

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-1686-HCM

**HEARING DATE:** June 19, 2008  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 12556 N. Middlecoff Place  
Council District: 12  
Community Plan Area: Granada Hills-Knollwood  
Area Planning Commission: North Valley  
Neighborhood Council: Granada Hills North  
Legal Description: Lot 83 of Tract 22829

**PROJECT:** Historic-Cultural Monument Application for the  
KRAMER HOUSE

**REQUEST:** Declare the property a Historic-Cultural Monument

**APPLICANT/  
OWNER:** Aaron Kahlenberg  
12556 N. Middlecoff Place  
Granada Hills, CA 91344

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      March 05, 2008 Historic-Cultural Monument Application  
ZIMAS Report

## **FINDINGS**

The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Mid-Century Modern Ranch style residential architecture.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **SUMMARY**

Built in 1966 and located in the Granada Hills area, this one-story single family residence exhibits character defining features of the Mid-Century Modern Ranch style. The primary building is T-shaped in plan and located on a trapezoidal lot. The roof is low-pitched and cross-hipped, coated by white stone, and features a pair of white stone chimneys. The recessed off-center entry has two burnt orange sculpted, raised panel doors flanked by textured glass panels. Adjacent to the entrance is a trio of hanging fiberglass and plastic light fixtures. The house has a white stone and stucco finish with wood trim. The main elevation of the house is hidden by decorative block privacy screens separated by stone columns. The eastern side of the house has floor to ceiling windows. The interior includes a two-level living room with no interior support columns, sunken “conversation pit,” an original wet bar with a walnut veneer and Formica laminate countertops, glacier rock walls, and terrazzo floors. The subject building also contains a basement and bedrooms with Asian-inspired wallpapers and draperies. The house also includes an Asian-style garden with a koi pond and a gazebo. Multiple bowl-shaped plastic planters created by the house’s original owner, a plastics manufacturer, are spread around the house. An amoeba-shaped swimming pool with brown tile sits to the east of the house.

The proposed Kramer House historic monument was designed by Joseph A. Kramer, with actual plans drawn by Art Davis of Art Davis & Associates. The house was built by McAdam Construction. Davis was a member of the American Institute of Building Designers, a group of draftsmen who, while not licensed architects, created plans for residential and commercial homes. It was built as part of the Knollwood Country Club Estates development.

The subject building appears significant as a well preserved example of the Mid-Century Modern Ranch style and the extent of its original features and fixtures.

## **DISCUSSION**

The Kramer House property successfully meets one of the specified Historic-Cultural Monument criteria: “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.” As a significant

residential building designed in the Mid-Century Modern Ranch style, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

**BACKGROUND**

At its meeting of May 6, 2008, the Cultural Heritage Commission voted to take the application under consideration. On June 5, 2008, the Cultural Heritage Commission toured the subject property.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.:** CHC-2008-1686-HCM

**HEARING DATE:** May 6, 2008  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 12556 N. Middlecoff Place  
Council District: 12  
Community Plan Area: Granada Hills-Knollwood  
Area Planning Commission: North Valley  
Neighborhood Council: Granada Hills North  
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**APPLICANT/  
OWNER:** Aaron Kahlenberg  
12556 N. Middlecoff Place  
Granada Hills, CA 91344

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

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The proposed Kramer House historic monument was designed by Joseph A. Kramer, with actual plans drawn by Art Davis of Art Davis & Associates. The house was built by McAdam Construction. Davis was a member of the American Institute of Building Designers, a group of draftsmen who, while not licensed architects, created plans for residential and commercial homes. It was built as part of the Knollwood Country Club Estates development.

The subject building appears significant as a well preserved example of the Mid-Century Modern Ranch style and the extent of its original features and fixtures.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **FINDINGS**

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

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT \_\_\_\_\_ Kramer House \_\_\_\_\_
2. STREET ADDRESS \_\_\_\_\_ 12556 N. Middlecoff Place \_\_\_\_\_  
CITY \_\_\_\_\_ Granada Hills \_\_\_\_\_ ZIP CODE \_\_\_\_\_ 91344 \_\_\_\_\_ COUNCIL DISTRICT \_\_\_\_\_ 12 \_\_\_\_\_
3. ASSESSOR'S PARCEL NO. \_\_\_\_\_ 2605004016 \_\_\_\_\_
4. COMPLETE LEGAL DESCRIPTION: TRACT TR22829 \_\_\_\_\_  
BLOCK \_\_\_\_\_ None \_\_\_\_\_ LOT(S) \_\_\_\_\_ 83 \_\_\_\_\_ ARB. NO. \_\_\_\_\_ None \_\_\_\_\_
5. RANGE OF ADDRESSES ON PROPERTY \_\_\_\_\_ N/A \_\_\_\_\_  
\_\_\_\_\_
6. PRESENT OWNER \_\_\_\_\_ Aaron & Leslie Kahlenberg \_\_\_\_\_  
STREET ADDRESS \_\_\_\_\_ 12556 N. Middlecoff Place \_\_\_\_\_  
CITY \_\_\_\_\_ Granada Hills \_\_\_\_\_ STATE \_\_\_\_\_ CA \_\_\_\_\_ ZIP CODE \_\_\_\_\_ 91344 \_\_\_\_\_ PHONE \_\_\_\_\_ (818) 368-7381 \_\_\_\_\_  
OWNER IS: PRIVATE \_\_\_\_\_ X \_\_\_\_\_ PUBLIC \_\_\_\_\_
7. PRESENT USE \_\_\_\_\_ Single Family Residence with Pool \_\_\_\_\_ ORIGINAL USE \_\_\_\_\_ Single Family Residence with Pool \_\_\_\_\_

**DESCRIPTION**

8. ARCHITECTURAL STYLE \_\_\_\_\_ Mid-Century Modern Ranch \_\_\_\_\_  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)  
See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

**NAME OF PROPOSED MONUMENT** Kramer House

10. CONSTRUCTION DATE: FACTUAL Completion: July 3, 1966 ESTIMATED \_\_\_\_\_

11. ARCHITECT, DESIGNER, OR ENGINEER Archtiect/Designer: Art Davis & Associates

12. CONTRACTOR OR OTHER BUILDER McAdam

13. DATES OF ENCLOSED PHOTOGRAPHS Current: January 12, 2008 Historical: 1966  
(8X10 BLACK AND WHITE GLOSSY)

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

15. ALTERATIONS None

16. THREATS TO SITE:  NONE KNOWN     PRIVATE DEVELOPMENT     VANDALISM     PUBLIC WORKS PROJECT  
 ZONING     OTHER \_\_\_\_\_

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

**SIGNIFICANCE**

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)

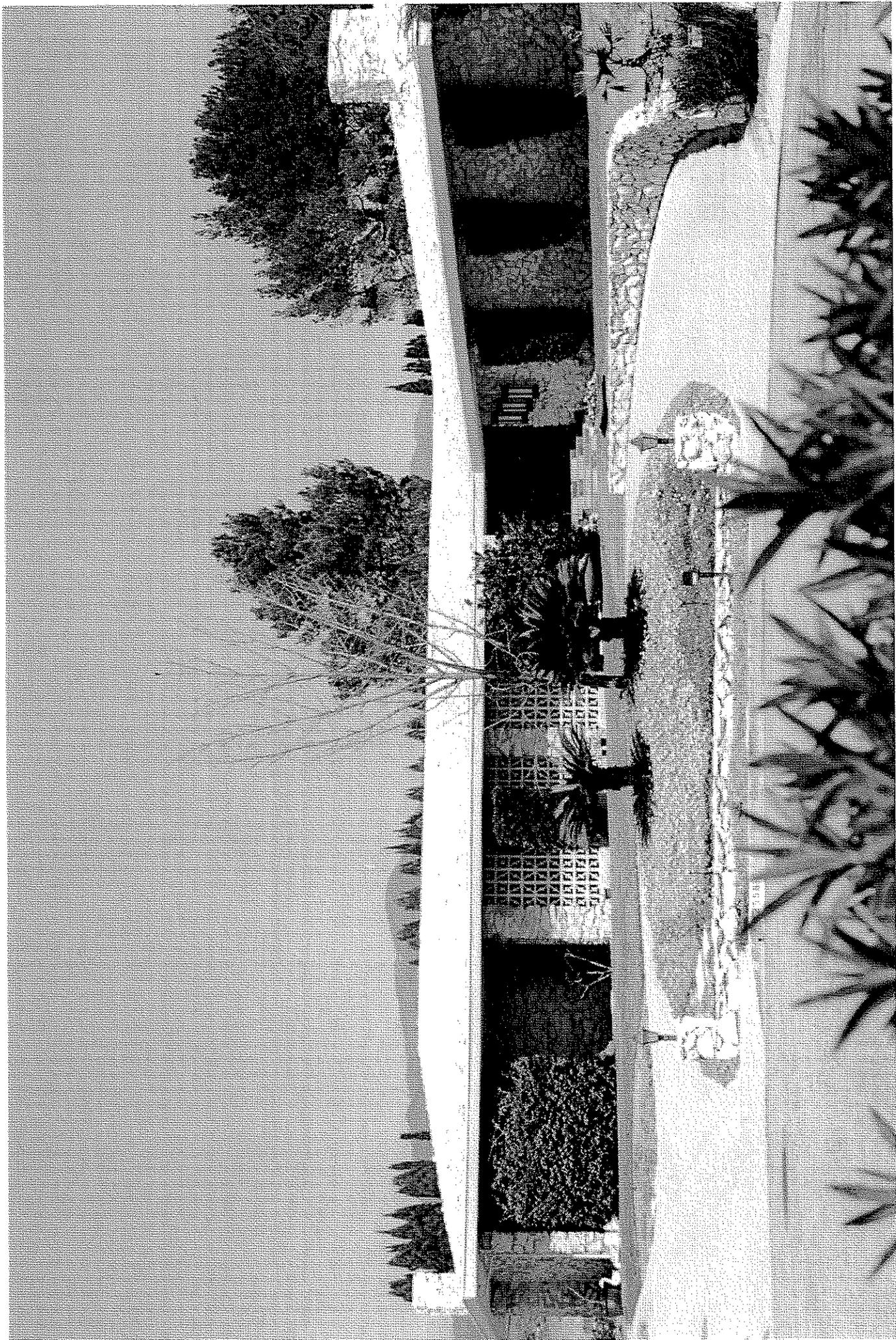
See attached.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) See attached.

20. DATE FORM PREPARED 03/05/2008 PREPARER'S NAME Aaron Kahlenberg

ORGANIZATION N/A STREET ADDRESS 12556 N. Middlecoff Place

CITY Granada Hills STATE CA ZIP CODE 91344 PHONE (818) 368-7381



## 9. Physical Description

Built in 1966, the Kramer House is a 3715 square foot, one-story; Mid-Century Modern Ranch, single family residence located in the "Knollwood Country Club Estates" development in Granada Hills, California, adjacent to the Knollwood Country Club golf course. "Knollwood Country Club Estates" was developed in four stages between 1961 and 1966. The advertising of the day discussed the ½ acre parcels and touted the importance of the golf-course view. Middlecoff Place was one of the last streets completed in the development and is the only street located East of Woodley Avenue. Several homes on the street are on parcels larger than ½ arce. The streets in "Knollwood Country Club Estates" were, for the most part, named after famous golfers. Middlecoff Place was named for Emmett Cary Middlecoff. He was a dentist from Memphis, Tennessee who gave up his practice to join what is now the PGA Tour in the 1940's. At the time, a career as a dentist would quite likely have been more lucrative. During his playing career he won 40 professional tournaments, including the 1955 Masters and U.S. Open titles in 1949 and 1956 and later developed a reputation as one of the best of the early golf television commentators. Of all of the golfers named on the streets of "Knollwood Country Club Estates," Cary Middlecoff had the best record.

