

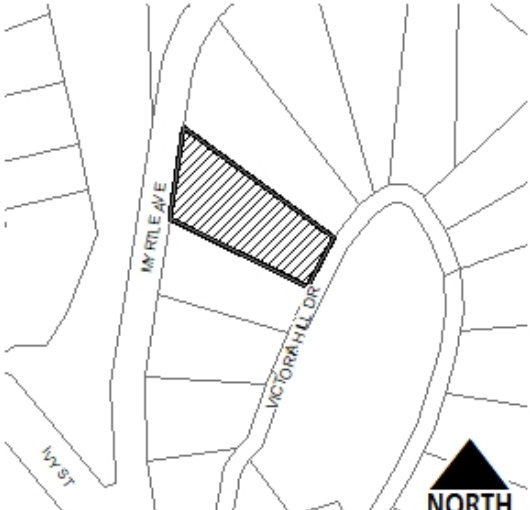


Community & Economic Development Department  
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: JULY 20, 2022  
AGENDA ITEM NO.: 6

## PROPOSED PROJECT

<b>Case Numbers</b>	<b>DP-2022-00870</b> (Historic Designation)	
<b>Request</b>	To consider a Historic Designation request to designate the Woolley Residence as a City Landmark	
<b>Applicant</b>	Jarod and Stephanie DeAnda	
<b>Project Location</b>	5050 Myrtle Avenue, on the east side of Myrtle Avenue between Victoria Avenue and Ivy Street	
<b>APN</b>	223-102-019	
<b>Ward</b>	3	
<b>Neighborhood</b>	Hawarden Hills	
<b>Historic District</b>	Not Applicable	
<b>Historic Designation</b>	Not Applicable	
<b>Staff Planner</b>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

## RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that Planning Case DP-2022-00870 (Historic Designation) for the designation of the Woolley Residence as a City Landmark, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource; and
2. **APPROVE** Planning Case DP-2022-00870 (Historic Designation), based on the facts of findings, and designate the Woolley Residence as a City Landmark.

## BACKGROUND

### **Woolley Residence**

The Woolley Residence is located at 5050 Myrtle Avenue (Exhibit 1). The Mid-Century Modern residence was designed by regional architect Knowlton Fernald Jr. and constructed 1955-1956. A 368 square foot family room addition was completed in 2004. The addition is located on the north side of the residence, is generally in keeping with the style of the residence, and has limited visibility from the public right-of-way.

### **Mid-Century Modern Style**

Mid-century Modern is a term used to describe the postwar iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plan.

Character-defining Features of Mid-Century Modern:

- Simple geometric forms
- Post-and-beam construction
- Flat or low-pitched gabled roofs
- Flush mounted steel framed windows or large single-paned wood-framed windows
- Exterior staircases, decks, patios, and balconies
- Brick or stone often used as primary or accent material

### **Knowlton Fernald Jr.**

Knowlton Fernald Jr., was born February 7, 1929, in Pasadena, CA. He received a Bachelor of Arts in Architecture from Stanford University and completed some graduate work at the University of Southern California between 1954-1955. He was a partner in several architectural firms between 1955-1960, and served as Vice President-Planning, Architecture & Engineering of Laguna Niguel Corporation between 1959-1970. During this tenure, Fernald received numerous design awards, including 14 national awards for architectural design, interior design, landscape design, and graphic design. In 1966, Fernald along with two partners received an Award of Merit from the American Institute of Architects for an 11 acre, 44 home subdivision constructed southeast of Monarch Bay between 1962-1965. Many of his works were featured in national publications, included the Hortense Miller residence. The Miller residence was completed in 1959 and was feature on the cover of *Sunset Magazine* for the integration the architecture by Fernald and the landscaping designed by Miller. The Monarch Beck House, constructed in 1963, was featured in the *Los Angeles Times Home Magazine* and the *Ladies Home Journal*.

The applicant is requesting approval of a Historic Designation to designate the Woolley Residence as a City Landmark.

## ANALYSIS

The applicant has provided an architectural description, statement of significance, photographs documenting the architecture and building setting, and copies of primary and secondary sources as summarized below (Exhibits 2 and 3).

