



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 95 Tustin Road, Pasadena CA 91105

Project Name: Myers Residence

Project Description: (Please describe demolitions, alterations and any new construction)

Rehabilitation, Restoration, Maintenance of Specific Historic Elements of Existing Home associated with Mills Act Application

Zoning Designation: Residential R-3 General Plan Designation: Low Density Residential

Valuation (Cost of Project): \$111,800

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Emily Farnham Architecture, Inc

Address: 1621 Baxter St

City Los Angeles State: CA Zip: 90026

CONTACT PERSON: Emily Farnham

Address: Same

City State: Zip:

PROPERTY OWNER NAME: ALM Trust

Address: 3196 Deer Chase Run

City Longwood State: FL Zip: 32779

Telephone: [] 213 446 2466

Fax: []

Email:

Telephone: [] Same

Fax: []

Email:

Telephone: []

Fax: []

Email:

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

Table with 3 columns of approval types: ADJUSTMENT PERMIT, AFFORDABLE HOUSING CONCESSION OR WAIVER, CERTIFICATE OF APPROPRIATENESS, etc. Includes a checked box for HISTORIC DESIGNATION.

Note: Space for signature is on reverse side

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT:  Emily Farnham Date: 4/28/2017

<p><u>For Office Use Only</u></p> <p>PLN # _____ CASE # _____ PRJ # _____</p> <p>DATE ACCEPTED: _____ DATE SUBMITTALS RECEIVED: _____ RECEIVED BY (INITIALS): _____</p> <p>FEES: BASE FEE: \$ _____ 3% RECORDS FEE: \$ _____ TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO PUBLIC ART REVIEW REQUIRED? YES NO TRANSPORTATION REVIEW REQUIRED? YES NO INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF <input type="checkbox"/> HEARING OFFICER <input type="checkbox"/> PLANNING COMMISSION/BZA <input type="checkbox"/> DESIGN COMMISSION <input type="checkbox"/> HISTORIC PRESERVATION COMMISSION <input type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED <input type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input type="checkbox"/> EXEMPTION <input type="checkbox"/> INITIAL STUDY <input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING <input type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED) <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/> CONSOLIDATED <input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	Myers Residence
2. Property Address:	95 Tustin Road, Pasadena CA 91105
3. Date of Original Construction	1950
4. Original Owner	Mr and Mrs Bryant Myers
5. Architect / Builder:	Harold B. Zook

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

95 Tustin was designed by Harold B. Zook for Mr. and Mrs. Bryant Myers. The home was completed in 1950, the beginning of Zook's Pasadena Years (1948 - 1962). We seek landmark designation for the architectural features most characteristic to Zook's brand of California Modernism: The strong roofline with deep eaves and raked wood fascia, the brick planters and entry walls, and the glazing that holds these two elements apart from each other.

SEE SUPPLEMENTAL MATERIALS ATTACHEMENT

SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.



LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



CRITERIA FOR DESIGNATING A HISTORIC SIGN

<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

CRITERIA FOR DESIGNATING A LANDMARK TREE

<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. A preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation.
2. If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council.
4. At a noticed public hearing, the Council then determines whether to approve or disapprove the application.

SUPPLEMENTAL MATERIALS

Myers Residence
95 Tustin Road
Harold B. Zook, AIA
1950

The Myers Residence, built in 1950, is one of the earliest works of Pasadena Modernist Harold B. Zook. The home is a 3550 square foot one-story steel structure on a site chosen for its 360 degree views. The most important elements of Zook's developing signature style can be seen in this example of his early work. A dramatic flat roof-line with a tiered wood fascia and deep overhanging eaves floats above floor to ceiling glazing and sculptural brick insertions, all made possible here by his use of a steel structure. His fondness for the play between these three elements: glass, brick and a strong horizontal roof-line is seen repeatedly in the "Pasadena Years" of his career. He was working on the design of his own home, the landmark designated Zook Residence, while the Myers family home was being constructed. The two homes can be viewed as a pair, informing each other's design diagrams. The images to the right show the brick elements of these works puncturing through the glazing and the roof-line respectively. At the Myers Residence he utilized the brick entry wall and planters to convey a strong indoor to outdoor connection, another strong theme in his work.

The Myers residence is a pivotal work for Zook. In turn his body of work represents a significant moment for Pasadena in the context of California Modernism. The post-war construction boom had brought with it post-war industrial construction techniques that every young architect was eager to experiment with. Zook was mediating between advanced building technology and a clientele and community who undoubtedly viewed change with a critical eye. His resulting work successfully walks the line between innovation and familiarity. From our archives we know that "Special permission was granted the Myers' to construct the first flat roof in the area". While Zook was trailblazing in zoning and building technology he also took care to incorporate a touch of the traditional, such as the fluted fireplace and the choice of a familiar material such as brick instead of poured in place concrete or concrete block.

Despite an unsympathetic renovation in 1994, the Myers residence retains a high level of integrity. Several of Zook's signature design elements have been compromised, but we see an opportunity to uncover, repair and recreate (only where necessary) these elements. The eaves have been stuccoed over, the brick walls have been damaged, the integral brick planters have caused water intrusion issues at the foundation, and the front entry has been altered. Once these elements have been restored Zook's original design intent will read through again, loud and clear. The extent of the work we seek assistance with is described in detail in our work plan that follows.



Above: Myers Residence 1950
Below: Zook Residence 1951



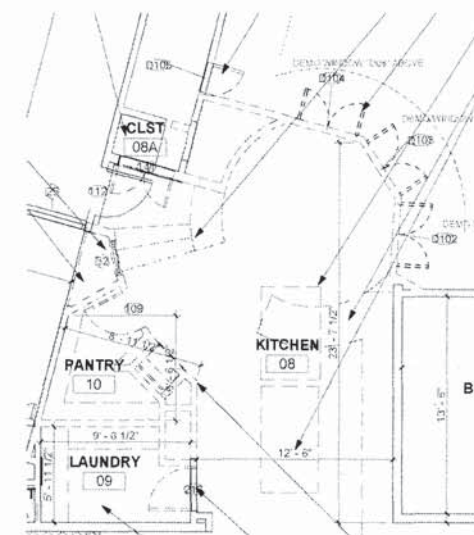
MYERS RESIDENCE
HAROLD B. ZOOK, 1950

The new owner is independently financing additional work to the property toward the restoration efforts that we have not included on the work plan. Her initial intention was to quickly update the interiors of the home and move right in, but as we learned of the property's rich history and original design vision we had no choice but to tackle a larger scope. Most notably, we are correcting the clashing geometry that was introduced in the 1994 addition (see before and after images to the right). We are also restoring the interior brickwork and original copper fireplace. We are restoring the materials that have been here since the original design and have chosen quieter, complementary finishes throughout the portions of the home that are in proximity to these original materials. We sought out and hired the contractor responsible for the restoration at the Zook Residence on Mesita Road and are using what he learned there to inform our restoration.

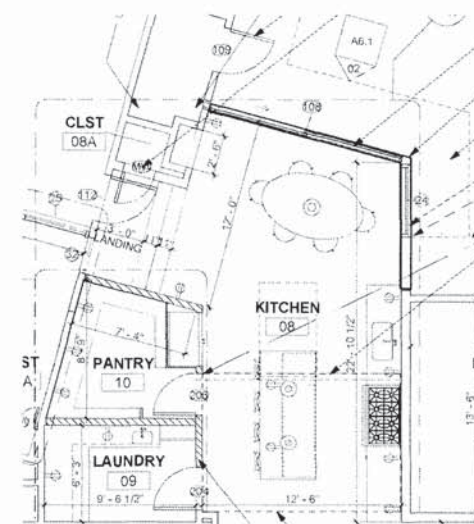
We would also like the Myers residence to be considered for its green and sustainable features, making it eligible for an additional credit. We will re-use any remaining elements in the restoration of the eaves and fascia, even though this is not the most cost-effective proposal for construction. In addition to being resourceful with our material sources we are replacing the existing inefficient lighting in the eaves with high efficacy lighting. The interior will also be fully updated using high efficacy lighting and controls in the kitchen and bathrooms. The renovation scope also includes rehabilitating solar electric panels, adding new solar infrastructure to allow additional panels, and an innovative water heating system incorporating solar thermal heating panels. Two roof-top panels house coiled water pipes that pre-heat the home's water. The high efficiency water heaters only turns on when needed to supplement the heated water.

Through our design process we have become familiar with Zook's body of work to the extent possible, but are surprised that there are not more resources available regarding his impressive and prolific career. He deserves special recognition for his influential design work unique to the Pasadena area. We are pleased to see that he has been honored with one Landmark designation at his Zook Residence. We believe it is appropriate for him to receive additional recognition for his trail-blazing work at the Myers residence. This property was innovative for its use of steel in a residential context, for its flat roof - the first in the area, and for its dramatic design parti.

Harold B. Zook's career has spanned over 65 years and his body of work in Southern California is significant. Zook began his career working for Dessert Modernist Albert Frey in 1946. Only



Above: Circular Geometry introduced in 1994 renovation
 Below: Correction of geometry to adhere to original project gridlines



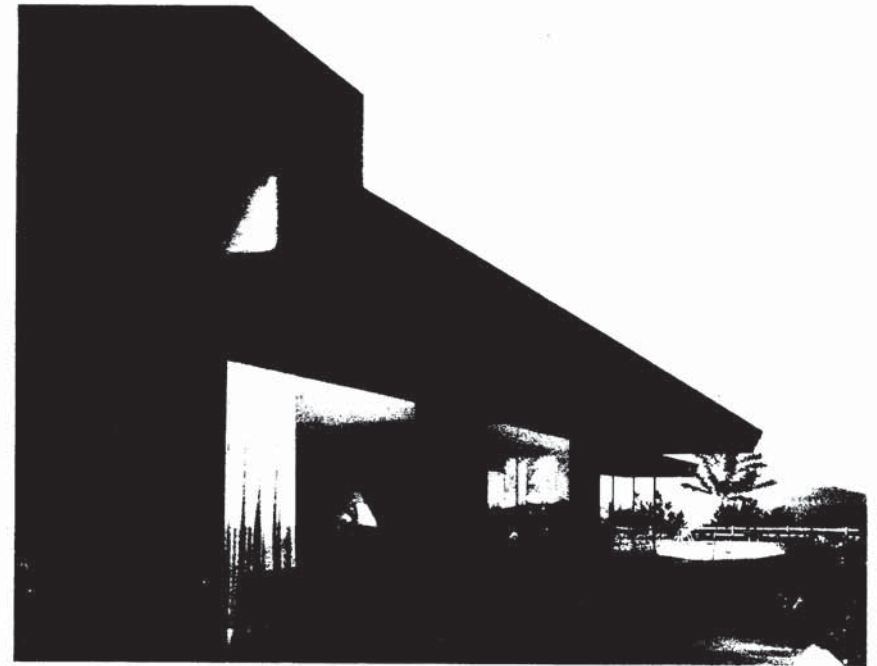
MYERS RESIDENCE
 HAROLD B. ZOOK, 1950

one year later he opened his own practice in Pasadena, and began work on a series of remarkable residences. This time period spanning from 1947 until 1960 is referred to as his "Pasadena Years". His later work, based out of Corona del Mar, had a markedly different style. His choice to adapt his style as tastes changed allowed him to practice as long as he did. He was still working part-time as recently as 2011.