The "Knollwood Country Club Estates" was one of several developments being built in Granada Hills during the early 1960's. Joseph Eichler, the well-known general contractor, built his "Balboa Highlands" tract of modern homes adjacent to the Knollwood tract.

Kramer House is situated on a trapezoidal lot on the top of a knoll, at the end of the up hill cul-de-sac that is Middlecoff Place. The property gradually drops in elevation toward the street. The largest side of the lot faces east and provides a view of the Los Angeles Reservoir, with Interstate 5, the city of Sylmar, and the San Gabriel Mountains providing a scenic backdrop in the distance.

Though Kramer originally intended for his home to be an entertainer's paradise, it functions quite well as a family house. With our typical suburban family of Mom, Dad, and two young sons (ages 3 and 8 months) the house works extremely well. It has adapted to us, we have adapted to it. A quote in "Ranch House Style," by Katherine Ann Samon, says it best. "Not all ranches are vintage period pieces requiring restoration, unlike other American styles such as the bungalow that spoke specifically to the family, the ranch is the only one that has continued to proliferate. It endures because its fluid architecture enables it to easily adapt to the

latest needs and expectations of contemporary lives. Its open, rambling quality and generously sized plot that accompanies it evoke a spirited, western love of land, while its straightforward architecture projects solidness and dependability. It endures because it has the all-American combination of being both practical and romantic, both productive and generous."

Kramer House's T-shaped structure has a white "Glacier Rock" and stucco finish with wood trim. Its low-pitch hip roof is coated with white rock. Aluminum horizontal sliding windows and doors are an integral part of the design. The entry features two wide, deeply recessed, sculpted, raised panel doors which have been restored to their original burnt orange color. The doors are flanked by large, amber, textured glass panels. The entry also includes charcoal grey slate porch and a built in planting bed. Adjacent to the front entry is a trio hanging fiberglass and plastic lighting fixtures that were custom built by the original owner – who was a plastics manufacturer.

Additional character defining elements of the exterior of the structure are: Viewlight block privacy screens (enclosing private atriums in the front and rear of the home); hidden rain gutters; dual "glacier rock" chimneys; a wing wall on the south-west corner; nearly full width, floor to ceiling glass across the east elevation; deep covered patio with "glacier rock" support columns across the east elevation; and all original exterior lighting that remains in use. Secondary exterior structures include an Asian inspired gazebo.

Significant defining interior features include: a sunken "conversation pit;" White Terrazzo floors throughout, glacier rock walls (surrounding the fireplaces in the Conversation Pit and Master Bedroom), original light fixtures, varying levels throughout the house, and original cabinetry. Kramer house exemplifies the very best of Mid-Century Modern Architecture of the 1950's and 1960's – with its open floor plan, floor to ceiling glass, cantilevered eaves, and dropped ceiling entry.

While the significant features set the tone for the residence, there is no shortage of interior detail. The acoustic ceilings are original to the residence and the Living and Dining rooms retain their acoustic ceilings with sparkle infused Mica as a finish. The living room has no interior support columns – which adds to the open feel of the home. There is a sitting "oasis" in the middle of the upper living room that contrasts the more intimate feel of the "Conversation Pit." The sunken, built-in wet bar retains its original foot operated, Coppertone Brown, under-counter refrigerator. The bar also features a built-in, surface mounted, Nu-Tone blender; original walnut wall veneer; Formica laminate countertops;

pleated black vinyl kick panel; and outdoor serving, pass-through window.

Unique in a California Ranch House, the residence has a full, finished basement – complete with a wine cellar and original built-in cabinetry as requested by the original owner, Joseph Kramer. He was typical of the people who moved to Los Angeles in the post-WWII era – as discussed in “Magnetic Los Angeles” by Greg Hise. Kramer moved to L.A. from Chicago to “benefit from an expanding economy, enjoy a moderate climate, and imbibe the mythical California Lifestyle.” Kramer wanted all of this, but didn’t want to give up his Midwestern basement.

The three bathrooms are also completely original. The guest bath features a blue, cantilevered toilet; blue and white, textural boomerang patterned tiles; blue tub; original cabinetry, and a white (with gold sparkles) Formica laminate countertop housing a blue oval sink. The powder room retains its oval red porcelain sink; white and gold glitter Formica laminate countertop, cabinetry, and original wallpaper in a clown and poodle motif. The master bathroom includes its black marble countertop, original wallpaper, amber shower door glass (which is also used in the door to the toilet room), light fixtures, plumbing fixtures, and beige, raised textural boomerang patterned tiles.

The original bedrooms feature floor to ceiling mirrors, ceiling mounted, multiple-swag light fixtures, Asian inspired wallpaper, and draperies all in excellent original condition.

The functional kitchen retains its original white ash veneer cabinetry, white (with gold speckles) Formica laminate countertops, and stainless steel sink. Due to damage, the flooring has been replaced with the identical Armstrong flooring that was installed when new. The attached laundry room uses the same flooring, and the cabinets and countertops match those found in the kitchen. The built-in storage cabinets found throughout the house are significant because they contribute to making the house family-friendly and functional.

There is significant exterior detail as well. The aggregate walkway, which leads to the slate front steps and porch, is separated by strips of grass and are flanked by two bowl-shaped planters. These planters are actually caps for bomb casings. They are made of fiberglass and were manufactured by Joseph Kramer, the home’s original owner. Kramer owned “Plastic Age Manufacturing” which held government contracts to build bomb casings, aircraft canopies, and other items required by the military.

The front of the home is characterized by the extensive use of "Glacier Rock" – as specified on the original plans. With the use of the Glacier Rock, privacy walls, white rock roof, special planters, unique lighting, and the home's position on the property, it was designed to make a statement about its owner. The use of dual driveways – one circular and one that follows the west side of the house and turns to follow the north side – made it clear that this was a home for entertaining. According to Mr. Kramer's nephew, the approach to the house was designed to intimidate his clients.

The house has two "back" yards. One, adjacent to the driveway on the North side of the property, consists of a large concrete driveway, and an orchard/garden area. The north elevation of the house, as viewed from the exterior, is almost entirely covered by cast Viewlite block privacy screens. The screens are separated by Glacier Rock columns. The north atrium is located behind the screens and access to the area from the exterior of the home is available through a wrought iron gate.

The main back yard is situated on the east side of the property. It is split into two main sections: The Asian Garden, and the Swimming Pool area. It includes several unique features. There are two of the "bomb casing cap planters" located near the east edge of the site and a third adjacent to the gazebo. When the house was new, they were planted with Bonsai trees. Today, one original tree remains. There is an Asian theme throughout.

In the Asian Garden area, the centerpiece is a lava rock waterfall that flows into a Koi pond. Appearing to "float" above the pond is an Asian inspired gazebo. All of the plants in this area are of Asian origin.

The swimming pool is amoeba-shaped and retains its original brown tile. The pool area is separated from the Asian Garden by a row of mature Sago Palms. The bomb planter Bonsai trees mentioned above were used as a visual break at the east end of the yard. The pool equipment is hidden in a large, black, Asian inspired cabinet that is situated on the south side of the pool. Also in the pool area are several more Sago Palms and four tall palm trees located in the south-east corner. All of the planting beds in the pool are edged with lava rock. The pool is surrounded by salt finished concrete.

The rear patio is accessible from inside by way of two sliding glass doors. The patio is completely covered and is finished in concrete with aggregate details. The patio cover (an extension of the roof system) is held up by Glacier Rock columns. There are two Glacier Rock planting beds located at each end of the patio.

Kramer House is significant because Mr. Kramer had the means to design and build a custom home that incorporated the latest 20<sup>th</sup> century materials, best location, most expansive view, and the some of the most innovative ideas of the time. More importantly, he was able to create a functional home that fit his taste and needs. He built his dream home and, after we read the original building contract for the house, cost was apparently not an issue. When the house was built, it was an award winner. The Knollwood Property Owner's Association gave the home a special award of merit – complete with a sign stating "Award Winning Home" that was placed proudly at the base of the driveway. The house was even special to the General Contractor – who placed a round, brass plaque flush with the surface of the charcoal grey slate on the front porch. The plaque proudly states, "This is a McAdam Built Home." Everyone who was a part of the home's creation took pride in it. Mr. Kramer loved his home and preserved it for future generations.

## **18. Significance**

When the Kramer House was designed and built, it was one of a kind. Joseph A. Kramer had the means to carry out his high quality, large scale dream – because he was in the right place at the right time. The cold war had brought him fortunes through the local aircraft industry's needs. According to Kevin Roderick's book "The San Fernando Valley, America's Suburb," "At the end of the 1950's, nine of the ten biggest manufacturers in the Valley were largely in the service of the Defense Department." Kramer's Plastic Age Manufacturing was, undoubtedly, either one of them or a major supplier to several of them.

The timing was important as well. By 1966, Ranch style homes were gaining popularity. According to Ranch house architect Cliff May, in the Sunset "Western Ranch Houses" book, there were several important features that would define the ranch house idea. "1) Fitted to the site; Blank Facade to the Public. 2) Built of Natural Materials. 3) The Patio is the Key. 4) Corredor: Original family room."

The first feature is easy to understand. The modern ranch houses actually used up as much of the lot as they could. The term "sprawling ranch house" came from this notion. Kramer house fills as much of the roughly 5/8 acre site as possible – and did so for only two occupants. The facade of Kramer house has no visible windows, which is a character defining feature – honoring the idea of creating a blank facade to the public – as defined by Cliff May.

The extensive use of Glacier Rock on the facades, rock on the roof, cast concrete blocks, and use of wood on Kramer house has created a structure that utilizes entirely natural materials on the exterior. Including Terrazzo on the interior floors only increases the awareness of Natural material use.

The rear patio spans nearly the entire width of the house. It is also deep enough to be considered an outdoor Corredor (Spanish for hall or corridor) and, in this case, an outdoor living space. In addition to the covered patio, the bedrooms each open to private outdoor atriums – continuing the ranch house concept of living with nature.

With the ease of air travel, access to Asia was inspiring Architects and Designers throughout the country, and it was a time when things were designed and built to last. Mr. and Mrs. Kramer were enthralled with all things Asian. From the fish Koi pond they installed in their back yard to the art in their home, they made Asian Modern a part of their daily life.

Today, the Kramer House is an intact, example of Mid-Century Modern Ranch House design. In its “Knollwood Country Club Estates” neighborhood, it is one of the few homes that retain its original appearance – as most have been altered throughout the years. Of the unaltered homes, it is the only one that was not originally built as part of the Knollwood tract which was developed during the years of 1961-1966. The lot was purchased in, or around, 1964. The house was designed in 1965 (Plans dated August 5<sup>th</sup> 1965) and it was completed on July 3, 1966. Mr. Kramer lived there until his passing in August, 2007.

The plans for the home (currently in my possession) were drawn by a relatively unknown local designer. Art Davis, lead designer at Art Davis & Associates was a member of the American Institute of Building Designers (AIBD). According to information gleaned from historical Los Angeles Times articles, the AIBD was a National, design-focused group of draftsmen who, though not licensed architects, created plans for residential and commercial homes. These “up from the ranks” designers had a local chapter in Los Angeles. Art Davis was Vice-chairman of the Los Angeles chapter at the time the Kramer House was designed. His offices were located at 16005 Sherman Way, Van Nuys, California.