## Architectural Description

The Woolley Residence is situated on east side of Myrtle Avenue on Victoria Hill. The residence is above the street level at the end of a long driveway and is surrounded by mature trees and landscaping. The three-story residence is post-and-beam, wood framed construction featuring an irregular plan and supported by stilts to accommodate the steep hillside terrain. The design makes use of solid walls and floor to ceiling glass windows and sliding glass to create a tubular box massing. The residence is capped with a rolled asphalt topped flat roof with wide open overhangs and exposed beams. The solid exterior walls are clad in corrugated metal siding and voids are created with large expanse of glass walls and clerestory windows. The north elevations feature two balconies spanning the full width of the elevation. The balconies are covered by the primary roof and enclosed by a simple wood and metal balustrade. The primary entry to the residence located within a deeply recessed balcony at top a long staircase. The rear of the residence features large wrapping patios that look onto the pool inground pool and are separated from the residence with sliding glass doors. The residence is accented with a painted brick chimney, a rubble stone walls, and select columns with rubble stone veneer.

## Statement of Significance

The Woolley Residence is historically significant because it is an excellent example of Mid-Century Modern style residential architecture in the City. The residence is also significant as it represents the work of a regionally recognized local architect, Knowlton Fernald Jr.

Despite a small side addition, the Woolley Residence retains a high degree of integrity required for Landmark designation.

## TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), "Landmark" means: "Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, that retains a high degree of integrity". Pursuant to the applicable Landmark criteria in Chapter 20.50, the Woolley Residence is eligible for designation under Criterion 1 and 3 based on the following facts:

**FINDING:** Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

**FACTS:** The Woolley Residence embodies the character-defining features of the Mid-Century Modern Style of architecture, including: simple rectangular massing; post-and-beam construction; a rolled asphalt topped flat roof with wide open overhangs; exterior patios and balconies, along the front (north) and rear (south) elevations, covered by the primary roof; floor to ceiling glass walls; steel framed sliding glass doors and windows; clerestory windows; and a rubble stone wall and brick chimney as an accent.

**FINDING:** Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual.

**FACTS:** The Woolley Residence was designed by prominent regional architect Knowlton Fernald Jr, who was well recognized in Orange County. Fernald received numerous national awards for his work. His work was featured in local and national newspapers and magazines. The Woolley residence was featured in a Press Enterprise article in 1957, which called it "one of the most interesting in Riverside, a glass house on stilts." Despite being a prominent architect in Orange County, the

Woolley Residence is the only known example of his work in Riverside and serves as an excellent local example of his work.

## STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well Being (Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: This Landmark Designation request is being reviewed during a Public Hearing before the Cultural Heritage Board and the public is able to provide comments.
2. Equity: Landmark plaques are required to be placed so that they are visible from the public right-of-way, providing information about the historic property to all residents.
3. Fiscal Responsibility: No City General Funds are being allocated as part of this Landmark Designation.
4. Innovation: This Landmark Designation request includes a historic property from the recent past, which relates to new clarifications of historic properties.
5. Sustainability and Resiliency: This Landmark Designation will help to preserve the City's collective history for future generations.

## PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

## APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

## EXHIBITS LIST

1. Aerial/Location Map
2. Historic Designation Application
3. Current Photos

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Prepared by: Scott Watson, Historic Preservation Officer  
Reviewed by: David Murray, Principal Planner  
Approved by: Mary Kopaskie-Brown, City Planner

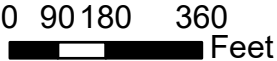




**KEY**

- Buildings
- Project Sites
- Parcels

DP-2022-00870 Exhibit 1 - Location Map





## Cultural Resources Nomination Application

☐ City Landmark

☒ Structure of Merit

*Please check the Designation for which you are applying*

### IDENTIFICATION

1. Common name: 5050 Myrtle Ave
2. Historic Name: Ted Woolley Home
3. Street address: 5050 Myrtle Ave  
City Riverside State CA Zip 92506
4. Assessor Parcel number: 223-102-019
5. Present Legal Owner: Jarod & Stephanie DeAnda  
City Riverside State CA Zip 92506
6. Present Use: Residential
7. Original Use: Residential