It is interesting to examine Harold B. Zook's Pasadena Years in the larger context of California Modernism. Harold opened his practice in Pasadena in 1947, two years after the announcement of the Case Study House Program by Arts & Architecture magazine. The program was founded to consider the Southern California post-war home and how it could benefit from post-war technology and new ideas about modern living. Zook was not a case-study architect, but he was tackling these issues simultaneously, albeit usually with a higher budget.

Take, for example, the use of steel in residential construction. Case study houses #8 (Charles and Rae Eames) and #9 (Charles Eames and Saarinen) both built in 1949 with the architects serving as clients, were the first in the innovative program to use a steel structure. Harold was right there along-side them using a steel structure and other innovative techniques in 1950 for the Myers family, an actual paying client. It is also worth considering Zook's relatively young age. In 1950 Zook was 30 years old. Eames and Saarinen were 13 and 10 years his senior to him. The integrity of his work is on level with his Case-Study peers. Knowing this, it makes sense that renowned photographer Julius Shulman has photographed a number of Zook-designed residences.

Zook's work does differ from the agenda of the Case-Study program. Firstly, his early work was hyper-localized to Pasadena and San Marino. He was trailblazing right here in our backyard, exclusively. Second, he was introducing California modernism and the international style to an unfamiliar audience in a genius, strategic way. His understanding of his clientele and his fiduciary duty to them reads through in his designs. In reference to his 1957 residence for Mrs. Paul Hunter he wrote: "we worked together to create a contemporary house with enough tradition to accommodate her



Above: Myers Residence 1950
Below: Nash Residence 1957



MYERS RESIDENCE
HAROLD B. ZOOK, 1950

furniture". He did not sacrifice the comfort of his client for a modernist agenda. He found a way for both sets of priorities to coexist. His early work probably paved the way for later, more pure expressions of California Modernism and the International Style.

Zook understood his work as a backdrop for the ever-changing life that happened inside. The simpler and cleaner his designs, the more they would be able to stand the test of time and adapt. His Biggar Residence is the perfect example of this: "The store decided to furnish John's house in a Hawaiian theme. As a result of this, I had the reputation of being a specialist in Hawaiian architecture. The point being that a good simple house with a few cosmetic touches can have a changed personality." Zook doesn't seem too bothered by being falsely labeled. Instead, he seems pleased with the versatility of his work.

In Pasadena there are roughly 30 residential designated landmarks in the International/ Modern Style. There are only two examples that pre-date the Myers Residence: CSH #10 by Nomland and Nomland and 1350 Linda Ridge by Gregory Ain. Harold Zook's Myers Residence belongs on this list for its design integrity and early influential role.

Through getting to know Harold Zook's body of work, we've also had the pleasure of reading his own accounts of his career. Through his story telling we know that we would enjoy knowing him, and we have so many questions we wish we could ask him. Over the course of this endeavor our agenda has grown. Yes, of course we would like the benefits of the Mills Act Contract, but we also want to see Harold Zook receive the recognition he deserves for his contributions to Pasadena's rich architectural history. Please let us know if we can be of any further assistance. It has been a pleasure getting to know Mr. Zook.

Additional Sources:

Harold B. Zook, AIA 5th Edition
<https://www.mixbook.com/photo-books/interests/harold-b-zook-a-i-a-fifth-edition-5491854?vk=gNwUDiZzo>

An Analysis of Contemporary Architecture, attached
 Newspaper clippings, attached

A black and white scan of the original building plans is included on the CD, originals are available for viewing.



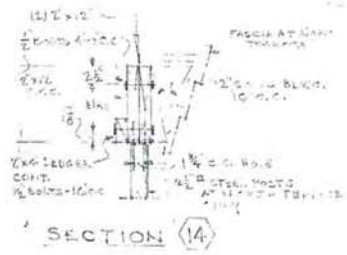
Excerpts from Zook's Mixbook available online



MYERS RESIDENCE
 HAROLD B. ZOOK, 1950



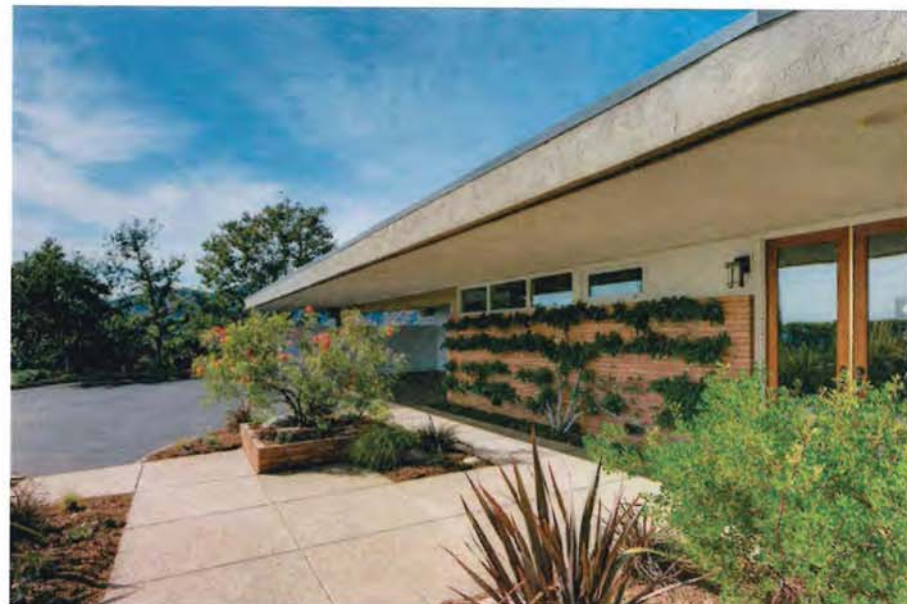
Proposed Historic Restoration Work



1. Rehabilitate Original Eaves & Fascia
2. New roof flashing, replacement roofing
3. Front Door
4. Exterior Painting
5. Rehabilitate Brick Entry Walls
6. Rehabilitate Brick Entry Planters