According to Mr. Kramer's nephew, Ralph Kurzydlo, the house was designed by Mr. Kramer, and Davis only drew the plans. From the information I have gathered through interviews of people who knew Mr. Kramer, he was plenty capable of designing the home. Whether Kramer designed it, or merely suggested ideas to Davis, their collaboration resulted in a special house.

Kramer house is representative of the best of home design in Southern California's postwar era. Ranch homes, in general, were adaptable – not only to the environment, but to the families who lived in them. These homes helped define a generation. With their open floor plans, livable outdoor spaces, and usable interior space, the Southern California Ranch House introduced a generation to the unique “ranch” lifestyle and influenced the idea of what a house should be. It is that generation who now looks back at the ranch house with fondness – reveling in their remarkable adaptability, open spaces, and functionality. The impact of these memories has created a renewed interest in ranch homes, reflected in the several magazines that are available on the subject – including “Atomic Ranch,” “Modernism” and “CA Modern.”

Today, ranch homes are being appreciated again as they near the half-century mark and are adopted by new owners who appreciate them for all they have to offer. The Kramer House is unusually lush for a ranch home, even for a typical upper income family, but reflects the ideals, lifestyles and economy of one of the most significant periods in American History.

## **19. Sources**

Interview with Ralph Kurzydlo, Mr. Kramer's nephew – October, 2007  
Interview with Corazon Ocampo, Mr. Kramer's caretaker – October, 2007  
Original House Plans – Dated August 5, 1965  
Construction Contract – 1965  
“The San Fernando Valley – America's Suburb” by Kevin Roderick  
“Western Ranch Houses” by Cliff May  
“Ranch House Style” by Katherine Ann Samon  
“Magnetic Los Angeles – Planning the Twentieth-Century Metropolis” by Greg Hise  
“Wikipedia”

**FLASH!**  
**NEW FHA**  
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 LOANS

# Knollwood

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 (optional at low additional cost)

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- Ceramic tile drainboard, decorative tile splash
- Custom ash cabinets • Decorator line vinyl floor in kitchen, service porch, family room, entry & baths
- Bathrooms have marble pullman, marble splash, embossed mosaic tile over tub & shower
- 40- & 50-gallon glass-lined water heater (10 yr. guarantee) • Custom fireplaces, log lighter valve
- Genuine lath & plaster • FOUR-INCH rockwool insulation in ceilings • #1 Genuine Cedar Shingle Roofs & large rock roofs • 1 3/4" Ash interior doors
- All exterior doors weatherstripped • Up to 1,700 sq. ft. inside living area • Choice of many exteriors, 7 floor plans



\*Subject to new regulations to be issued by FHA

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In Monterey Park

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 ... just 20 minutes from the Civic Center

**OVER 1300 HOMES SOLD!**  
 Now the lots in the final unit are being considered with only a few left already sold. **BETTER HURRY!** When you see these homes and the superb location you'll understand our urgency. Now is the time to buy. There will be no more since our land is completely developed.

**A COMPLETE CITY-WITHIN-A-CITY**  
 —planned and fully established with its own elementary school, lovely parks, fire station and ASP store for exclusive convenience living so near to "shopping"

**SOME OF THE LUXURY FEATURES**  
 High fireplaces • Built-in kitchen & built-in gas ranges and stoves • New exterior designs • Intercom and AM radio systems • Inlaid built-in cherry floors • Freedom decorative walls • and much, much more!

**NO DOWN TO VETS**  
(except cash and deposits)  
 GOOD CONVENTIONAL TERMS AVAILABLE

Full price from  
**\$24,325**

**NEW CREST VISTA**  
 The last of the  
*Island in the Sky*  
**MONTEREY HILLS**

5 UNITS TO SHOW  
 500 A.M. SUNDAY

balanced power routes

**Knollwood**  
*Country Club*  
**ESTATES**  
 A Quality Community by Harold H. Hark and associates.

FURNISHED MODEL HOMES  
 Open Daily 10 am TILL DARK

**SENIOR CITIZENS**  
 Why pay real when you own YOUR OWN Co-op Apartment Home  
 For less than rent  
 1 Bedroom & 1 Bathroom & Freestanding Garages, Here is Now  
**\$89.00** mo. (includes everything)  
 4 1/2% FHA Interest  
 9 Month Leases of La Brea & Brea St. in  
 Baldwin Hills at 6025 Olympic Ave.  
 (Call 424-1111)  
 Open for Inspection  
 A.C. 4-2411  
 W.E. 3-2621



**THE PERFECT PLACE TO RAISE YOUR FAMILY**  
 (and lower your golf score!)

# Plan to spend \$30,000 to \$50,000 for a home in ORANGE COUNTY?

If you plan to build or buy a home in the \$30,000 to \$50,000 class in Orange County during the next 90 days, we sincerely urge you to see Gainsborough North NOW!

Homes in Gainsborough North, located in the exclusive North Tustin/Orange area, are selling faster than other Orange County residences in this class because there is nothing comparable in design, quality or dollar value in the entire county. Many of those who have already bought, and are now moving in, tell us they chose Gainsborough North after inspecting property from the San Fernando Valley to San Diego.

You owe it to yourself to investigate Gainsborough North before you decide on a home anywhere in Orange County. We are extremely proud of these homes, their design, decor and expansive dimensions.

Don't miss this last opportunity to buy in Gainsborough North—at these never-to-be-duplicated prices.

from \$34,650 and \$3,500 down payment...  
 3, 4 and 5 bedrooms • formal dining rooms and family rooms  
 • up to 2840 square feet • 1 and 2 story • 2, 2 1/2 and 3 baths  
 • in the City of Orange; near schools • sidewalks, street lights and sewers in and paid for.



From Los Angeles drive out Santa Ana Freeway to 17th Street exit in Santa Ana, East on 17th to Prospect. Turn left on Prospect to La Veta and Gainsborough North... watch for directional signs.



## Gainsborough North Realty Inc.,

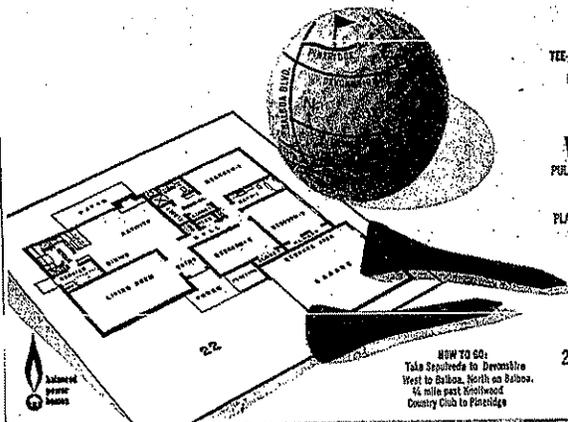
exclusive sales agents  
 Sales Office on the property, RTWing 2402  
 MAIN OFFICE, 17061 E. 17th St. Santa Ana, Calif. 92703

## Knollwood Country Club ESTATES

in a priceless, close-in SAN FERNANDO VALLEY setting.

If you're a golfer, what a thrill to tee up a short approach from your front door. And sneak in a fast nine before you go to the office. But, golfer or not, you'll love the "permanent park" setting of KNOLLWOOD COUNTRY CLUB ESTATES... an 18-hole golf course in your "backyard" ... because these homes are on choice acreage winding through the verdure of this lovely Country Club. And what glamorous homes these are! Stunningly designed... so well

built... filled with custom appointments which spell LUXURY in capital letters. Yes, these are fast-selling "home magazine residences with the \$40,000 look"... yet they're priced to fit your budget! Excellent location, too. Fully developed area... close to schools, churches, shops, work and play... only minutes from the Golden State and San Diego Freeways (well along toward completion). These homes are sure to score with you. Drive to see them today!



- Key-Note Features:**
- UP TO 1,880 SQ. FT. INSIDE LIVING AREA
  - OVERSIZED 21" WEDGEWOOD-HOLLY OVENS & BROILERS
  - WASTE KING DISHWASHERS & GARBAGE DISPOSALS
  - CUSTOM-DESIGNED FIREPLACES
  - MARBLE PULLMANS, MARBLE SPLASH & EMBOSSED MOSAIC TILE, IN BATHS
  - GENUINE LATH & PLASTER CONSTRUCTION
  - #1 GENUINE CEDAR SHINGLE & LARGE ROCK ROOFS

REFRIGERATED AIR CONDITIONING (optional at low additional cost)

3 & 4 Bedroom, Family Room, 2 & 3 Bath Homes on 1/3 Acre Lots!



**New FHA 35 YR. 5 1/4% LOANS**  
 from \$2,500 DN. (max 10% & up)  
 from \$135 MO. (max 3% & up)

**VA only \$750 DN. 30 YR. 5 1/4% LOANS**  
 from \$135 MO. (max 3% & up)

**CONVENTIONAL low as \$1995 DN. 25 YR. 6% loans**

**TRACT TO CONTINUE PREVIEW SHOWINGS**

*Los Angeles Times (1886-Current File); Jun 4, 1961; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)  
pg. F10*

## **TRACT TO CONTINUE PREVIEW SHOWINGS**

Preview showings continue today for Knollwood Country Club Estates, new Granada Hills community of homes built on one-third acre sites in and around the 18-hole golf course of Knollwood Country Club.

First and second unit homes, within walking distance of Knollwood Elementary School, are priced from \$25,350. Five plans, with interior space averaging 1,600 sq. ft., are situated for the full utilization of scenic possibilities offered by the various shaped lots.

In homes on lots with a side view, the entire bedroom wing is to the rear, with a sliding glass door opening from the master bedroom to the view side. A large living room, and family room also overlook the view side, with a sliding glass door from the family room to a covered terrace.

### **Rear Views**

On lots with rear views, some plans place the bedrooms in front, with rear living and family room each leading to a wide covered terrace via sliding glass door. A pass-through with tiled counter also leads from the kitchen to the view terrace.

Homes contain three bed-

rooms and family room, with two and three baths. They are fully ducted for refrigerated air conditioning, which may be added at time of purchase.

Kitchens include built-in dishwashers, ranges and ovens, with vinyl flooring extending to service porch.

The preview site, where model homes are being readied, may be reached via Balboa Blvd. and right on Pine-ridge Dr., north of the Country Club entrance.

Veterans may purchase on terms with \$750 down, plus impounds. Long term, FHA loans are also available.

#### TERMS, LOCATION OF TRACT DRAW VIEWERS

Los Angeles Times (1886-Current File); Jul 2, 1961; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)  
pg. E22



**SPACIOUS** -View from family room in home at Knollwood Country Club Estates.

## TERMS, LOCATION OF TRACT DRAW VIEWERS

reached via Balboa Blvd. past the Country Club entrance and right on Pine-ridge Dr.

Public response to ad-living space. They are duct-  
vance showings at Knoll-ed for installation of  
wood Country Club Estates frigerated air conditioning,  
has been heavy, due to view which may be added at op-  
location and convenience of tional cost at time of pur-  
purchasing terms, according chase.

to builder-developer Harold Covered view terraces are  
Hirsh. among popular home fea-

The residences are being tures. They are reached via  
built on one-third acre lots sliding glass door from liv-  
overlooking the 18 hole golf ing rooms, family rooms, and  
course of the Knoll wood in some plans, master bed-  
Country Club in Granada rooms. Family rooms and  
Hills. They are priced from entries have vinyl or hard-  
\$25,350. wood block floors.

Terms, Hirsh stated, in- Kitchens feature built-in  
clude VA, FHA and 10% oven and broiler, range,  
down payment convention- dishwasher, garbage dispos-  
al financing. al and range hood with

Containing three bed- light and fan. Breakfast bars  
rooms, family room, and two between kitchen and family  
or three baths, homes aver- room have ceramic tile tops.  
age 1,600 sq. ft. of inside The model homes may be

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**SPACIOUS-** Louvered doors separate living, family rooms at Knollwood Estates.

