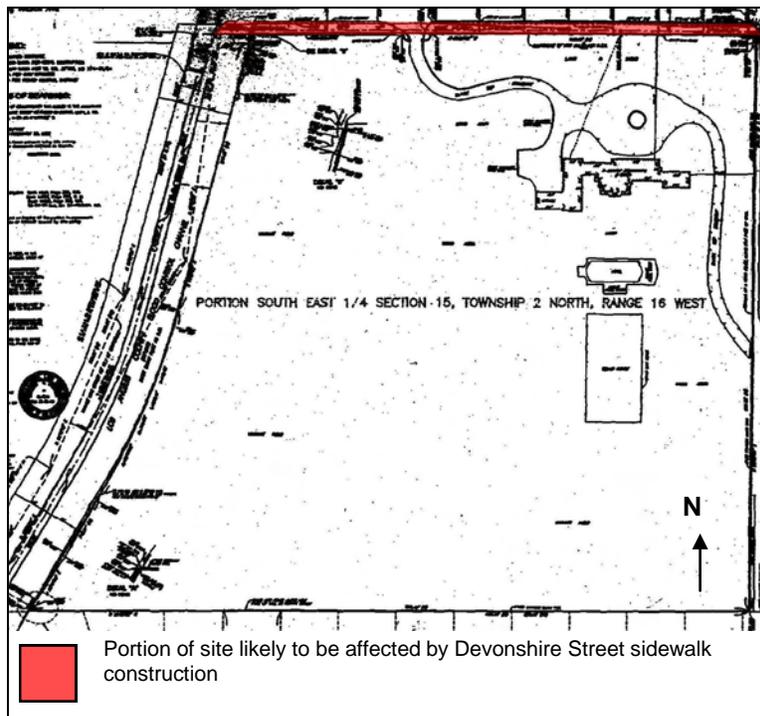
85: Appropriate spaces in residence for offices and storage (Chattel, 2011)



86: Example of swimming pool filled in reversible manner and covered with lawn at Arrowhead Springs Resort in San Bernardino, CA (Chattel, 2011)



87: Main entryway gate east pillar, note structural damage and adjacent chain link fence (Chattel, 2011)



88: Devonshire Street sidewalk construction (Source for base drawing: Mollenhauer Group)



89: Only a stump and small branch remain of oak tree #165; weeds and volunteer vegetation have grown in areas formerly occupied by lawns (Chattel, 2011)



90: Cracks in driveway to garage wing, view south (Chattel, 2011)



91: Some elements of flagstone paving are loose or missing (Chattel, 2011)



92: Dry rot on wood siding at central block east gable end (Chattel, 2011)



93: Limestone veneer eroding at central block west elevation (Chattel, 2011)



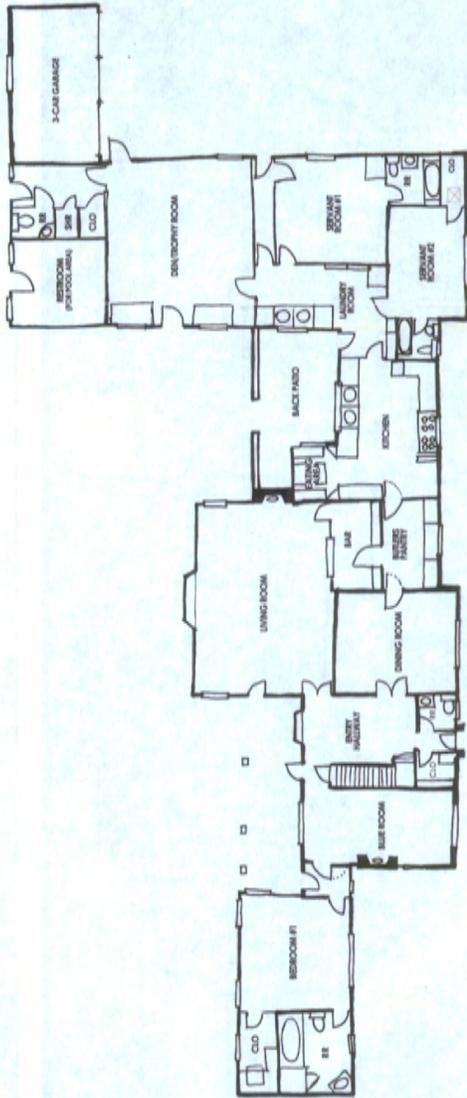
94: Broken window at central block west elevation (Chattel, 2011)



95: Damaged wall paper above window at dining room north wall (Chattel, 2011)

ATTACHMENT B
CONDITIONS ASSESSMENT

PREPARED BY DEPARTMENT OF RECREATION AND PARKS



FIRST FLOOR PLAN SKETCH (N.T.S.)

PHOTOGRAPHS OF THE OUTSIDE OF THE BUILDING

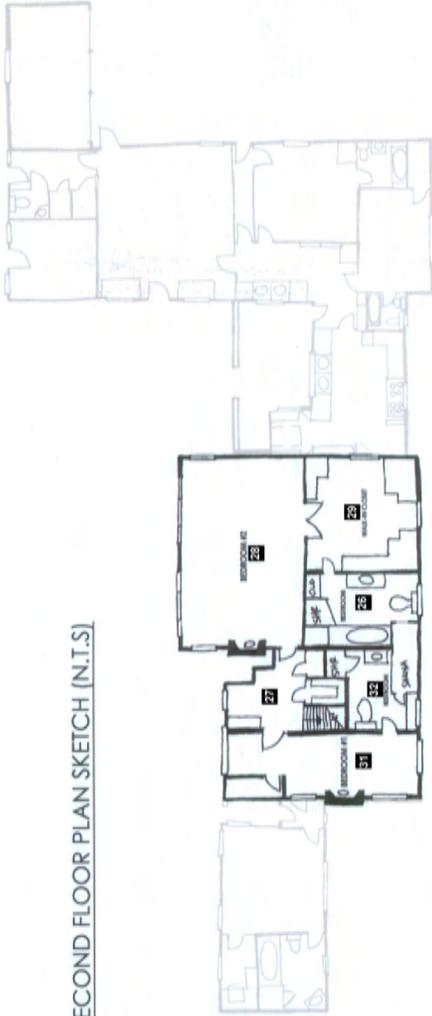


DEPARTMENT OF RECREATION + PARKS



Oakie House 18650 Devonshire Street
 A 2 STORY, 6500 SQ.FT. ENGLISH MANOR STYLE HOUSE DESIGNED BY ARCHITECT PAUL WILLIAMS IN 1937