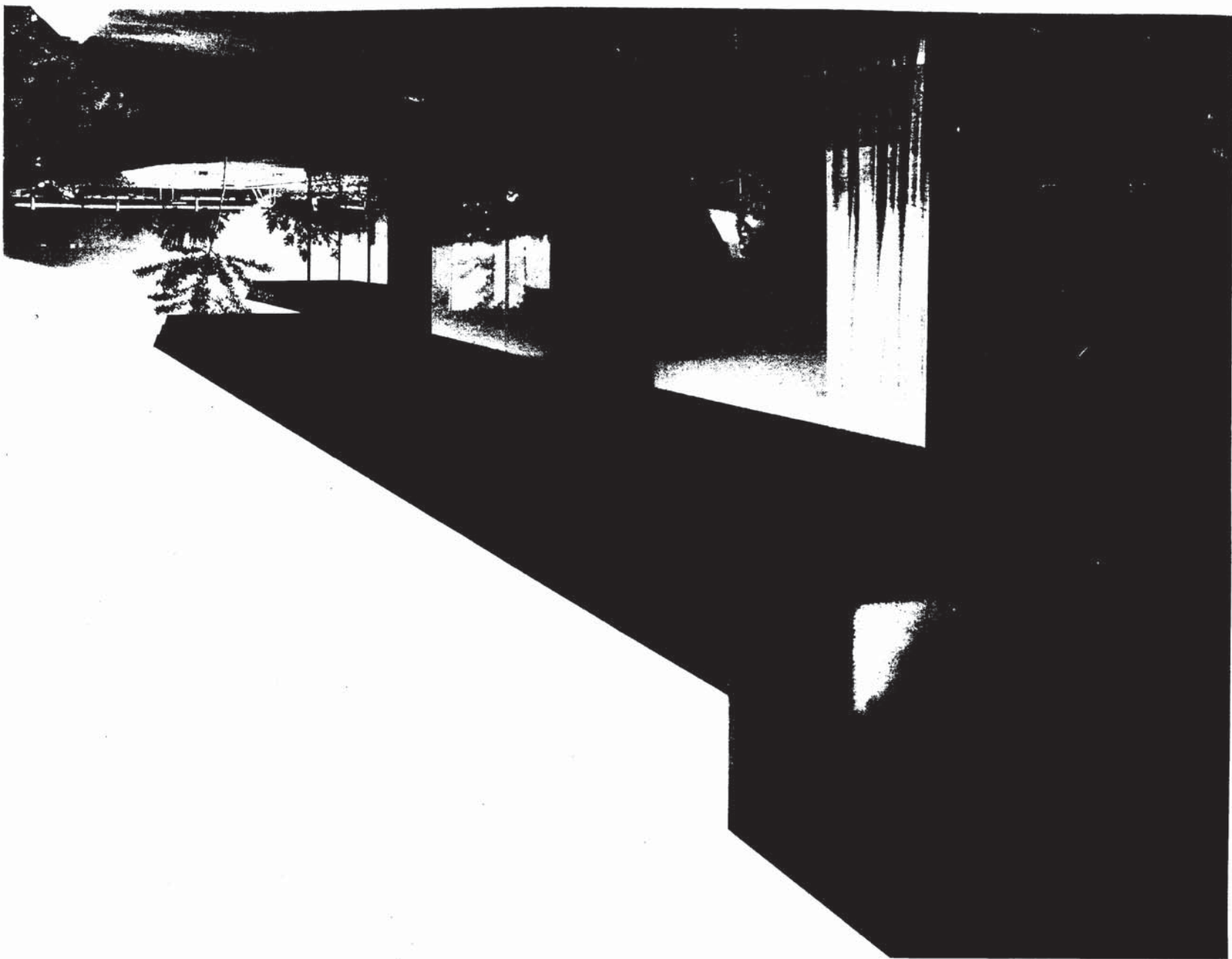


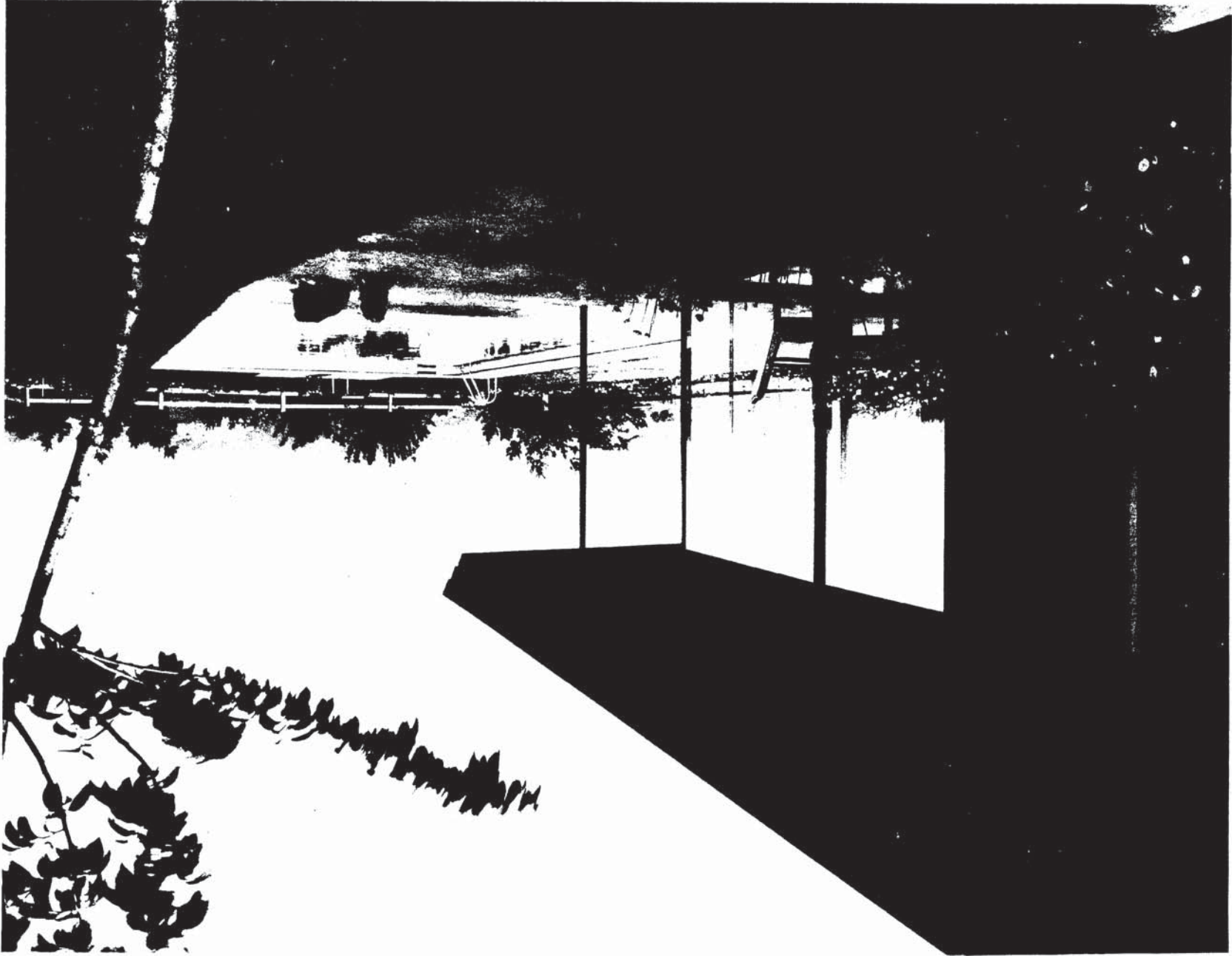


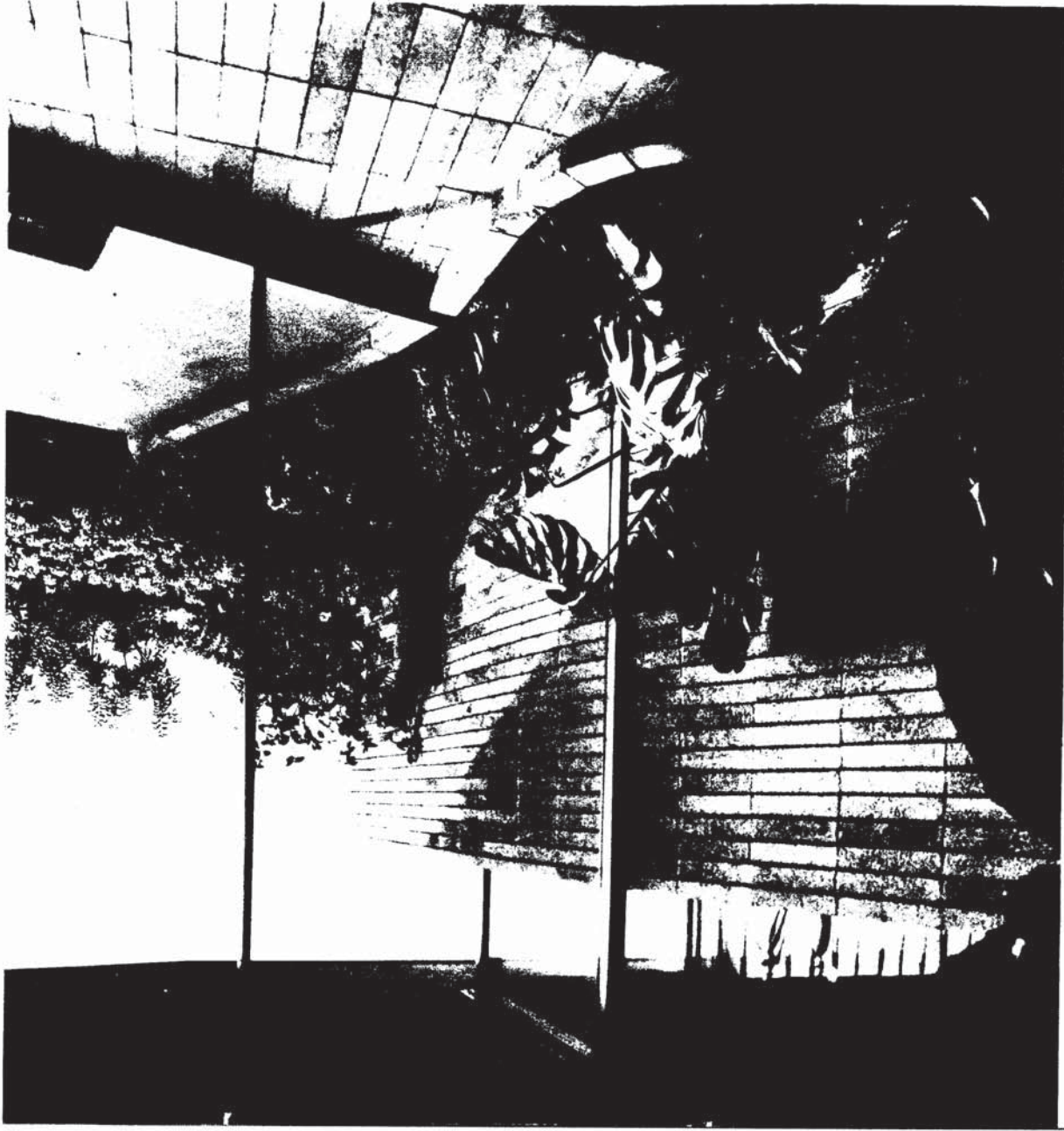
SUPPLEMENTAL HISTORICAL RESOURCES



MYERS RESIDENCE
HAROLD B. ZOOK, 1950







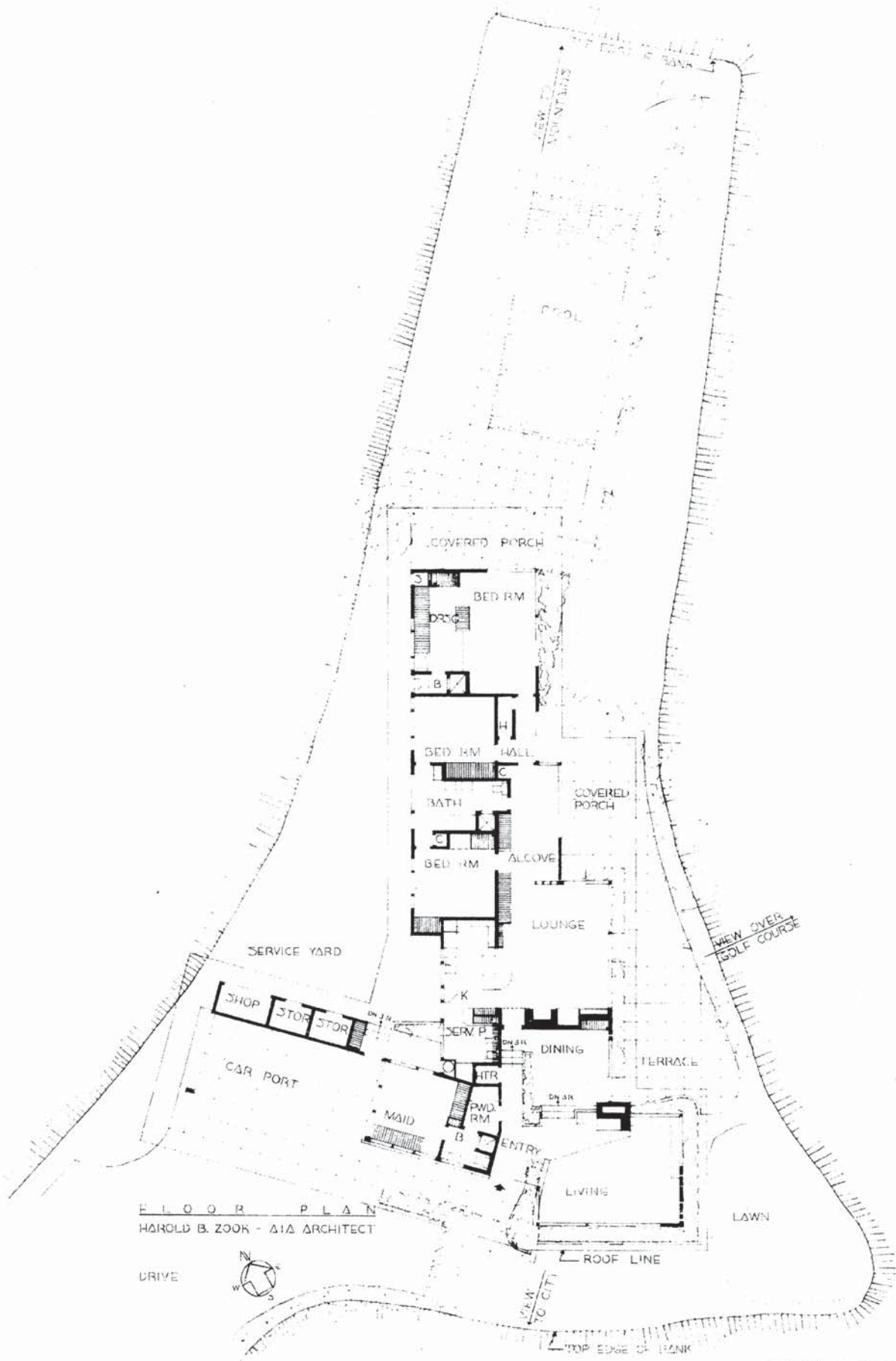
MYERS RESIDENCE
HAROLD B. ZOOK, 1950



Author: Unknown, possibly a local architecture student or journalist.