Date form prepared:

May 18<sup>th</sup>, 2022

Preparer:

Stephanie DeAnda

Sponsoring Organization (if any):

Address:

5050 Myrtle Ave

City, State and Zip:

Riverside, CA 92506

Phone:

480-228-4911

RECEIVED

MAY 25 2022

Community & Economic  
Development Department

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## SIGNIFICANCE

18. Historical Attributes:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Unknown                          | <input type="checkbox"/> Government Building                 | <input type="checkbox"/> Folk Art                  |
| <input checked="" type="checkbox"/> Single Family         | <input type="checkbox"/> Educational Building                | <input type="checkbox"/> Street Furniture          |
| <input type="checkbox"/> Multiple Family                  | <input type="checkbox"/> Religious Building                  | <input type="checkbox"/> Landscape Architecture    |
| <input type="checkbox"/> Ancillary Building               | <input type="checkbox"/> Railroad Depot                      | <input type="checkbox"/> Trees/Vegetation          |
| <input type="checkbox"/> Hotel/Motel                      | <input type="checkbox"/> Train                               | <input type="checkbox"/> Urban Open Space          |
| <input type="checkbox"/> Bridge                           | <input type="checkbox"/> Rural Open Space                    | <input type="checkbox"/> Canal/Aqueduct            |
| <input type="checkbox"/> Farm/Ranch                       | <input type="checkbox"/> Industrial Building                 | <input type="checkbox"/> Dam                       |
| <input type="checkbox"/> Military Property                | <input type="checkbox"/> Public Utility Building             | <input type="checkbox"/> Lake/River/Reservoir      |
| <input type="checkbox"/> CCC/WPA Structure                | <input type="checkbox"/> Theater                             | <input type="checkbox"/> Ethnic Minority Prop.     |
| <input type="checkbox"/> Engineering Structure            | <input type="checkbox"/> Highway/Trail                       | <input type="checkbox"/> Civic Auditorium          |
| <input type="checkbox"/> Amusement Park                   | <input type="checkbox"/> Woman's Property                    | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery                         | <input type="checkbox"/> Hospital                            | <input type="checkbox"/> Stadium                   |
| <input type="checkbox"/> Mine                             | <input type="checkbox"/> Community Center/Social Hall        |  |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories |  |
| <input type="checkbox"/> Other:                           |  |  |

19. Architectural Description

20. Statement of Significance

21. Bibliography

22. Photographs

23. Letter from property owner (if other than applicant)

From the Property Owner:

In September of 2020 we purchased 5050 Myrtle Ave. This home had been owned by a couple for 23 years that had taken it from its original mid-century modern roots and made it aesthetically Victorian. We are working to restore this home to its mid-century design inside and out. We feel fortunate to be a piece of this homes story and we know we will be a steward of it for the time we get to own it. Our goal to get it deemed Historic is to preserve it now and for the future. We thoroughly enjoyed researching this home and Knowlton Fernald Jr. We look forward to many years here and helping keep this piece of Riverside history maintained.

Jarod & Stephanie DeAnda

May 25<sup>th</sup> 2022

A handwritten signature in black ink, appearing to read "Jarod & Stephanie DeAnda". The signature is written in a cursive, flowing style with a large, stylized initial "J" and "S".

## The Ted Woolley Home

The house on 5050 Myrtle Ave sits between Rockledge and Victoria Woods on a hill now known as Victoria Hill with a northwest facing, unobstructed view of Mt. Rubidoux and the San Gabriel Mountains. This midcentury modern post and beam construction sits back off the street, privately hidden behind a lush landscape, almost unseen when passing down the one-way street of Myrtle Ave. It stands 3 stories, with the 3<sup>rd</sup> story appearing hidden when viewed from the front as it is built into the hillside. The front of the home stands tall, mounted on posts.

In 1957, the Press Enterprise called this home “one of the most interesting in Riverside, a glass house on stilts.” The exterior of the home features a flat roofline and the original 2x3 wood slat walls that border the east and west sides of the home, adding architectural beauty unique to this era and this community. It also boasts a beautiful balcony that spans the front of the home. The balustrade was originally constructed of glass panels but was updated to rods at some point.