SECOND FLOOR PLAN SKETCH (N.T.S.)



Oakie House 18650 Devonshire Street
 A 2 STORY, 6500 SQ.FT. ENGLISH MANOR STYLE HOUSE DESIGNED BY ARCHITECT PAUL WILLIAMS IN 1937

DEPARTMENT OF RECREATION + PARKS

ATTACHMENT C
ARBORIST MAP

BASE MAP PREPARED BY TREE LIFE CONCERN, INC.



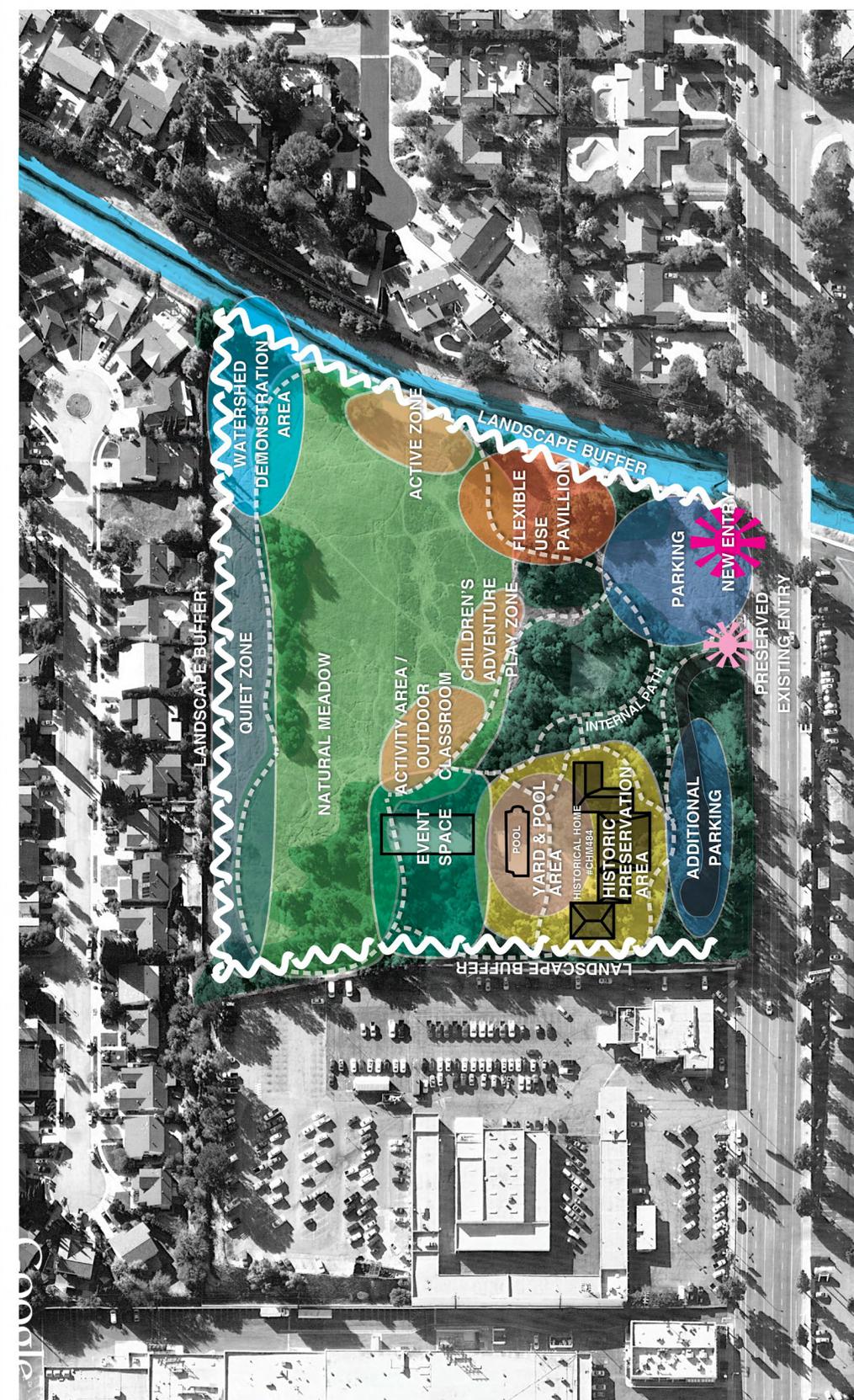
Significant Trees

- 165 (oak)
- 166 (oak)
- 271 (oak)
- 272 (oak)
- 273 (olive)

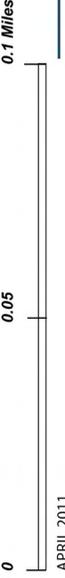
ATTACHMENT D

PRELIMINARY CONCEPTUAL PLAN

PREPARED BY MIA LEHRER + ASSOCIATES







PRELIMINARY CONCEPTUAL PLAN

NORTHRIDGE - OAKRIDGE ESTATE

APRIL 2011