## GRANADA HILLS TRACT SLATED TO OPEN TODAY

Knollwood Country Club place with log lighter, marble pullmans, and embossed winding above the greenery, mosaic tile over tubs and of the Knollwood Country showers. Landscaping is Club's 18-hole golf course in provided in front and side Granada Hills, will hold its yards.  
grand opening today.

The response during pre-ventional. Veterans need the schedule, according to pay \$750 down, plus im-builder-developer Harold pounds, on 30-year loans. Hirsh, who said work is already under way on the second unit of homes, with a choice of homes offered in either unit.

Homes priced fully from \$25,850 contain three and four bedrooms and family room, with two or three baths, and are built on one third-acre lots. Five floor plans interpreted in a variety of exterior stylings provide an average of 1,600 sq. ft. of interior living space.

### Optional Item

Purchase of refrigerated air conditioning is optional. Among features cited by Hirsh are covered terraces in many plans. They are reached from living and family rooms by sliding glass doors.

Automatic kitchens contain built-in ranges, oven with broiler, dishwasher hood, light and fan. Ceramic tiling, custom ash cabinets and decorator vinyl flooring through kitchen, service porch and baths have also proved popular. It was stated.

Additional home features are lath and plaster, fire

Purchasing terms include FHA financing, VA and conventional. Veterans need pay \$750 down, plus im-builder-developer Harold pounds, on 30-year loans. Model homes may be reached via Sepulveda Blvd. north to Devonshire Ave., left to Balboa Blvd. and right for a quarter mile past the country club entrance.

Parkway trees, paved and all utilities are in and streets, sidewalks, sewers paid.

## Business and People

**Plastic Age Aircraft Corp.** and Plastic Age Products will be merged to form Plastic Age Manufacturing Co. J. A. Kramer, president, said yesterday. The company, in Mint Canyon, makes plastics for both missile firms and commercial users.

**Servomechanisms, Inc.**, has received a production order from Lockheed Aircraft Corp. for \$485,000 worth of computers. This new business brings Servo's backlog for this work to over \$3 million.

**Utter-McKinley Mortuaries** directors have elected John McKinley and Maytor H. McKinley Jr. to the board. Sons of the firm's president, they are the fourth generation of the family in the business.

**Tasker Instruments Corp.** has received a \$184,350 contract for automatic data-processing equipment for weather-balloon stations from the Air Force.

**Prudential Life Insurance Co.** has issued a 20-year mortgage of \$320,000 on the new five-story Northrop building at 9740 Wusnura Blvd., Beverly Hills.

**James E. Rhodes** has been named branch manager of Trust Deed & Mortgage Exchange's new Orange County office in Santa Ana.

**J. Weaver Welch** has been appointed president of General Trading Co., a division of H & R American Corp., succeeding Arnold H. Main, who has resigned because of ill health.

**The Mission Insurance Co.**, formerly Mission Indemnity Co., and Sayre & Toso, Inc.; W. B. Brandt & Co., Inc., announce their simultaneous move to a new building constructed by the Mission Insurance Co. at 300 S Hobart Blvd.

Institute Creates Building Designer Classification  
*Los Angeles Times (1886-Current File)*; Dec 4, 1960; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)  
pg. N9

## **Institute Creates Building Designer Classification**

The American Institute of Building Design is currently completing plans to create a new classification of "Professional Building Designer" among its membership, "to develop, encourage and achieve professional prominence," within the group, according to an announcement made by institute vice president Robert Van Roekel.

The Redlands designer, named to head the committee that established standards for the new classification by AIBD president Thomas B. Shoemaker, said that changes in the institute's by-laws have been made to add the new classification to those of draftsman and designer.

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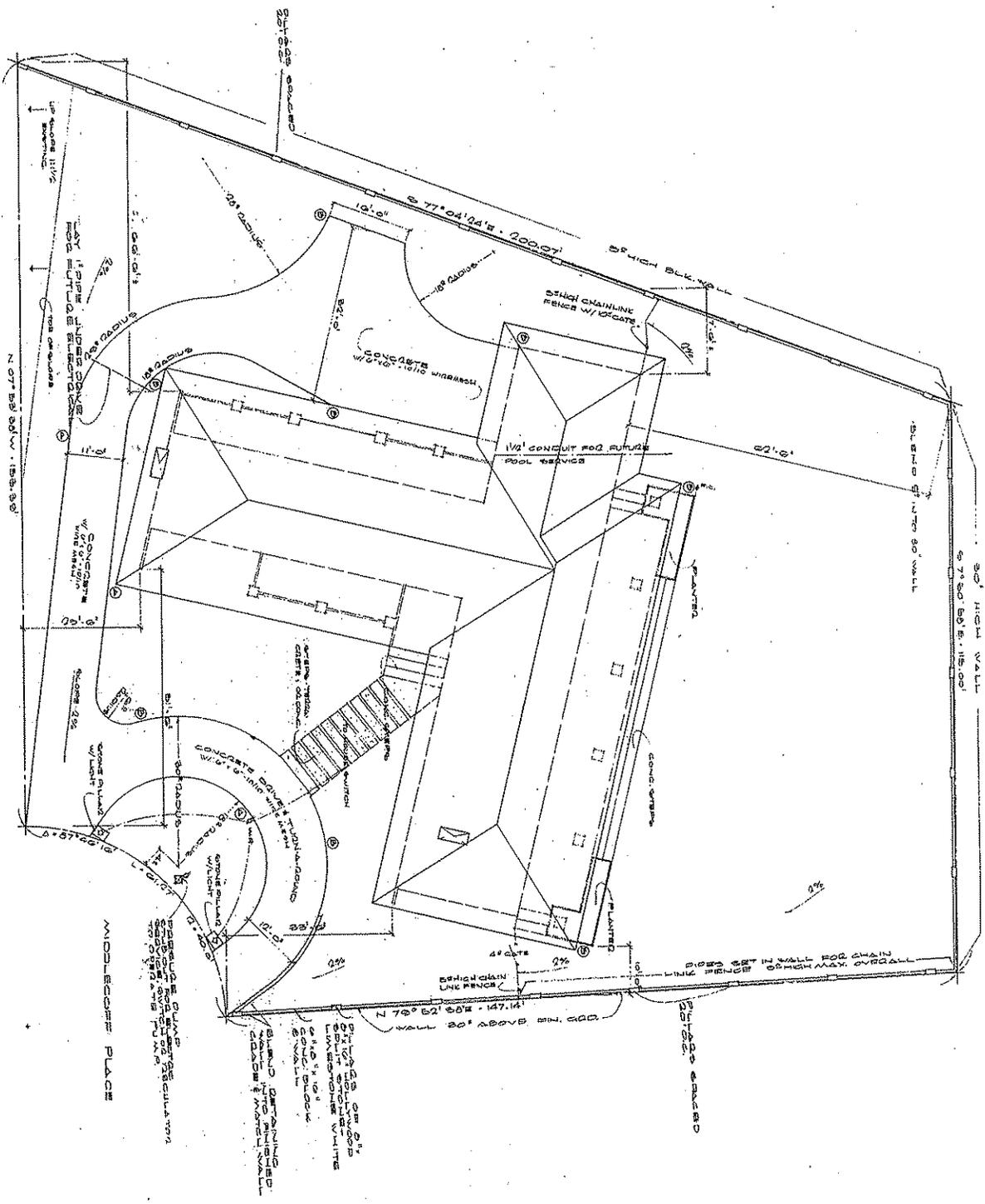
Jack Spahn

## Building Design Seminar Set for Feb. 5-7

Plans have been announced for the fifth annual American Institute of Building Design seminar by chairman Glendon Bowman and Art Davis, vice chairman. The seminar will be held February 5-7 at the Flamingo Hotel, Las Vegas.

Jack Spahn, vice president of E. L. Pearson & Associates, has been named main speaker with attorney James F. Healey Jr., vice president and chief counsel for Title Insurance and Trust Co.

Spahn and Healey will speak on condominium, cluster housing, planned developments and their legal requirements. Part of Spahn's presentation will be a 30-minute slide presentation. The sessions begin Feb. 5 with the AIBD quarterly board meeting.



**PLUMBING NOTES:**

1. MAIN WATER LINE 1/2" CUMBER.
2. HANGERS TO 200 P.S.I. MIN.
3. ALL OUTSIDE PIPES TO BE FULL INSULATED.
4. 1/2" DIA TO ABOVE GRADE AND DOWN TO 75% AND BELOW.

**DEPT SPEC:**

1. 200 P.S.I. MIN. CUMBER.
2. 200 P.S.I. MIN. CUMBER.
3. 200 P.S.I. MIN. CUMBER.
4. 200 P.S.I. MIN. CUMBER.

**LEGAL DESCRIPTION:**

LOT # 05  
TRACT # 22899

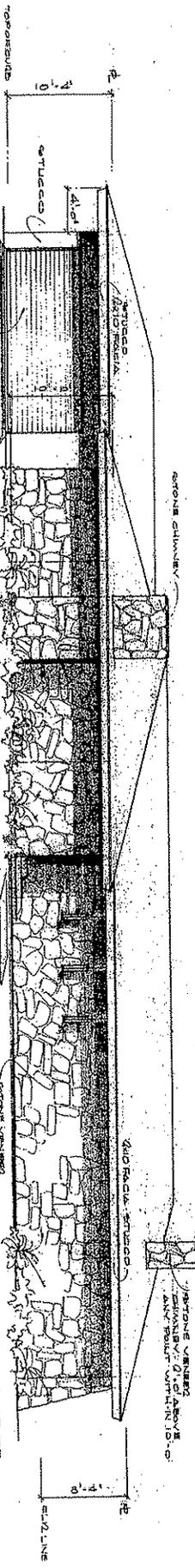
LOT # ROOF PLAN

1/8" = 1' 0"