The first story is dedicated to the car port/ garage and utility room. Palos Verde fieldstone is a prevalent part of the exterior and interior entry to the home and has been well preserved. The fieldstone feature is continued from the first story through the 2<sup>nd</sup> story fireplace and to the roof top with exposed stone all the way up. There are two entrances into the home from the first story, the main staircase that leads to the front door and the side staircase that leads to a kitchen entrance.

The front stairs lead up to a 2<sup>nd</sup> story entrance that has an open skylight and when the front door opens, greets guests with large plate glass windows and a view of the original rectangular pool that has been well maintained. Upon entering the home, you will find that the architect carried the slat wall element to the interior as well. To the right of the entrance is a guest room and bath, where the slat wall is prominently featured.

To the left of the entrance is a 16 x 24 grand room with the original Palos Verde fieldstone surrounding the off-center fireplace. The focal point for this room is the 24’ wall of windows that look at the unobstructed view of Mt. Rubidoux and the historic Rock Ledge Neighborhood.

As you move through the house you come to an unusually large 17x17 kitchen with L-shaped counters and a center island that houses the refrigerator and original pantry and storage closets. The family room is separated from the kitchen by the counter on one side and the original bookshelves on the other. The original stereo surround sound speakers are still in-tact throughout the entire house and in mostly working order.

At the back of the 2<sup>nd</sup> story is the original main floor full bath with an exterior door, making it a functional pool bath as well. The bathroom has some original cabinetry but was updated in the 90’s. On the opposite side is a long, narrow utility and storage room. The two are split by the staircase that leads to the 3<sup>rd</sup> floor bedrooms and transports you to what feels like a totally different place with views of the lush backyard landscape, citrus trees, avocado trees and an upward slope covered in ivy. No other homes are visible from this view; it is a private oasis.

To the left of the top of the stairs are two large bedrooms and an adjoining bathroom with original countertops, vanity and sinks. The larger room is accented with a 2x3 wood slat wall that moves elegantly from the exterior to the interior of the room. This room also has the original built-in dresser and desk with laminate gold fleck countertops. The two bedrooms in this part of the home originally had

a single door leading to the balcony. That was removed with the addition in the 90's, when the doors were replaced with a half wall and window.

At the other end of the hall is the master bedroom, with two window walls framing the lush garden and providing an unobstructed view of the mountains. The master bathroom still has the original sunken roman tub, although the tile has been painted. The original terrazzo flooring has been covered by ceramic tile, and the black and pink color scheme was replaced with white and blue. We intend to restore this room by bringing in period-appropriate colors and features.

The dressing room adjacent to the bathroom is in original condition with laminate countertops. The closet has original light boxes that provide soft indirect lighting. The sliding glass door that used to lead to the balcony now opens up to the expansive flat roof of the entire 2<sup>nd</sup> story, allowing for outdoor entertaining and spectacular sunset viewing.

Most of the home's original windows and sliding glass doors are intact, except in areas for the addition. The front and kitchen entrance doors are not original. The home has much of the original ceiling mounted lighting.

Off the backyard is a staircase around the side of the master bedroom leading down to the pool deck. The pool is significantly large at over 30' long and 15' wide. This original pool is surrounded by an entertainment area, exterior bathroom and pool equipment room. There is a beautiful planter for lush vegetation around the pool deck.

The home is in good condition overall. The wood posts and beams have suffered termite and water damage we are working to repair. The wood slat walls also need some repair and paint. The flooring on the main floor has been updated and we are working to remove the ceramic tile and return it to vinyl and carpet. There is a mixture of old cast iron pipes and new copper plumbing. The area under the kitchen and the 3<sup>rd</sup> story is open and exposed, allowing for easy access for plumbing repairs. It also doubles as extra storage for this large home.

5050 Myrtle Ave is 3,700 sq feet and sits on a .5-acre lot with limited homes surrounding it. To our knowledge, this is the only home of its kind. The property is well maintained with mature landscaping that includes towering palm trees in front and back, as well as large citrus and fruit trees. Newer landscaping includes yellow bells and ivy in the front. After the termite removal we lost some original landscaping under the guest room that will be replaced with the same plants.