MYERS RESIDENCE
HAROLD B. ZOOK, 1950



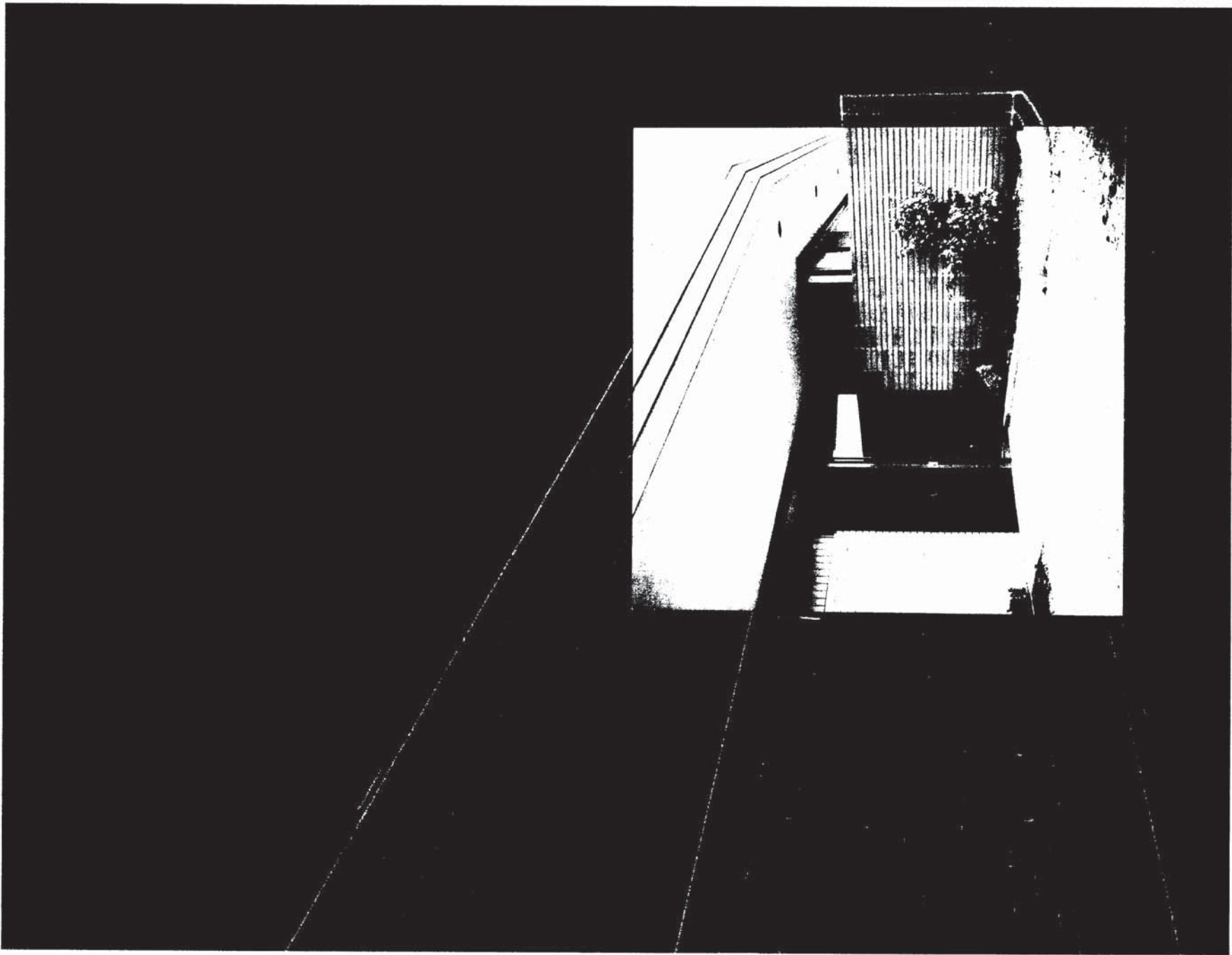
FLOOR PLAN
HAROLD B. ZOOK - AIA ARCHITECT