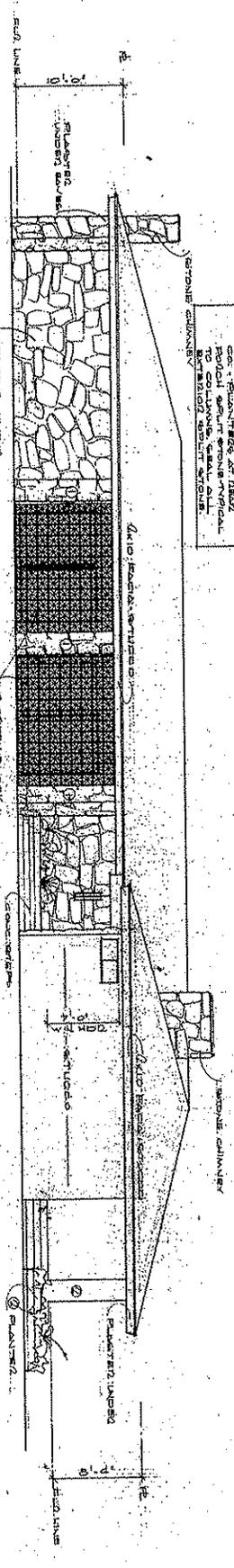


ALWAYS BUILD ON OWN  
CONCRETE FOUNDATION

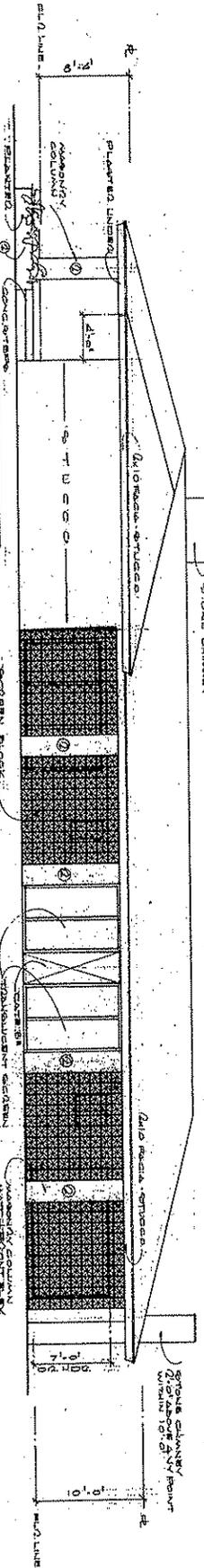
WEST ELEVATION



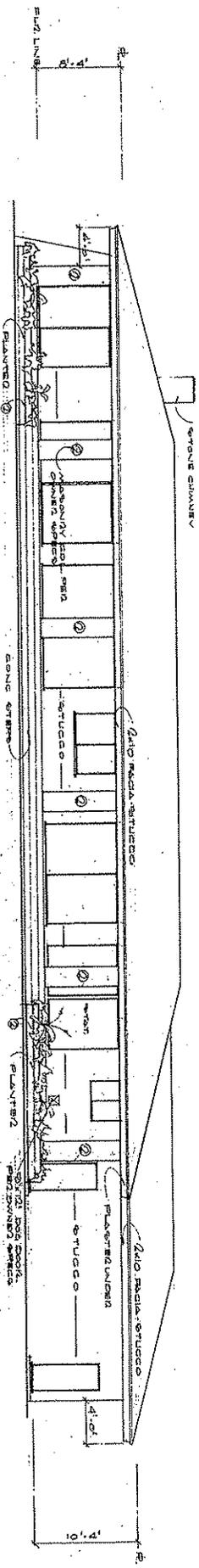
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



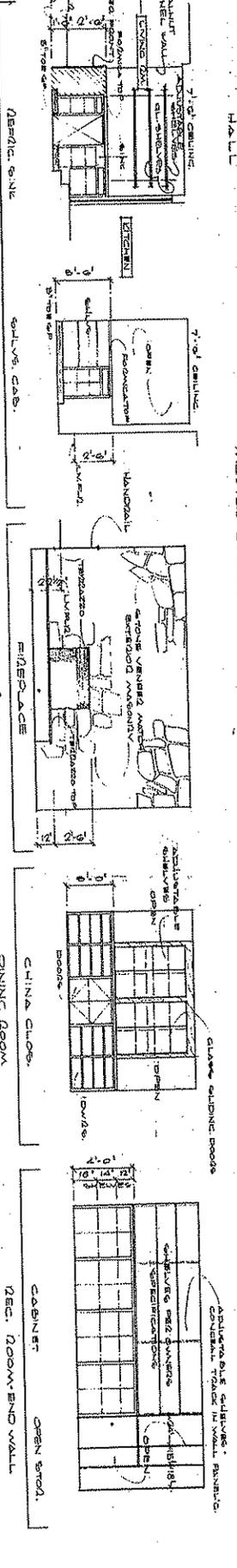
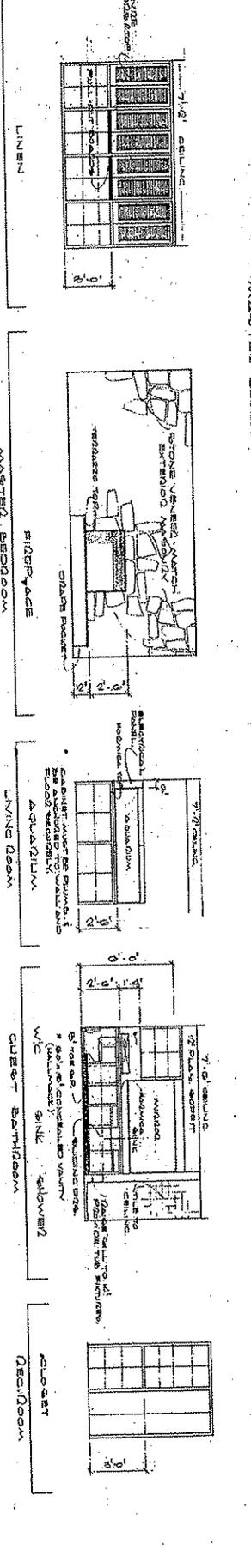
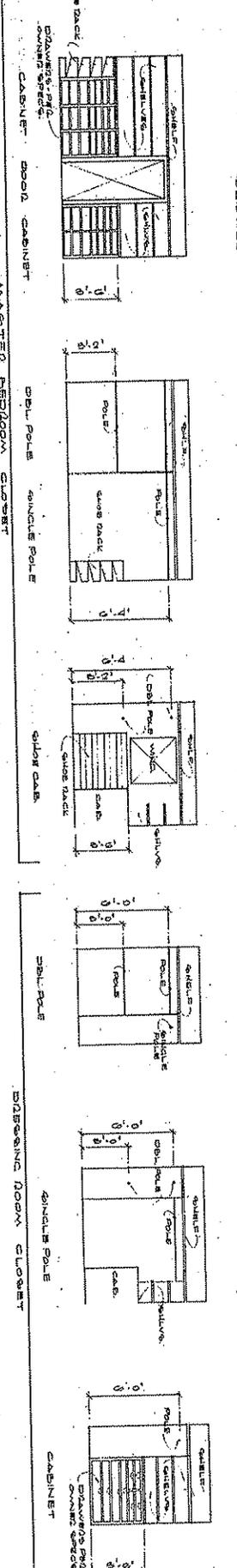
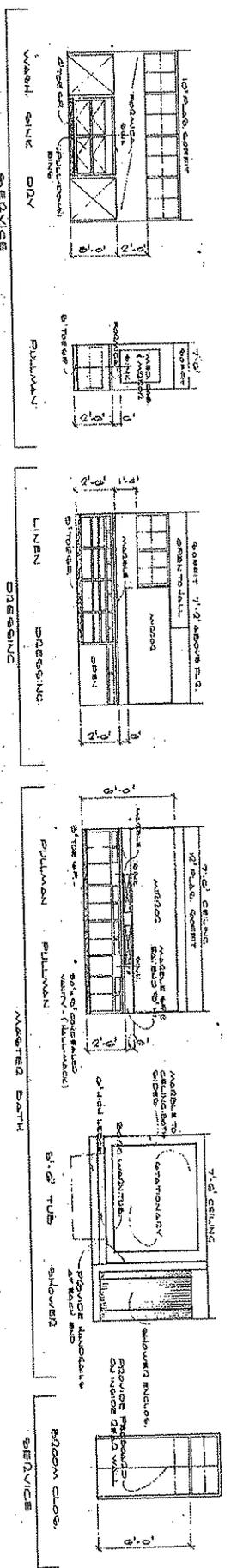
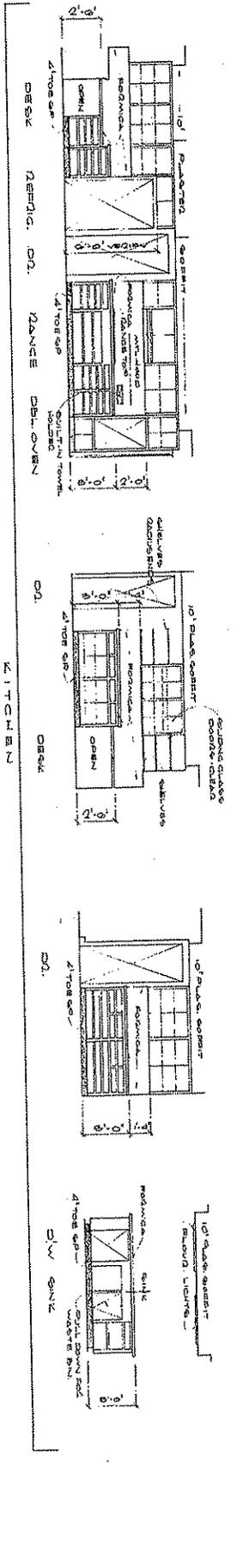
STONE VENEER  
STUCCO  
PLASTERED LUMBER  
STONE CHIMNEY

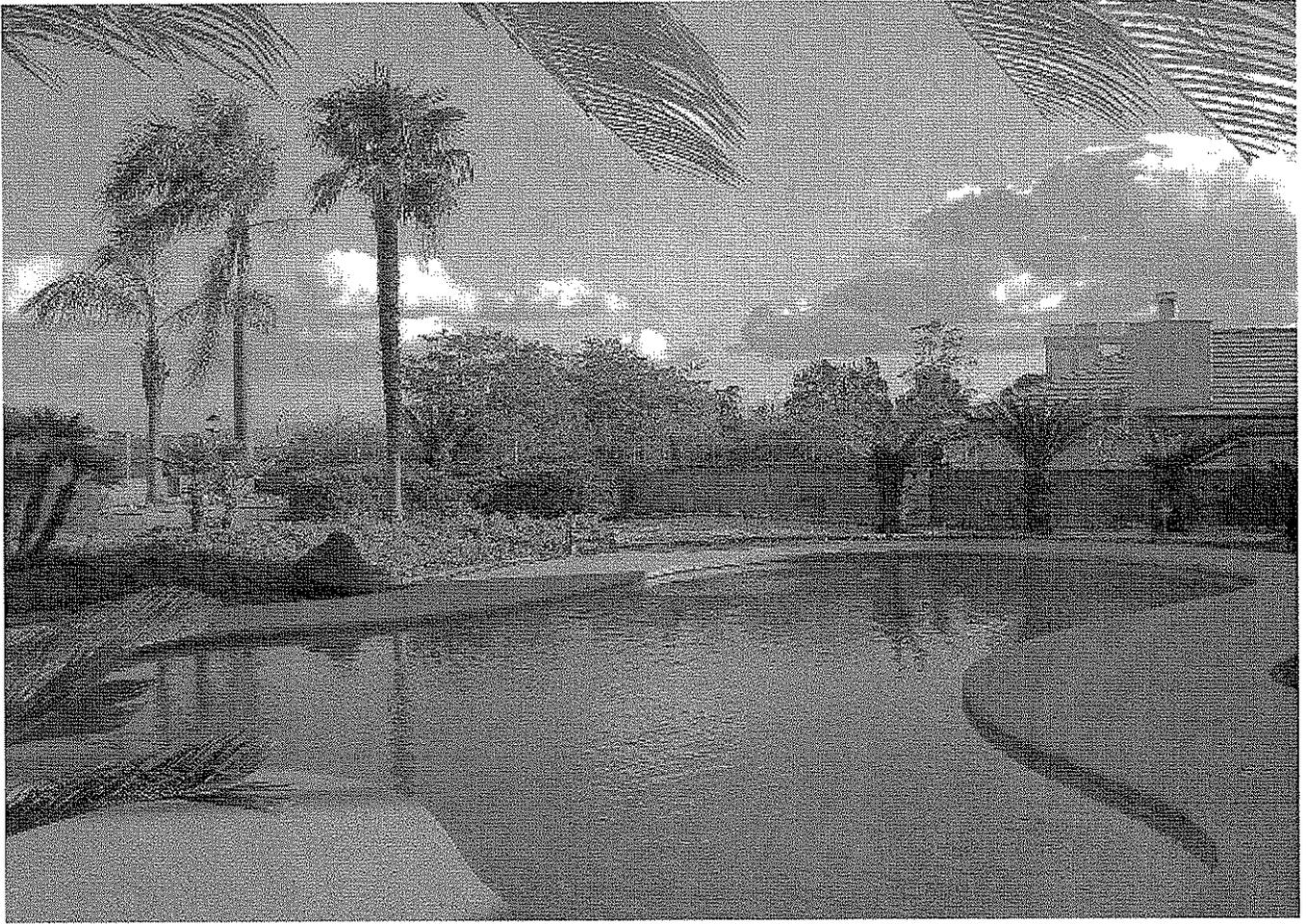
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PLASTERED LUMBER