## Statement of Significance

### The Ted Woolley Home

The house at 5050 Myrtle Ave is of historic significance because of its unique Post and Beam Mid Century Modern construction and the notable architect Knowlton Fernald Jr. According to the City of Riverside Modernism Context Statement, “post-and-beam became the preferred method of construction for Mid-Century Modern architects.”

The Context Statement also refers to Character-defining Features of Mid-Century Modern homes

- Simple geometric forms
- Post-and-beam construction
- Flat or low-pitched gabled roofs
- Flush mounted steel framed windows or large single-paned wood-framed windows
- Exterior staircases, decks, patios, and balconies
- Brick or stone often used as primary or accent material

These features are also utilized in the architecture of 5050 Myrtle.

This residence is eligible for City Landmark designation based on these criteria:

3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;

### ***About the home:***

In 1955, Ted Woolley and his wife hired a young architect, Knowlton Fernald Jr., to design their home that was on a .5 acre built into the side of a hill with an unobstructed view of Mt. Rubidoux and the San Bernardino Mountain Range. Knowlton Fernald Jr. was making a name for himself in the coastal region from Laguna to Newport Beach after he built a dream post and beam vacation home for his parents that was featured in LA Times Home Magazine. He was particularly fond of post and beam construction and how landscape was an integral part of the home. 5050 Myrtle is a 3,000 sq ft 4 bedroom, post and beam 3 story home cascading up the side of what is now called Victoria Hill. It was once called the most interesting home in Riverside by the Press Enterprise.

Knowlton Fernald Jr. designed a home at 5050 Myrtle Ave that embodied all the key features that the most important Mid Century Modern homes possess. First and most notably the post and beam construction leaving the exposed vegetation under the home and the grand staircase leading up to the front door. The wall of single-paned wood framed windows span the entire North, West and South facing parts of the home with the exposed cantilever beams. The sprawling balcony extends the front of the home. An Ariel view of the home is the best way to understand the unique simplicity of this homes clean geometric lines, the use of unique wood slat features in the exterior walls, the Palos Verde fieldstone and the mass of a home under a flat roof all reflective of mid-century design. Finally, one of the most desirable aspects of Mid Century homes was the flow from inside to outside living. Every room within this home offers a door leading out to a patio or balcony bringing the outside in at every opportunity. This home is the epitome of mid-century architecture we are trying to preserve in Riverside.



***About the Architect's Notable Career and Education:***

As written by Mr. Fernald himself in 2000 in a resume about his career as he branched out and started his own private practice.

"Mr. Fernald has more than forty years of experience in architectural design, land planning, and project management. He has been responsible for the master planning and management of major land development and mixed use building projects, as well as a variety of smaller architectural projects. Mr. Fernald is perhaps best known for his design of custom homes and housing communities. His work has been published many times and has received numerous design awards.

As Vice President-Planning, Architecture & Engineering of Laguna Niguel Corporation (1959-1970), Mr. Fernald supervised the planning and engineering for the 8,000-acre New Town development and was responsible for the architectural design for the company's projects. These projects were honored with a total of 14 national awards for architectural design, interior design, landscape design, and graphic design and were published frequently in national publications. (Samples of those publications are included in this application)

As Vice President of Cabot, Cabot & Forbes, Inc. (1970-1974), Mr. Fernald supervised the planning and architectural design of several high rise commercial projects, including Crossroads Galleria, a 1.4 million sq ft. mixed use project, and the five story Anaheim Medical Arts office building in Anaheim.

Mr. Fernald served as Community Development Director for the City of Anaheim (1974-1976) with responsibility for the management of the City's redevelopment and housing programs. He was appointed by the Orange County Board of Supervisors, in 1971, to participate on a task force to study low and moderate income housing in the county, and served as Chairman. He was appointed to serve on the Housing Authority Board of Commissioners, and served as Chairman in 1974.