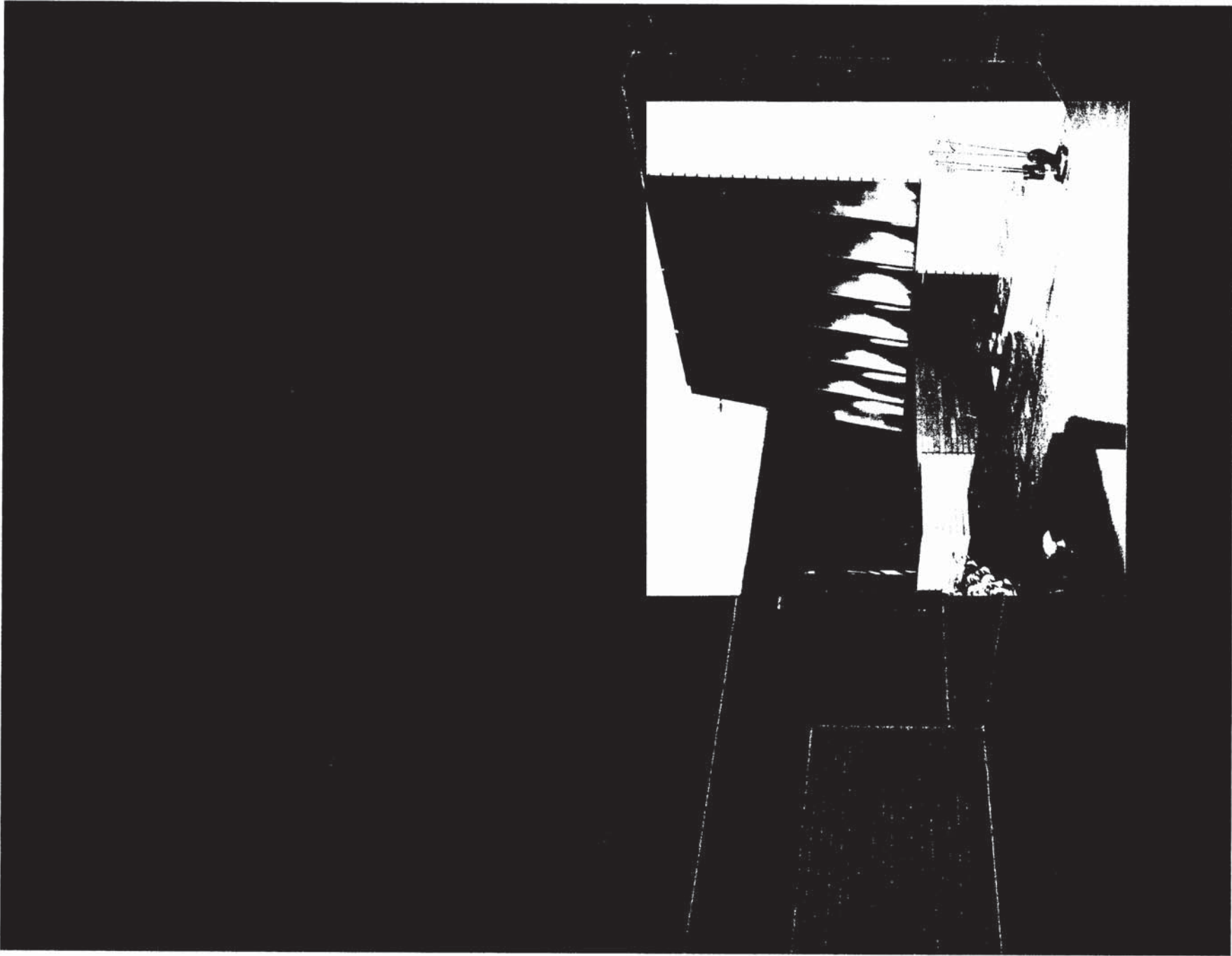
DRIVE

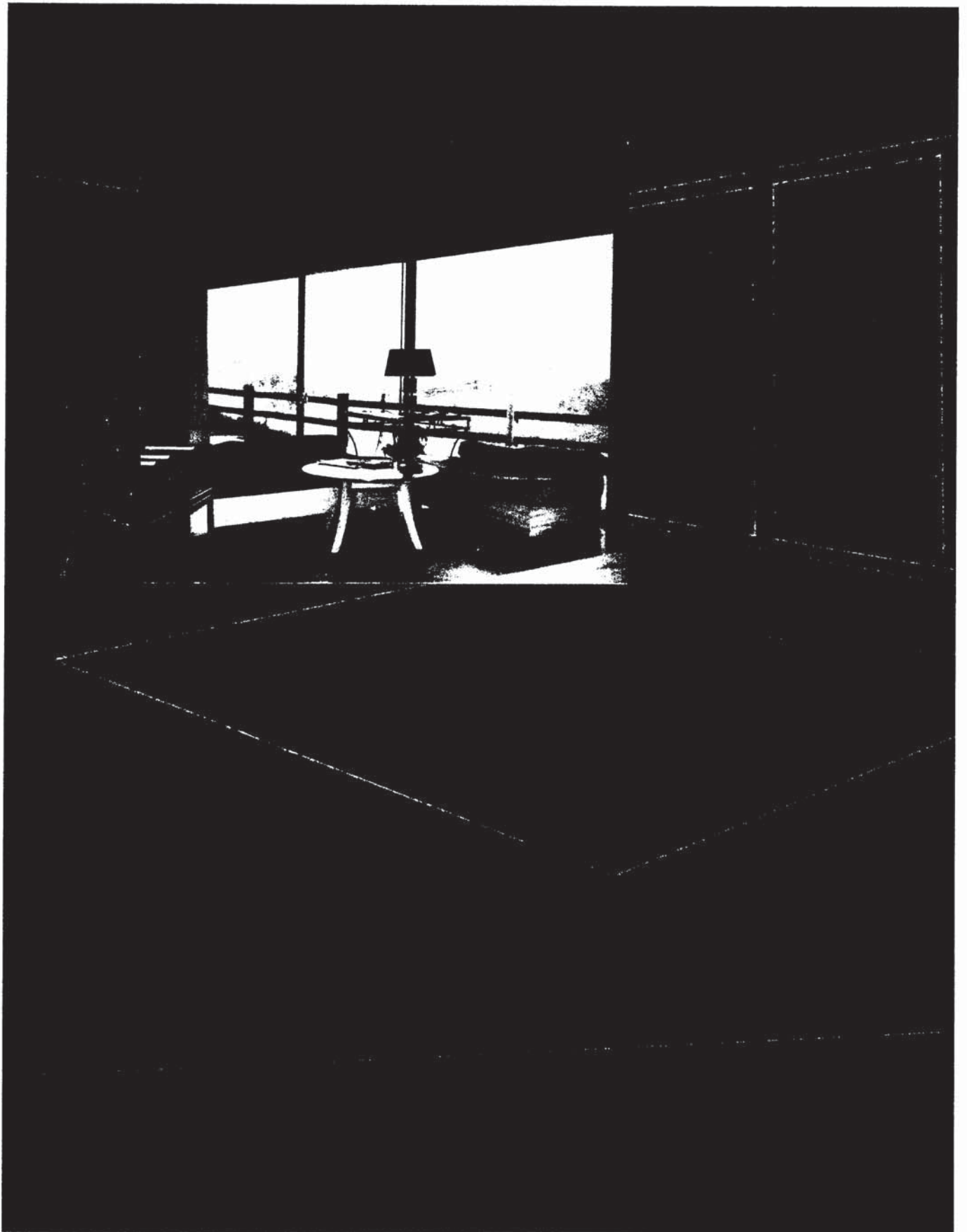






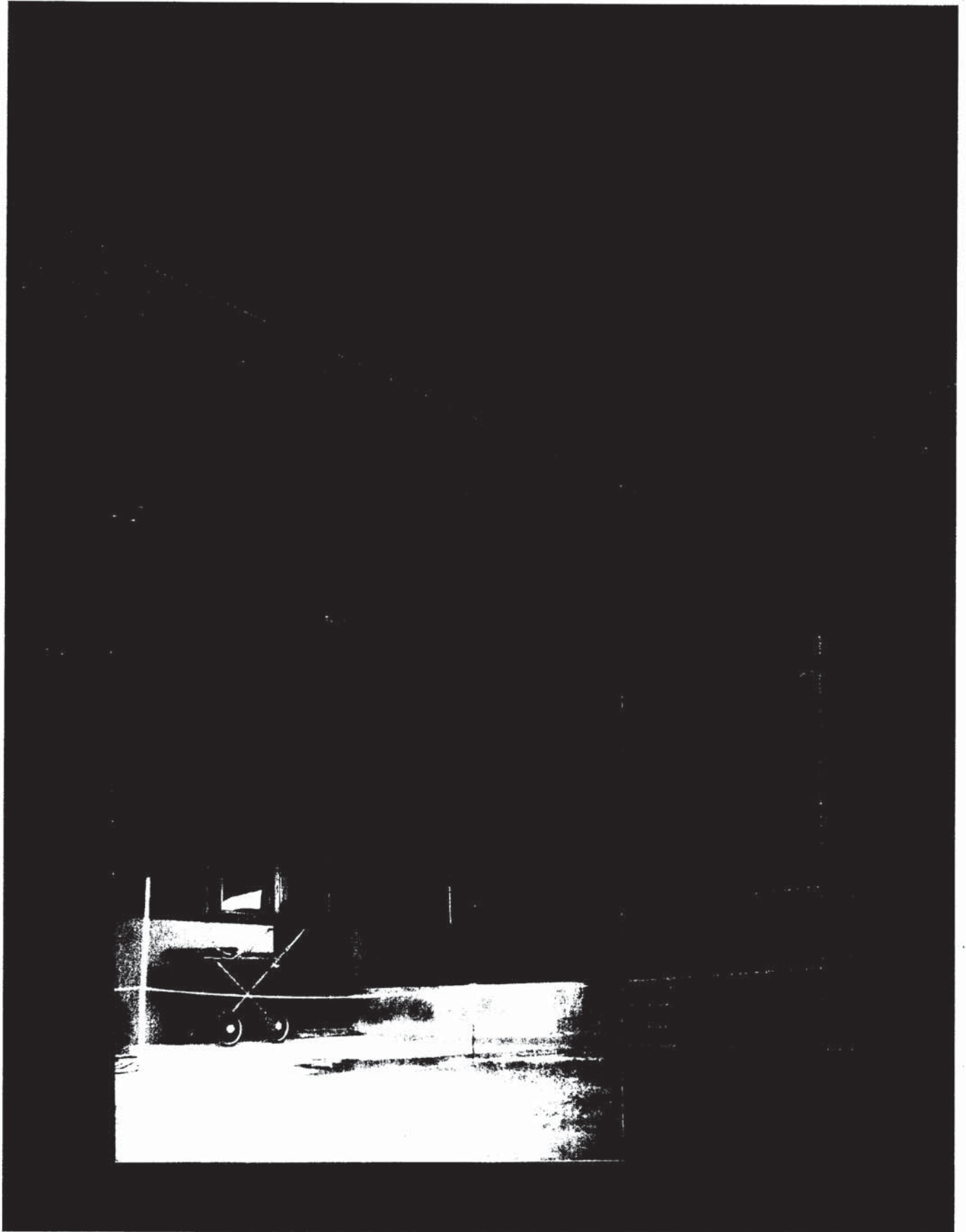
















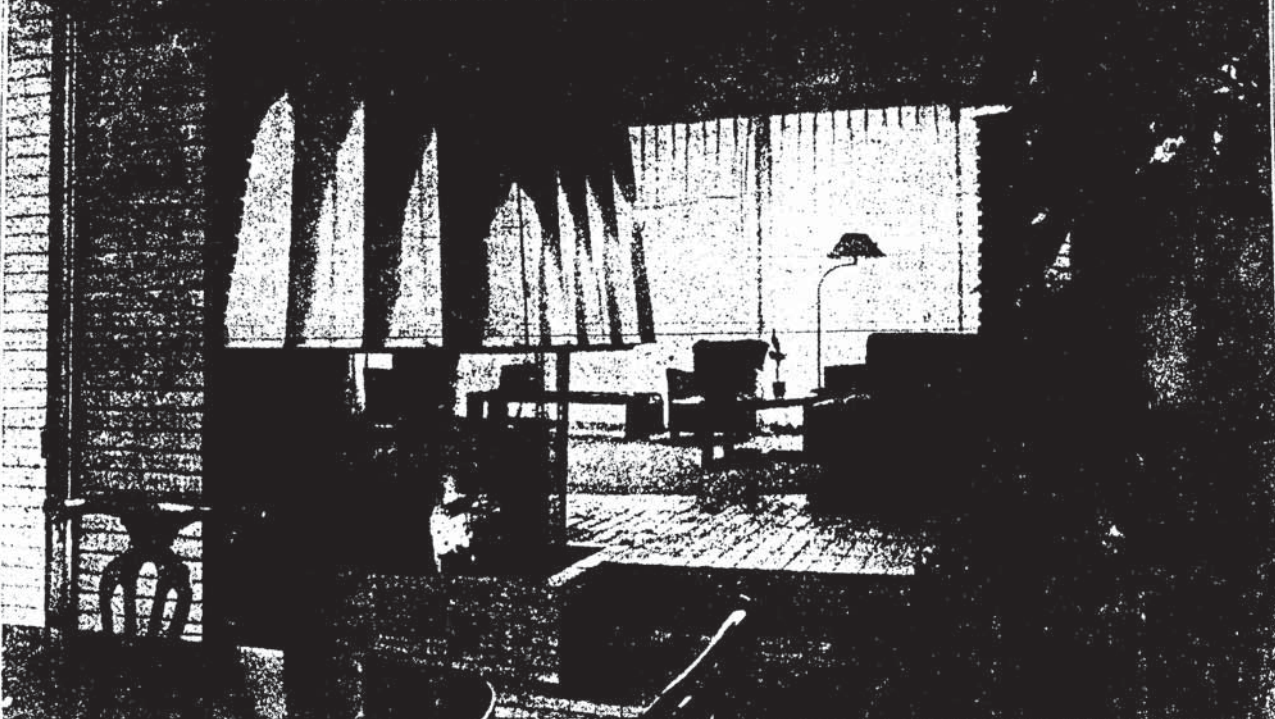








Home of the Week



LIVING ROOM DRAMA—A copper-hooded fireplace, free on three sides, lends both interest and drama to the adult living area of the Bryant Myers home, 95 Tustin. Architect Harold Zook used the same Norman brick for all floors that would be walked on, and carpeting in social portions of rooms. Brick also forms the huge planter at the right of the dining area (foreground), and was used for the entry separator, visible at right.

Minimum Barriers in Flowing Design

PICTURES AND STORY
By MARGARET STOVALL

The hilltop home of the Bryant Myers, 95 Tustin, demonstrates contemporary planning for adult convenience as well as family companionship. Completely secluded on its knoll high above Annandale, the property enabled Architect Harold Zook to make free use of clear glass in his indoor-outdoor living plan.

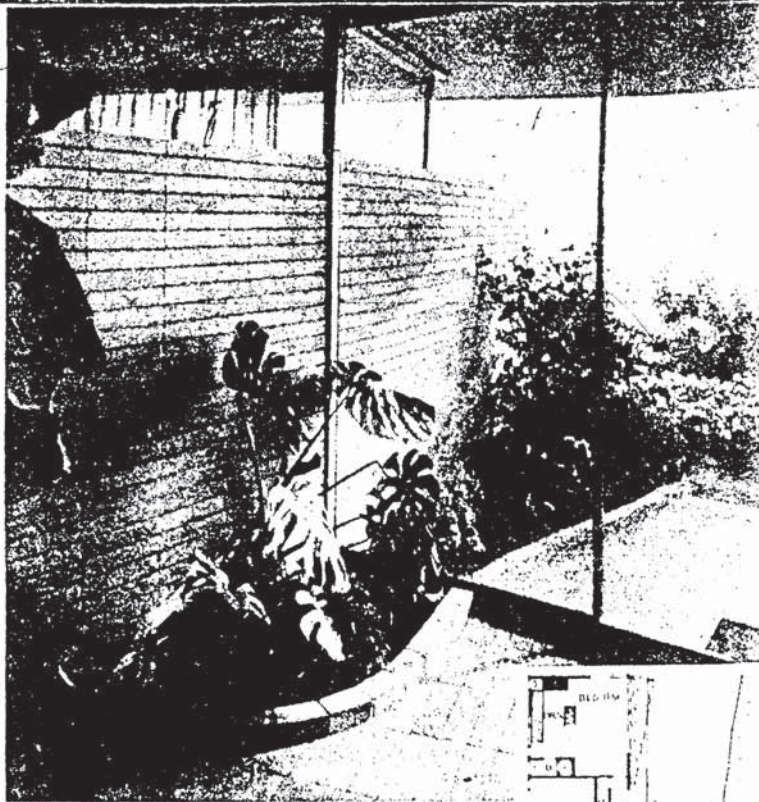
NOT ONLY the location of the swimming pool and the outdoor family areas, but all of the living portions inside the house, were given advantage of a magnificent view of valleys and cities below.

With the Myers' two young sons, Greg, 5, and Wayland, 3, in mind, the architect set children's rooms off to one side and gave them an extra large bathroom arrangement with access to the outside for family bathing.

Virtually everything needed for family living went into the family area. The stove sits behind a snack bar separating the kitchen. The room has its own fireplace which is pegged to double as a barbecue. The TV is encased in the wall.

THE SERVICE area and laundry swing around from the kitchen, and the sewing and hobby section are beyond in what is an only partially-separated large hallway.