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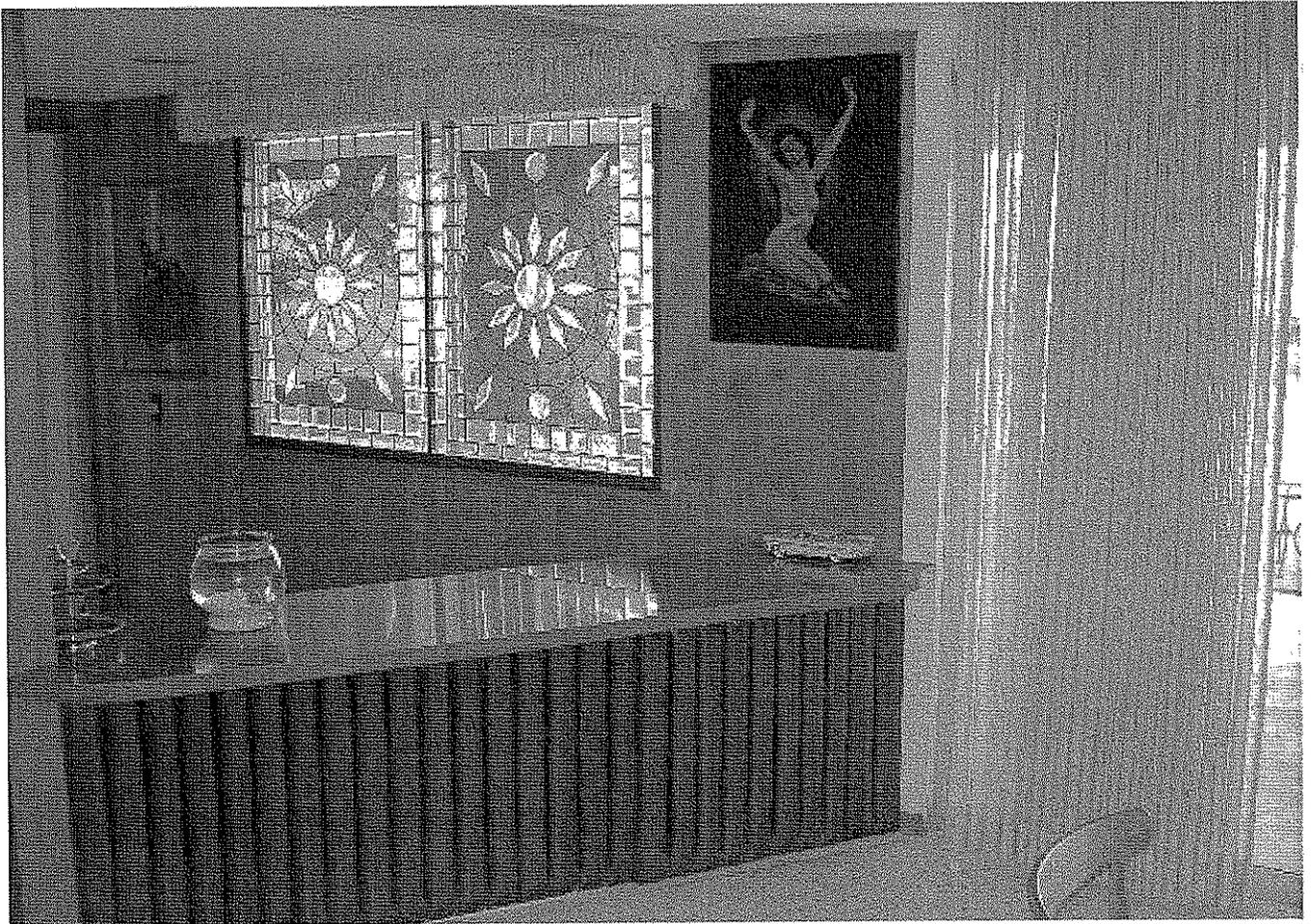
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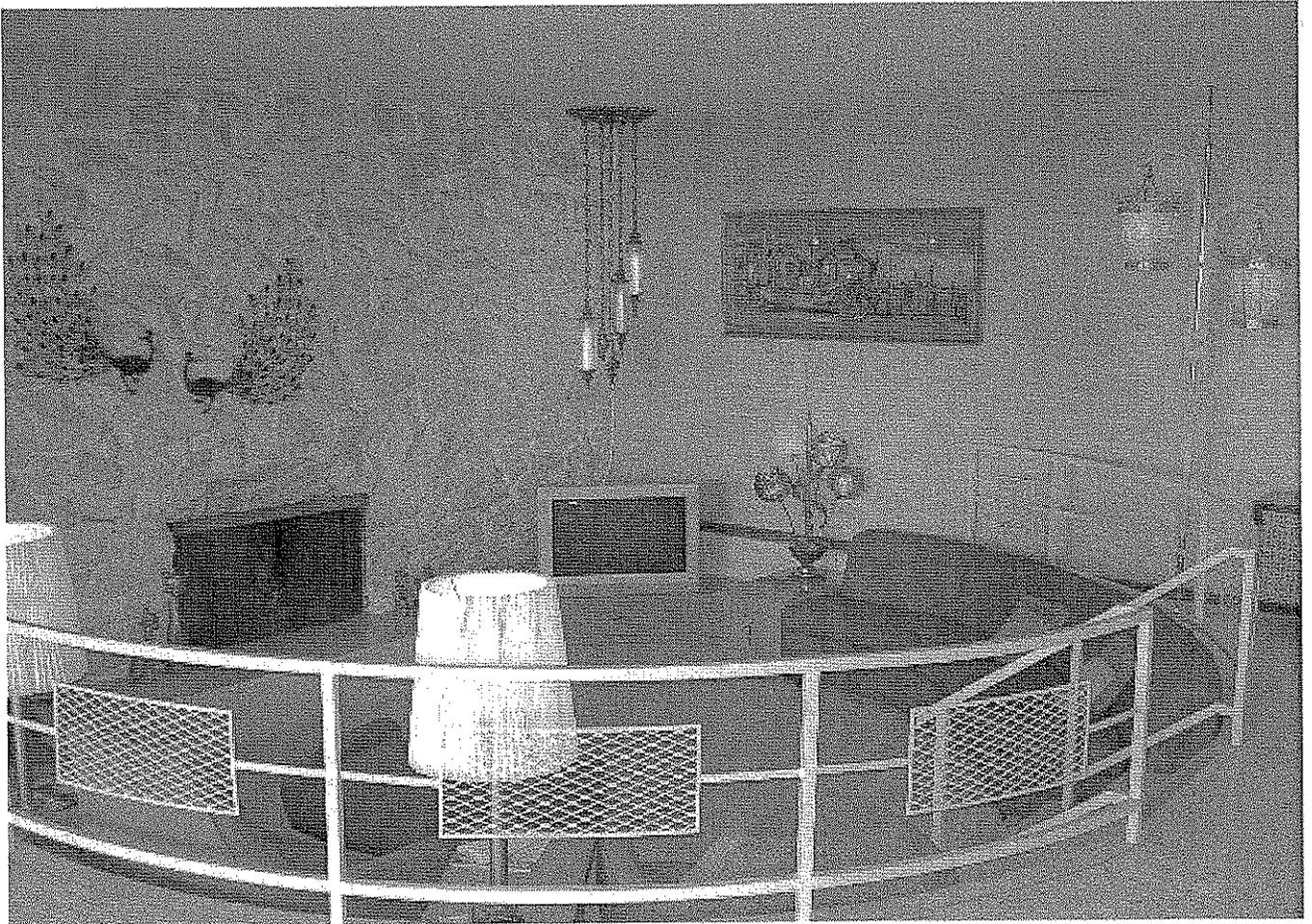