Over the last twenty years (1977-1999) Mr. Fernald returned to private practice and has served as consulting Architect for several private development companies and individuals. His work has included single and multifamily housing developments, commercial and industrial centers, and several public projects. His projects include wood frame, concrete tilt-up, structural steel and light steel and masonry construction.

Mr. Fernald received a BA in Architecture from Stanford University and completed a year of graduate work at the U.S.C. School of Architecture. He has been active for many years in the American Institute of Architects. He served as a Director for the California Council, AIA, and as President of the Orange County Chapter AIA."

***Notable homes and developments:***

In 1957 just after building 5050 Myrtle Ave, Knowlton Fernald Jr. was hired by Hortense Miller and her Husband to design a striking Mid-Century Modern home in Laguna Beach. Hortense Miller was a lifelong gardener used the architecture and landscape to create the perfect garden. In 1969 the home was on the cover of Sunset Magazine. In 1973 Hortense donated her home to the city of Laguna Beach while still living in it. Today the Hortense Miller Garden & House can be toured on Thursdays and Saturdays, and remains a major piece of historical significance in Laguna Beach.

In 1963 Knowlton Fernald Jr, was the architect for Monarch Bay Beck House. This house was a 4,400 sq ft home that was featured in local and national newspapers, the Los Angeles Times Home Magazine called it the "California" house, Ladies Home Journal called it one of the "key houses in Laguna Niguel".

In 1962-1965 Knowlton was 1 of 3 Architects responsible for the 11 Acre Development of 44 houses southeast of Monarch Bay called the Monarch Bay Mall Houses. The project was to make sure each home had a dramatic view of the ocean, and boasted beautiful landscape, and had privacy without closing the drapes. The project was a huge success and the 3 architects received the 1966 Award of Merit from the American Institute of Architects.

Knowlton Fernald Jr. would go on to design countless homes during his career.

Knowlton Fernald Jr. Passed in 2005 at the age of 76.

In 2013 the Historical Society of Dana Point opened an exhibit of the Knowlton Fernald Collection.

To our knowledge there are no other Knowlton Fernald Jr homes in Riverside. This home offers local and historical significance both to the area and to southern California Mid-Century Architecture.

See Selective Project list attached for additional information on his participation in Architecture, Construction, and Project Management.

No 15925

# APPLICATION AND PERMIT TO CONNECT TO PUBLIC SEWER

OFFICE OF CITY ENGINEER

Riverside, California

4-24 1956

Permission is hereby granted to H. M. Robertson Street.  
to connect to public sewer at 5050 Myrtle  
The "Y" branch is located \_\_\_\_\_ feet \_\_\_\_\_ of the M. H. \_\_\_\_\_

Building used for: Res. Owner: \_\_\_\_\_  
Said work to be subject to the provisions of the Plumbing Regulations of the City of Riverside.

Assmt. or Conn. Fee \$ \_\_\_\_\_ (No. \_\_\_\_\_)

Permit Fee . . . \$ 1.50

Total . . . \$ 1.50

2M 6-55 ARTCRAFT

Permit Requested H. M. ROBERTSON Applicant

Permit Granted Jones F. Martinek City Engineer  
*Jg*

36"

32"

18"

20"

14"

CO.

5050 Myrtle St

ORIGINAL  
APPLICATION FOR  
**BUILDING**

Department of Building, City of Riverside, California

LOCATION OF JOB

5050 Myrtle  
NUMBER OF SET  
Permit No. 24806 Final Insp. F-4  
LEGAL DESCRIPTION (DO NOT FILL IN)

Lot No. 20 Map No.  
Block. Tract. Country Club (R)  
Building used for Res & Gar (det)  
No. of Bldgs. No. of Families Use of Bldgs.  
Now on Lot Now on Lot

Size of Lot	Size Bldg.	Sq. Ft.	Fire Dist.
120x763		3000	3
No. of Rooms	Stories	Group	Type
8	1	I	II
Zone	E		

L.S. Prop. Line Set Back House	Front Prop. Line Set Back House	R.S. Prop. Line Set Back House
5'	15'	15'

Owner Name: Harmony Dale, Reda  
Address:

Arch Name:  
Address:

Contractor Name: Owner  
Address:

License No.: City: State:

Special Permit No.:

Footing Size: Depth in Ground:  
Pier Size: Depth in Ground:

Access Hole Metal Frame Within 5' of Corner, 24 x 18 inches  
6 x 8 Metal Vent Over Range 36 in. Continuous Through Roof  
Exterior Walls: 1/2" Plaster on 2" Block  
Size of Studs: 2" x 4" Cig. Joist  
Joists 1st Floor: Rafters  
Joists 2nd Floor: Material of Roof  
Chimney or Fireplace Brick Lined with Terra Cotta or Firebrick  
Depth Footing in Ground 2 ft. Size 6" Larger on all sides

Date Permit Granted 10-10-55

Total Value: 25000.00  
Including labor, material, wiring, heating, plumbing, etc.  
Fee: 100.00  
144.00

First vent within 6 ft. of corner  
Ventilation 2 sq. ft. for each 25 B. ft.

For Office Records Only (Do Not Fill In)

Approved:	Exterior	Wire.....	Con. Blk.....
		Scratch.....	Wood Sdg.....
		Brown.....	Bond Beam.....
		Finish.....	
		Final.....	
	Interior Plaster	Lath.....	Plaster Bd.....
		Scratch.....	
		Brown.....	
		Finish.....	
		Final.....	

DATE OF INSPECTION

Excavation 10-25-55 Frame 2-9-56

Forms..... Strong Back.....

Concrete..... Room Ventilation.....

Foundation Vents..... Range Vent.....

Use of R. W. Sill..... Bath Room Vent.....

Bolts..... Garage Vent.....

Service Hole..... Garage Fireproofing.....

Reinforcing Steel..... Shower Stall.....

Roofing Tile..... Water Heater Location.....

Composition..... Fireplace.....

Shingles..... Chimney Lining.....

Signs..... Fences.....

Galv. Iron..... Occupancy Cert. No.....

Foundation Ventilation 2 square feet for every 25 lineal feet.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating Building Construction.

Signature of  
Owner or  
Authorized Agent J. P. Woolley

CORRECTIONS

Complete - locked - 11/18/57. 46

ORIGINAL

## APPLICATION FOR

**BUILDING PERMIT**DEPARTMENT OF PUBLIC WORKS, CITY OF RIVERSIDE, CALIFORNIA  
BUILDING DIVISION5050 Myrtle Ave.  
NUMBER 35914 STREET

Permit No. \_\_\_\_\_ Final Insp. 4-25-60 JMK

☐ New Bldg.  
☐ Alteration  
☐ Roofing

☐ Termites  
☐ Demolish  
☐ Swim. Pool

Describe Alterations

Fence

Lot No. \_\_\_\_\_ Tract \_\_\_\_\_

Buildings used for

No. of Bldgs.  
Now on LotNo. of  
FamiliesUse of Bldgs.  
Now on Lot

Size of Lot

Size Bldg.

Sq. Ft.

Fire Dist.

No. of Rooms

Stories

Group

Type

Zone

## SET BACKS

Left P Line  
House

Car.

Front P Line  
House

Car.

Rear P Line  
House

Car.

Right P Line  
House

Gar.

OWNER

Name

Address

ARCH.

Name

Address

Contractor

Name

Address

License No. City

State

This application does not include electric or plumbing permits.

Footing Size \_\_\_\_\_ Depth in Ground \_\_\_\_\_  
 Pier Size \_\_\_\_\_ Depth in Ground \_\_\_\_\_  
 ACCESS HOLE METAL FRAME WITHIN 5' OF CORNER, 24" x 18" INCHES  
 6 x 8 Metal Vent Over Range 36 sq. in. Continuous Through Roof  
 Exterior Walls \_\_\_\_\_ Min. Ctg. Height \_\_\_\_\_  
 Size of Studs \_\_\_\_\_ Ctg. Joist \_\_\_\_\_  
 Joists 1st Floor \_\_\_\_\_ Rafters \_\_\_\_\_  
 Joists 2nd Floor \_\_\_\_\_ Material of Roof \_\_\_\_\_  
 Chimney or Fireplace Brick Lined with Terra Cotta or Firebrick  
 Depth Footing in Ground 2 ft. \_\_\_\_\_ Size 6" larger on all sides \_\_\_\_\_