Separate from this section, but blending through with the same Norman brick flooring and natural oak paneling, are the adult areas, dramatic with a large copper-hooded fireplace, tropical planting growing abun-



OUT AND IN—Architect Zook carried design through glass walls for full effect of indoor-outdoor living plan. Details at the entry include curves of Norman brick for planting both inside and out; extension of the brick wall



NEW LOW TERMS!

**VETS
\$150**

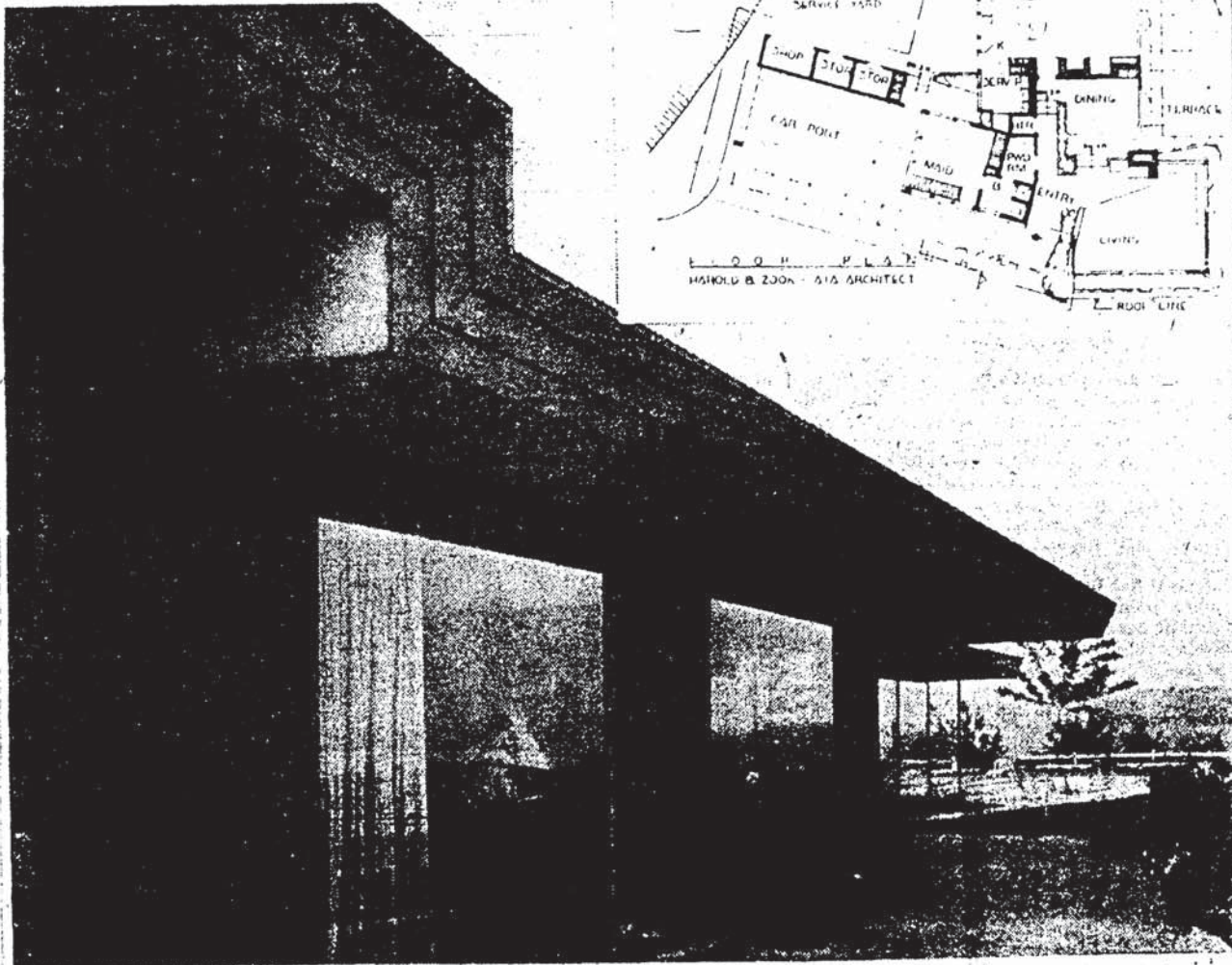
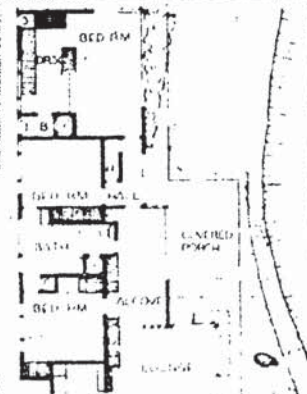
family area. The stove sits behind a snack bar separating the kitchen. The room has its own fireplace which is pegged to double as a barbecue. The TV is encased in the wall.

THE SERVICE area and laundry swing around from the kitchen, and the sewing and hobby section are beyond in what is an only partially-separated large hallway.

Separate from this section, but blending through with the same Norman brick flooring and natural oak paneling, are the adult areas, dramatic with a large copper-hooded fireplace, tropical planting growing abundantly from the room separator, and a clear glass entry that carries the planting line in and out in a graceful curve.



OUT AND IN—Architect Zook carried design through glass walls for full effect of indoor-outdoor living plan. Details at the entry include curves of Norman brick for planting both inside and out; extension of the brick wall which provides a separator inside the entry to the outside. Clear glass was possible for the exterior wall of the entry because of the secluded location, high above Annandale Golf Club.



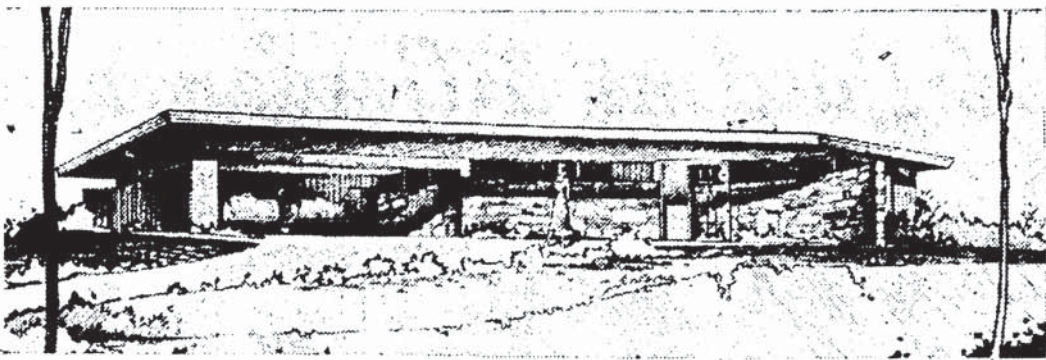
ROOF LINE DRAMA—Clean, sharp lines of the wide-overhanging roof sweep to a view of the swimming pool in the distance. One of the patio areas is partly visible around the first glass corner in which the family room

is located. The second is at the end of far glass corner which holds the master bedroom. Free use of the glass walls provides sweeping views out over the valley from a high hilltop location.

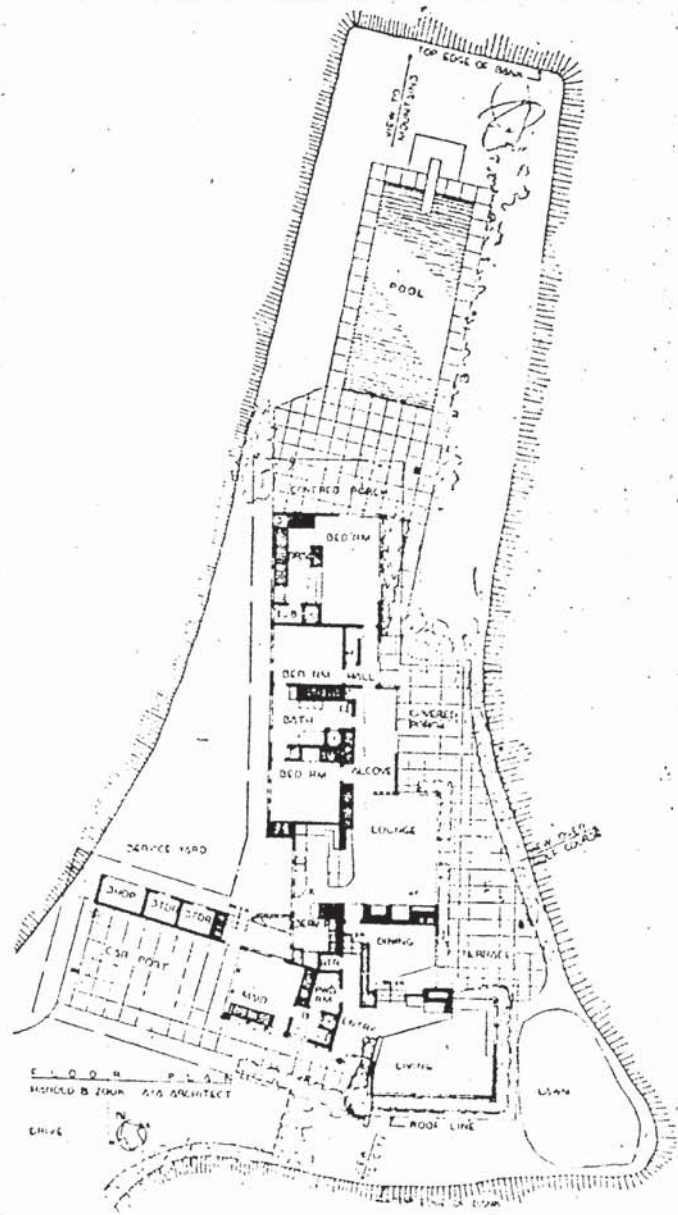
DOG CHEWS UP CONTRACT, BUT REALTOR SOLVES EMERGENCY

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Monterey
Gabriel,

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ON CREST OF HILL—View, openness and a house for family living, in privacy. This is the Bryant C. Myers' residence of Pasadena. Located on the crest of a hill and overlooking a 360° view of golf course, rolling hills, cities, and mountains beyond. Designed to the site, and above the level of nearby homes, the rooms are opened with floor to ceiling glass, and sliding glass doors. The kitchen is opened to the lounge and barbecue for informal and daily meals, and close to alcove and play area. The paneled wall of the barbecue has built in radio, record player and television sets with loud speakers at dining-living and covered porch areas. The living room, dining room, and entry are separated by a planting wall and large copper hood at fireplace which is opened on three sides. The master bedroom is particularly pleasant as it opens to the pool and mountain view beyond. The cantilevered overhang affords ample room for outdoor entertaining and dining. Exterior materials are stone walls, redwood siding and stucco. Interiors are hardwood paneling and plaster. Floors are cement with wall to wall carpeting, brick at entry and with cork floor in lounge.



Robert New Club

The board of Pasadena Town announces "necessity which M. Jackson, for his resignation two years ago, tributed to every best of his successions," said dereson.

Robert I manager, h manager. N broad experience associated Broadmoor, Arizona Bilt Arrowhead Hotel, Las V Hotel, Detroit clubs.