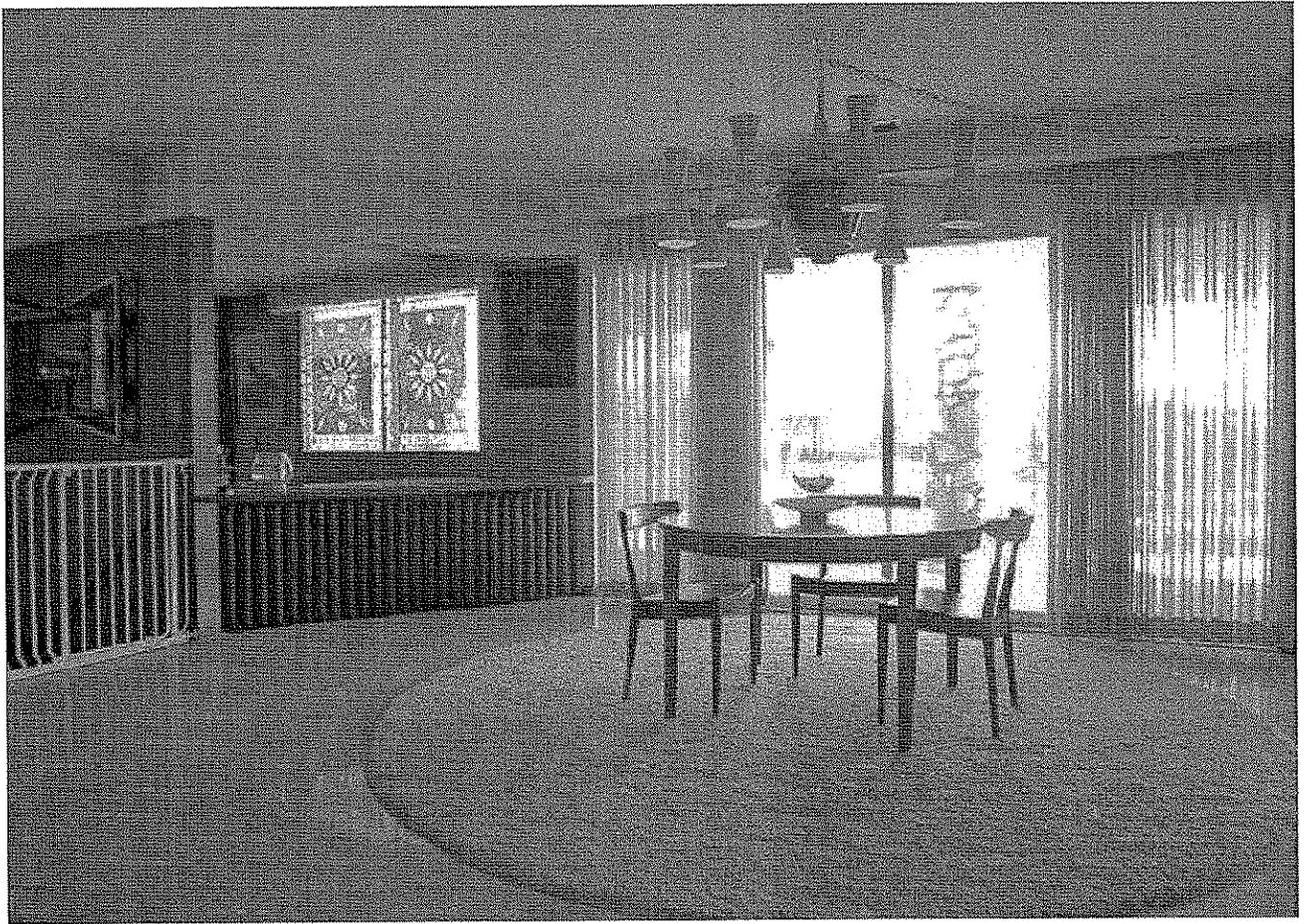


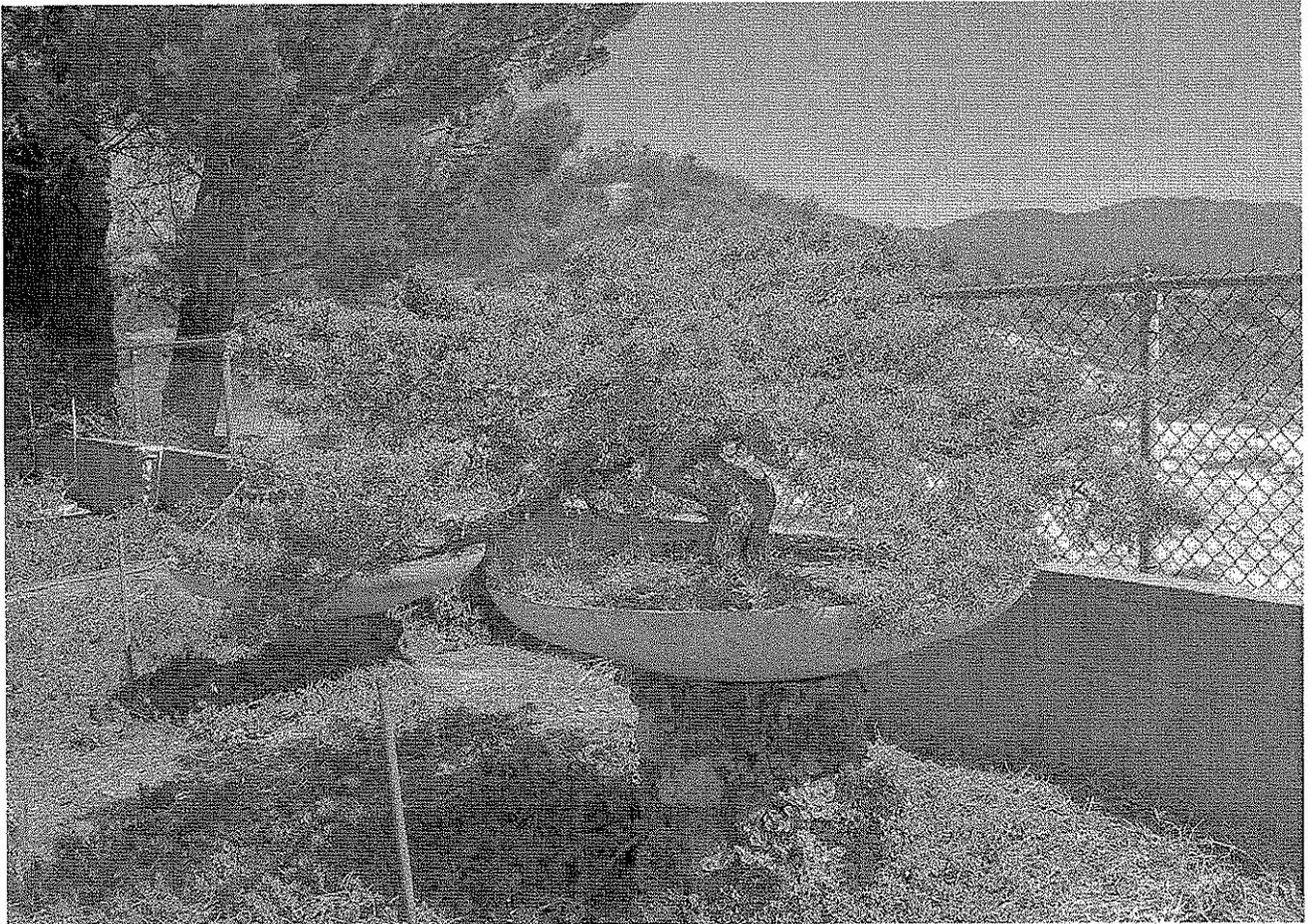


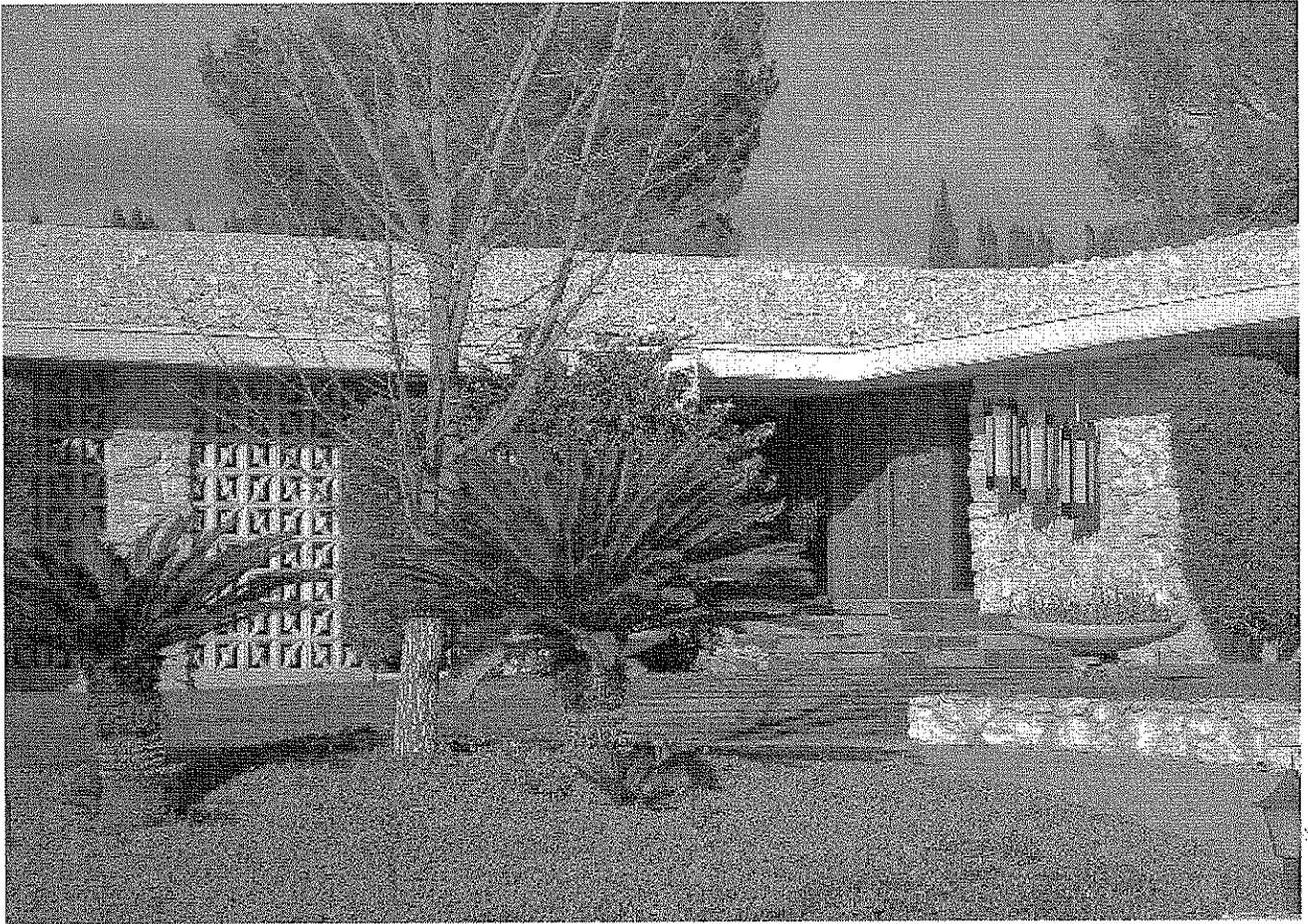








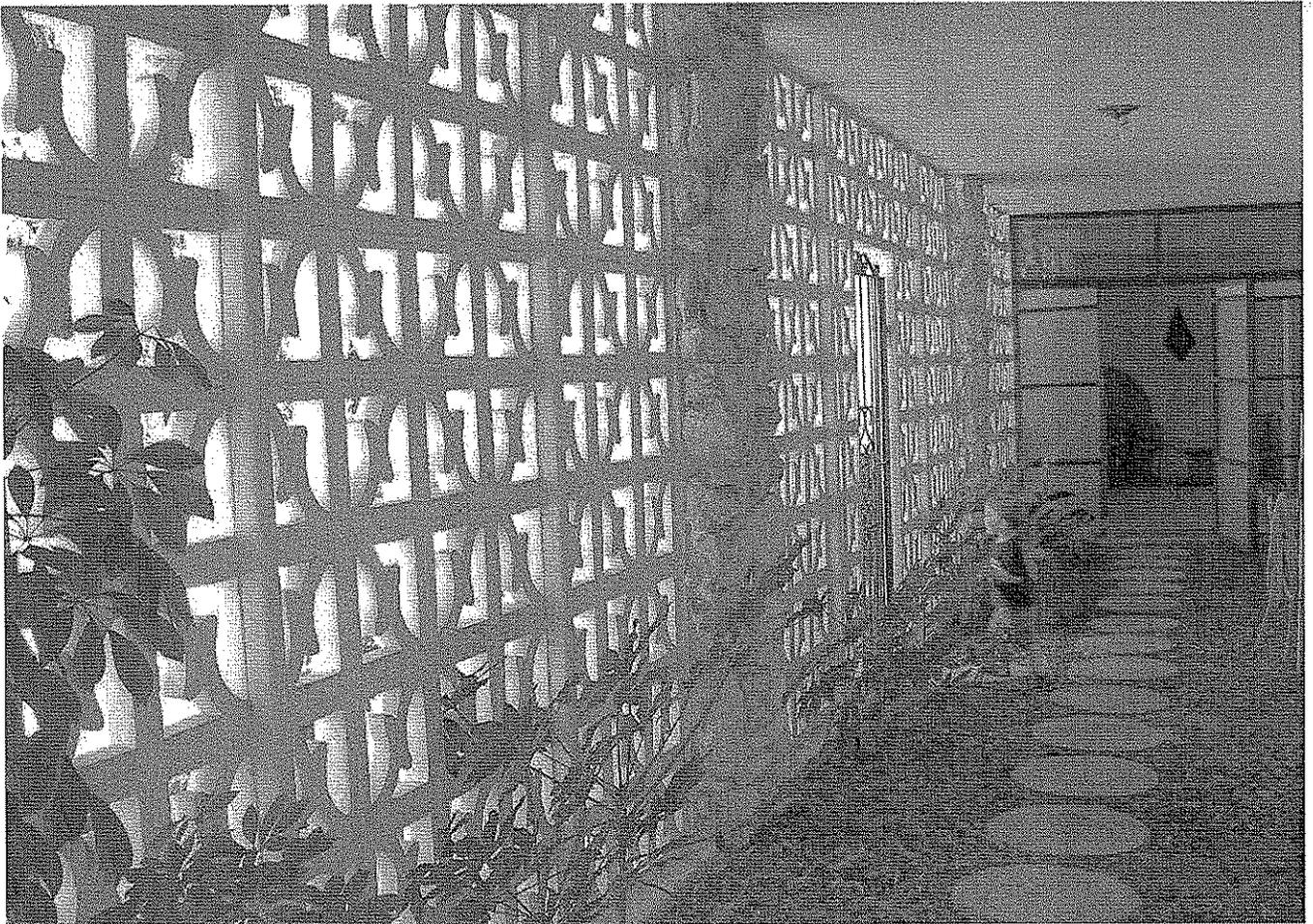


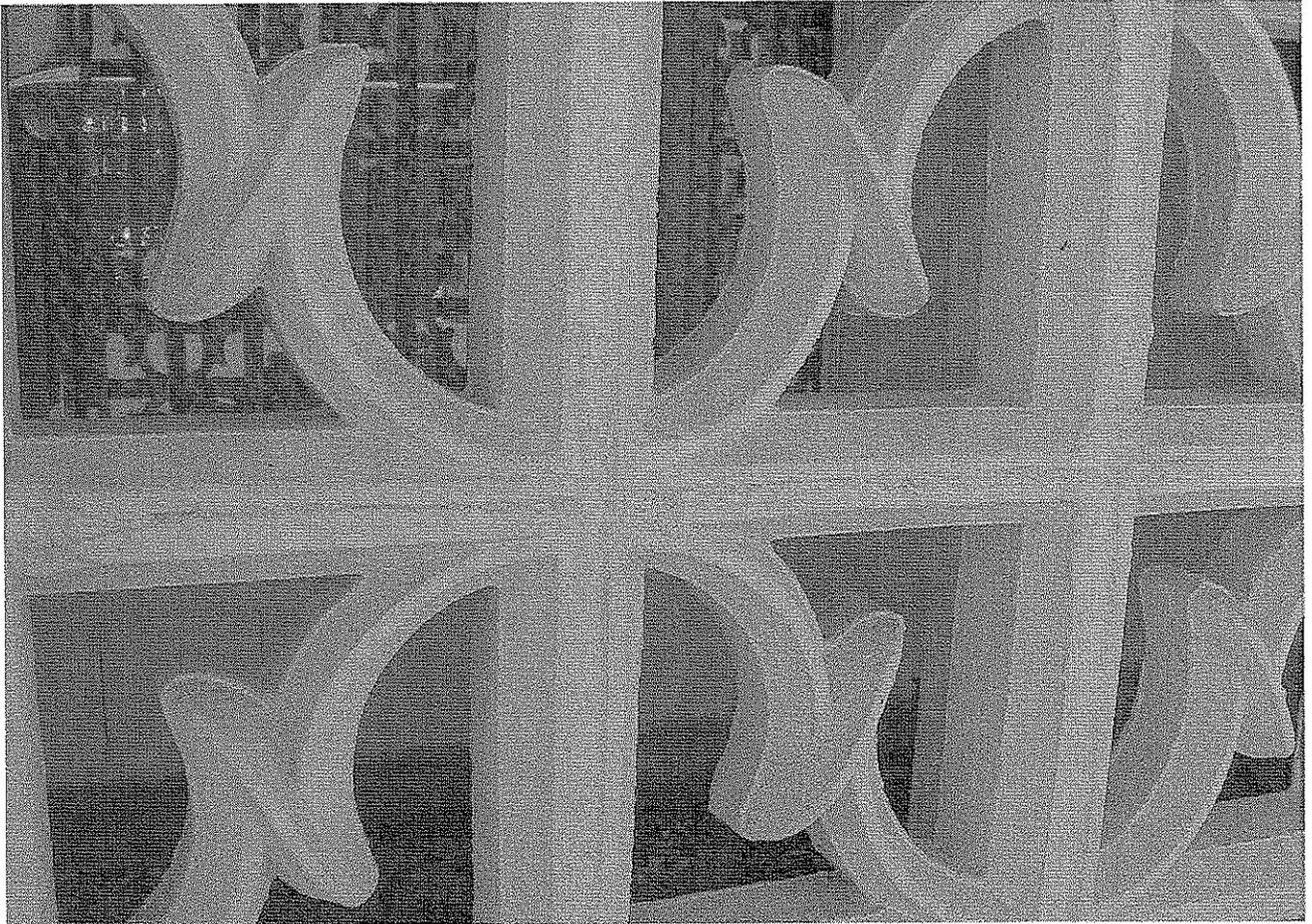
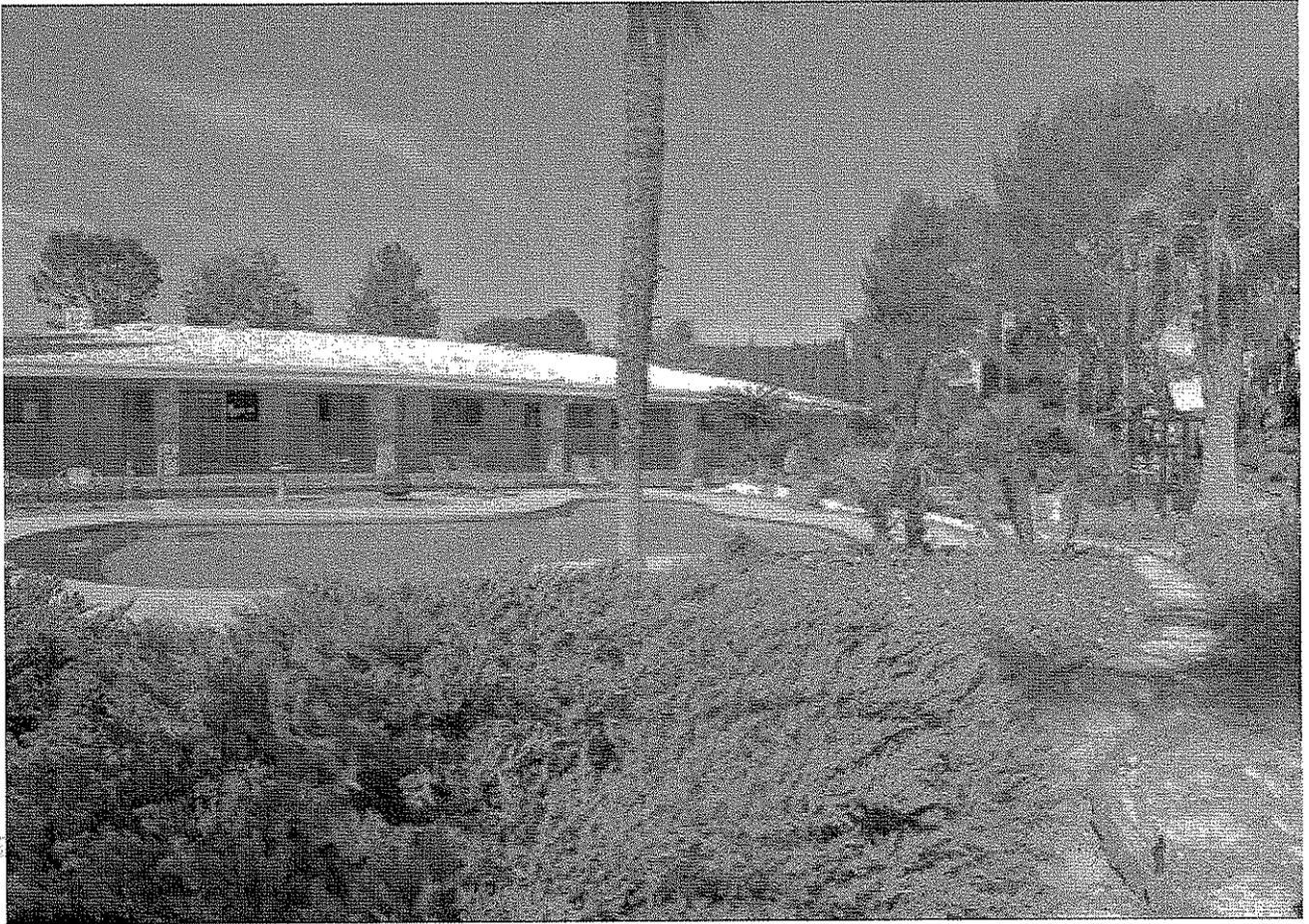


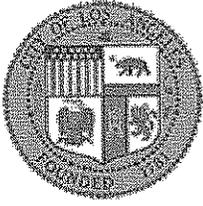












**City of Los Angeles  
Department of City Planning**

04/25/2008

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

12556 N MIDDLECOFF PL

**ZIP CODES**

91344

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2006-5568-CPU

ENV-2006-5623-EAF

**Address/Legal Information**

PIN Number: 219B137 9  
 Area (Calculated): 27,574.3 (sq ft)  
 Thomas Brothers Grid: PAGE 481 - GRID D5  
 Assessor Parcel Number: 2605004016  
 Tract: TR 22829  
 Map Reference: M B 620-71/78  
 Block: None  
 Lot: 83  
 Arb (Lot Cut Reference): None  
 Map Sheet: 219B137

**Jurisdictional Information**

Community Plan Area: Granada Hills - Knollwood  
 Area Planning Commission: North Valley  
 Neighborhood Council: Granada Hills North  
 Council District: CD 12 - Greig Smith  
 Census Tract #: 1066.02  
 LADBS District Office: Van Nuys

**Planning and Zoning Information**

Special Notes: None  
 Zoning: RA-1  
 Zoning Information (ZI): None  
 General Plan Land Use: Very Low I Residential  
 Plan Footnote - Site Req.: See Plan Footnotes  
 Additional Plan Footnotes: Granada Hills  
 Specific Plan Area: None  
 Design Review Board: No  
 Historic Preservation Review: No  
 Historic Preservation Overlay Zone: None  
 Other Historic Designations: None  
 Other Historic Survey Information: None  
 Mills Act Contract: None  
 POD - Pedestrian Oriented Districts: None  
 CDO - Community Design Overlay: None  
 Streetscape: No  
 Sign District: No  