Saul S. Exhib at Art

Hollywood will be one-man exhibition tomorrow at Art Center on Colorado Street.

Mr. Steinous award throughout California.

His Pasadena include exhibitions, vignettes and display from 5 to 8 his severe screen reproduction. Mr. Stein showing pictures Angeles presented in exhibition at the Museum.

In recent awards competition at Angeles Museum California.



\$5.15
GALLON

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3-5738



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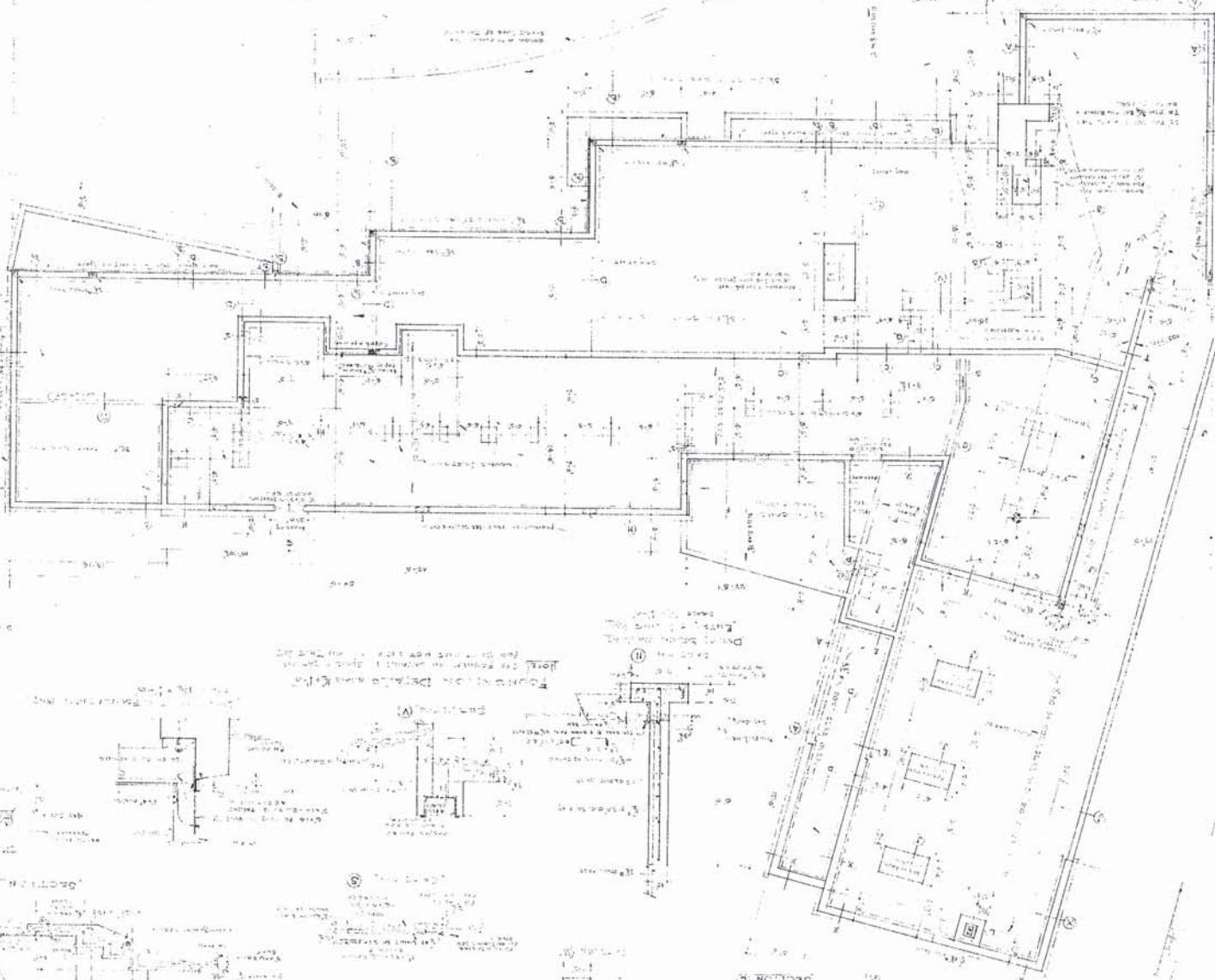
Ceramics . . .

Bruce, Don and Ross, all graduates of the Pasadena City College, who started a three-man

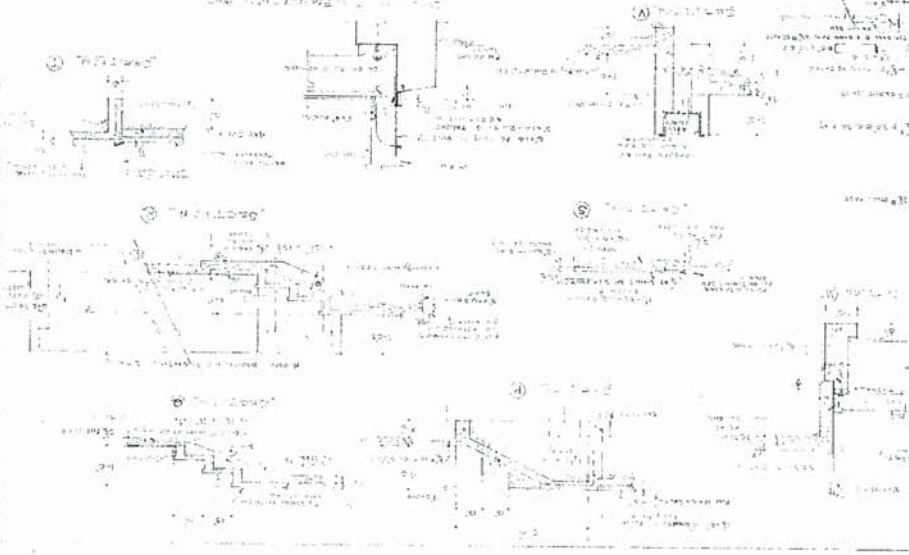
Junior Chamber Office Has New Secretary

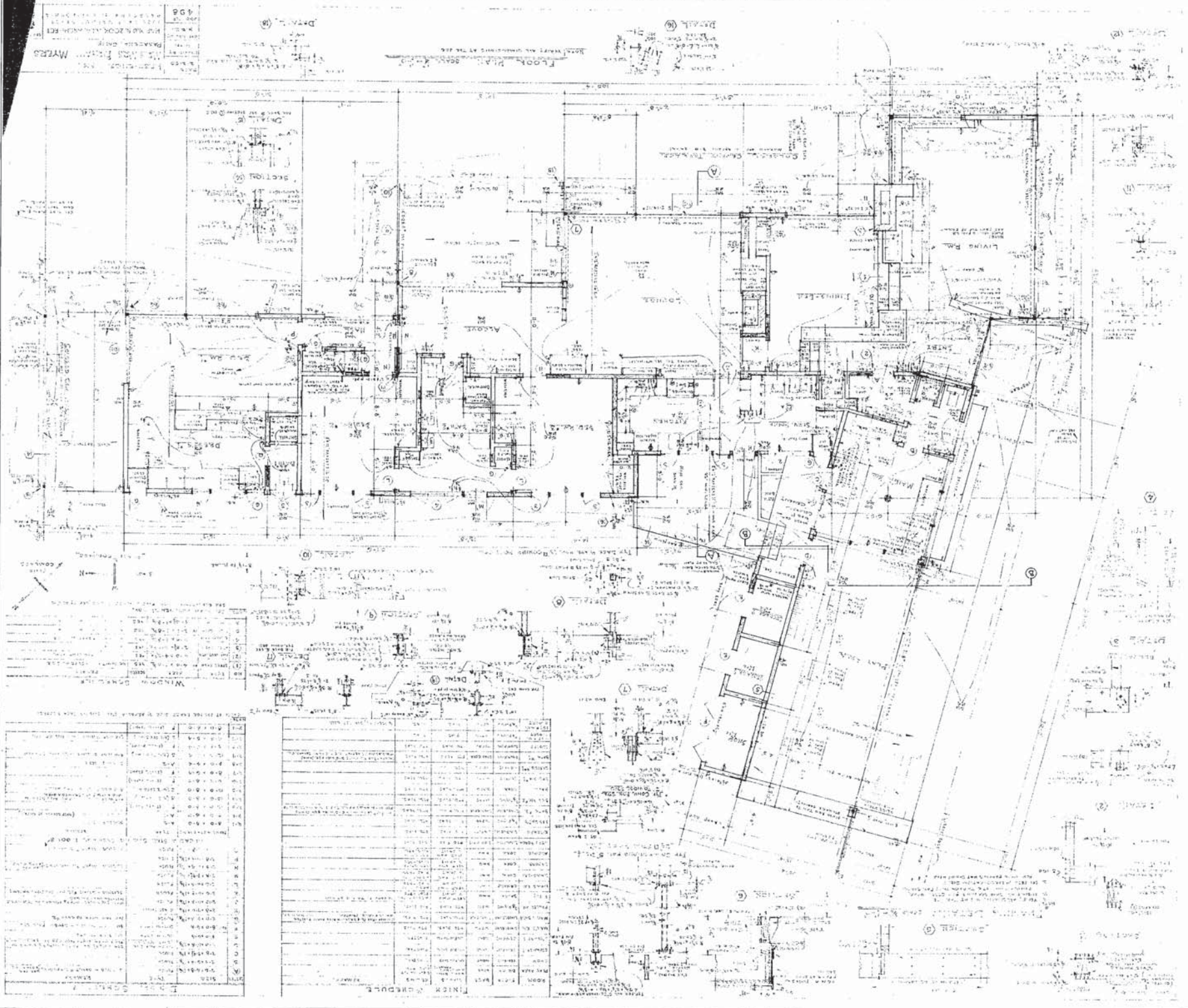
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499
DATE: 12-1-54
BY: J. M. MYERS
CHECKED: J. M. MYERS
APPROVED: J. M. MYERS
PROJECT: 1000 N. ZOOX AVENUE
DRAWING NO. 1000-1000-1000