 Adaptive Reuse Incentive Area: None  
 CRA - Community Redevelopment Agency: None  
 Central City Parking: No  
 Downtown Parking: No  
 Building Line: None  
 500 Ft School Zone: No  
 500 Ft Park Zone: No

**Assessor Information**

Assessor Parcel Number: 2605004016  
 Parcel Area (Approximate): 27,747.7 (sq ft)  
 Use Code: 0101 - Single Residence with Pool  
 Assessed Land Val.: \$500,000  
 Assessed Improvement Val.: \$416,000  
 Last Owner Change: 12/14/07  
 Last Sale Amount: \$916,009  
 Tax Rate Area: 16  
 Deed Reference No.: 2750039  
 Building 1:  
 1. Year Built: 1966  
 1. Building Class: D9B  
 1. Number of Units: 1

1. Number of Bedrooms:	2
1. Number of Bathrooms:	3
1. Building Square Footage:	3,715.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

#### **Additional Information**

Airport Hazard:	700' Height Limit Above Elevation
	790
Coastal Zone:	None
Farmland:	Other Land
	Urban and Built-up Land
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	YES
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	1.54291 (km)
Landslide:	No
Liquefaction:	No

#### **Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

#### **Public Safety**

Police Information:	
Bureau:	Valley
Division / Station:	Mission
Report District:	1921
Fire Information:	
District / Fire Station:	18
Batallion:	15
Division:	3

Red Flag Restricted Parking:

No

## CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

**Case Number:** CPC-2006-5568-CPU  
**Required Action(s):** CPU-COMMUNITY PLAN UPDATE  
**Project Description(s):** GRANADA HILLS - KNOLLWOOD COMMUNITY PLAN UPDATE

**Case Number:** ENV-2006-5623-EAF  
**Required Action(s):** EAF-ENVIRONMENTAL ASSESSMENT  
**Project Description(s):** GRANADA HILLS - KNOLLWOOD COMMUNITY PLAN UPDATE