D-101-1

1000-1000-1000

FLOOR PLAN
SHOWING ALL DIMENSIONS AT THE 100

MINIMUM DIMENSIONS

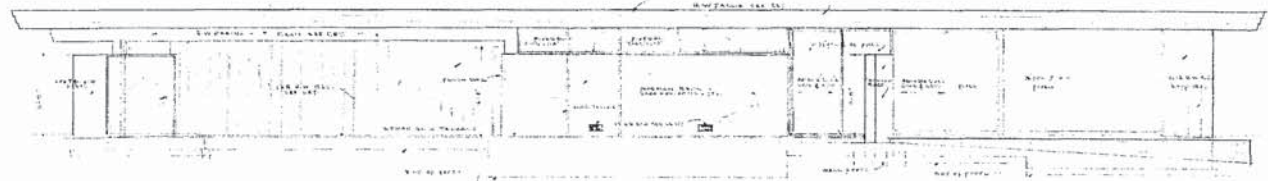
1	MINIMUM DIMENSIONS	1/2" = 1'-0"
2	MINIMUM DIMENSIONS	1/4" = 1'-0"
3	MINIMUM DIMENSIONS	1/8" = 1'-0"
4	MINIMUM DIMENSIONS	1/16" = 1'-0"
5	MINIMUM DIMENSIONS	1/32" = 1'-0"
6	MINIMUM DIMENSIONS	1/64" = 1'-0"
7	MINIMUM DIMENSIONS	1/128" = 1'-0"
8	MINIMUM DIMENSIONS	1/256" = 1'-0"
9	MINIMUM DIMENSIONS	1/512" = 1'-0"
10	MINIMUM DIMENSIONS	1/1024" = 1'-0"
11	MINIMUM DIMENSIONS	1/2048" = 1'-0"
12	MINIMUM DIMENSIONS	1/4096" = 1'-0"

ROOM SCHEDULE

NO.	ROOM	AREA	FINISHES
1	Living Room	1,200	Carpet
2	Bed Room	800	Carpet
3	Kitchen	400	Tile
4	Bath	200	Tile
5	Hall	100	Carpet
6	Entry	100	Carpet
7	Storage	100	Concrete
8	W.C.	50	Tile
9	Bed Room	800	Carpet
10	Kitchen	400	Tile
11	Bath	200	Tile
12	Hall	100	Carpet
13	Entry	100	Carpet
14	Storage	100	Concrete
15	W.C.	50	Tile
16	Bed Room	800	Carpet
17	Kitchen	400	Tile
18	Bath	200	Tile
19	Hall	100	Carpet
20	Entry	100	Carpet
21	Storage	100	Concrete
22	W.C.	50	Tile
23	Bed Room	800	Carpet
24	Kitchen	400	Tile
25	Bath	200	Tile
26	Hall	100	Carpet
27	Entry	100	Carpet
28	Storage	100	Concrete
29	W.C.	50	Tile
30	Bed Room	800	Carpet

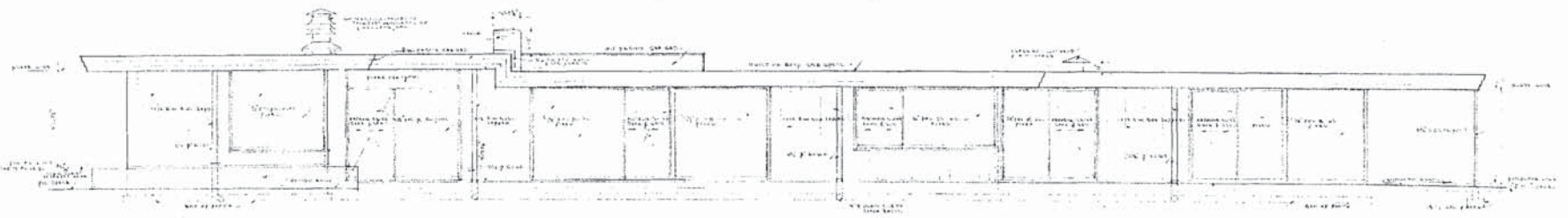
ROOM SCHEDULE

NO.	ROOM	AREA	FINISHES
1	Living Room	1,200	Carpet
2	Bed Room	800	Carpet
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13	Entry	100	Carpet
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17	Kitchen	400	Tile
18	Bath	200	Tile
19	Hall	100	Carpet
20	Entry	100	Carpet
21	Storage	100	Concrete
22	W.C.	50	Tile
23	Bed Room	800	Carpet
24	Kitchen	400	Tile
25	Bath	200	Tile
26	Hall	100	Carpet
27	Entry	100	Carpet
28	Storage	100	Concrete
29	W.C.	50	Tile
30	Bed Room	800	Carpet

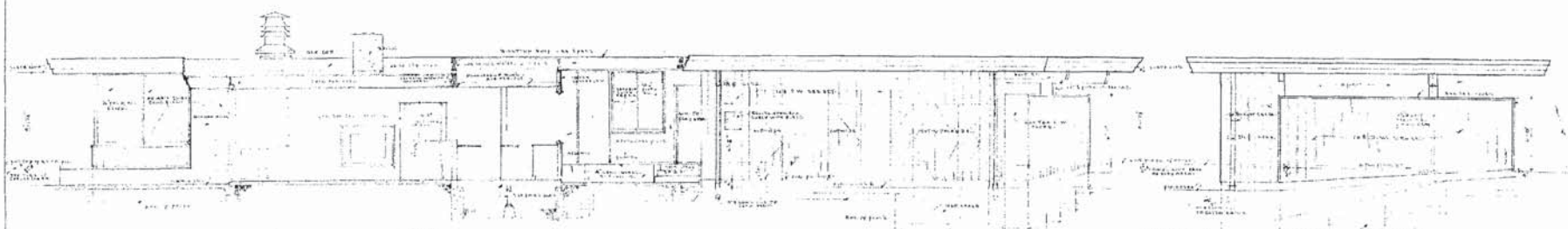


SOUTH ELEVATION

NOTE: THESE ELEVATIONS, ARCHITECTURE, AND INTERIORS SHOWN ARE APPROXIMATE AND NOT TO SCALE.



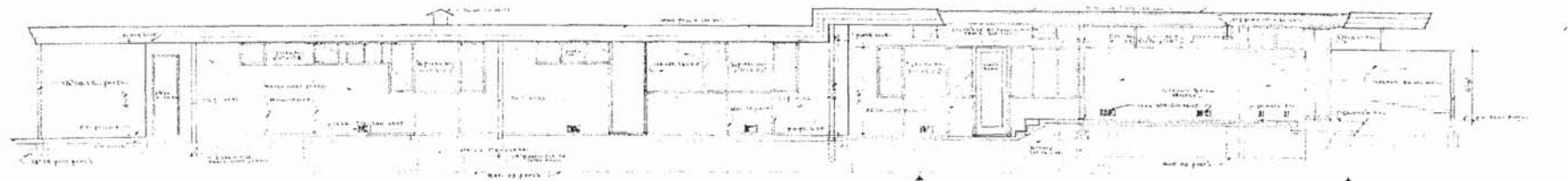
EAST ELEVATION



SECTION ELEVATION (A-A)

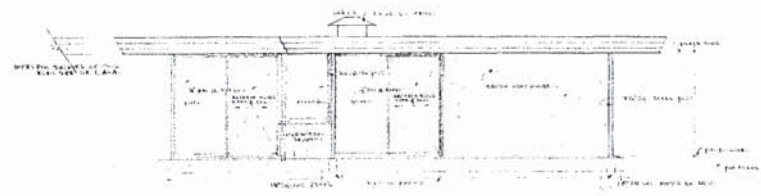


WEST ELEVATION - PLAY AREA



WEST ELEVATION

SECTION (B-B)



NORTH ELEVATIONS

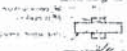
SCALE 1/4"=1'-0"

DATE	RESIDENCE FOR
2-1-22	MRS. & MRS. ERYANT AVENUE
DRAWN BY	NO. 102111 L.A., CALIFORNIA, CAL.
CHECKED BY	
NO. OF SHEETS	
498	

INTERIOR ELEVATIONS

LEVEL 1 - FIRST FLOOR

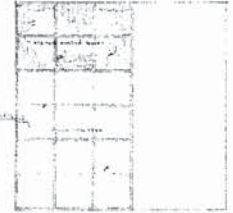
LEVEL 2 - SECOND FLOOR



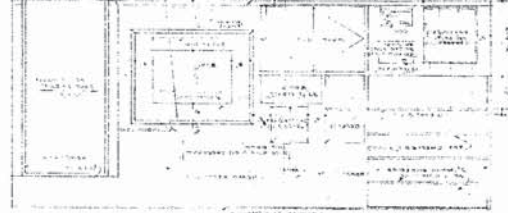
WEST WALL - ENTRY HALL



WALL BETWEEN LOUNGE & ALCOVE



SOUTH WALL LOUNGE



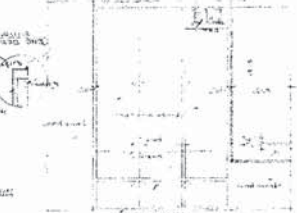
CONNECTION OF CEILING CASE



DETAIL OF CASE



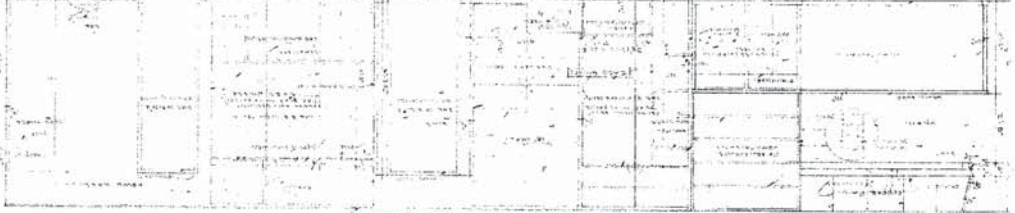
NORTH WALL - DRESSING RM.



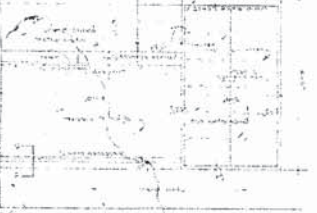
WALL OF HALL



WEST WALL - LOUNGE - ALCOVE



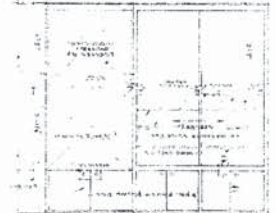
EAST WALL - DRESSING RM.



WEST WALL - DRESSING RM.



SOUTH WALL - BATH 1



NORTH WALL - BATH 2



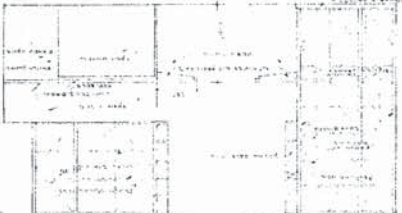
CLOSET AT BATH 2



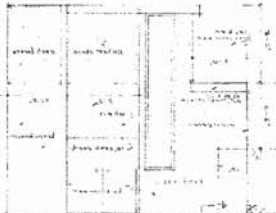
DETAIL AT BATH 2



1 NORTH WALL - LITTON



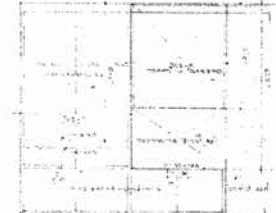
NORTH WALL - GREEN ROOM



SOUTH WALL - GREEN ROOM



WALLS - GREEN ROOM & BATH 2



2 SOUTH WALL - BATH 2



WEST WALL - BATH 1 - GREEN ROOM



NORTH WALL - KITCHEN



EAST WALL - KITCHEN & GREEN ROOM



Architectural title block containing project information, including the name 'MR. J. H. ...' and other details.