Date Permit Granted 12-15-59 S. D. FEE \$  
 TOTAL VALUE \$3,000.00 FEE \$12.00  
 including labor, material, wiring, heating, plumbing, etc.  
 (OVER) TOTAL \$  
 GOODSPEED PRINTERS



## Inspection Record

Excavation . . . . .	Framing . . . . .
Footings . . . . .	Range Vent . . . . .
Firms . . . . .	Garage Vent . . . . .
Concrete . . . . .	Garage 1 hr. wall . . . . .
Reinforcing Steel <u>12-18-59</u>	Ext. Wire L . . . . .
Bolts . . . . .	Int. Lath . . . . .
Service Hole . . . . .	Stucco & . . . . .
Foundation Vents . . . . .	Plaster . . . . .

Final \_\_\_\_\_

### Remarks

	Req.	Date of Permit	Final Acceptance
SIDEWALKS	Yes No		
CURB and GUTTER	Yes No		
Curb and Gutter and Sidewalks are required as stated under City Ordinance 2641			
	Approved	In P.	Refer to U
GAS			
PL'B'G			
ELECT.			
Utilities will not be provided before the final inspection is made of your building.			

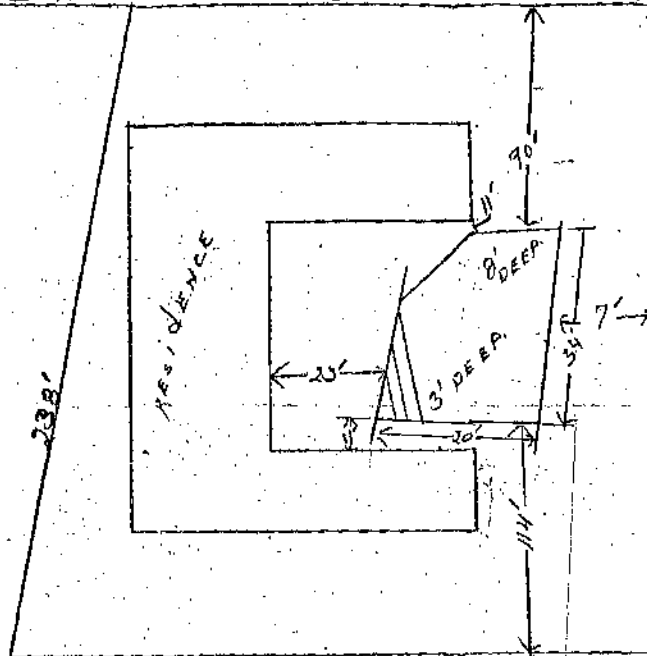
I hereby acknowledge that I have read this application and state that the information on reverse side is correct and agree to comply with all City Ordinances and State Laws regulating Building Construction.

Signature of  
Owner or  
Authorized Agent

Jury G. Lemus

# PLOT PLAN

80'



LOS ANGELES CO. STD. PLAN #11712 SAN DIMAS  
130.

ILE
Reinf. Steel in Curved in Portion
#3 @ 18" OC.
"
#3 @ 6" OC.
"
#5 @ 14" OC.
"

COUNTRY CLUB PARK,

LOT # 20

POOL FOR MR + MRS. TED W. GARLEY

5050 MYRTLE

ALTER SIDE

## STANDARD PLAN

STRUCTURAL DETAILS  
STANDARD SWIMMING POOL DESIGN

FOR

LOWREY BROS.

1825 NO. HELEN AVE., ONTARIO, CALIF.

ASSOCIATED ENGINEERS

425 N. LAUREL AVE.

ONTARIO, CALIF.

PH. YUKON 6-7051

JULY, 1958

R.E. WOOD

R.E. 7344

SCALE AS SHOWN  
SHEET 1 OF 1

5050 May 28

95-1472

3900 MAIN STREET  
RIVERSIDE, CA 92522



(909) 782-5697

271-033  
White—Building Div. Yellow—Customer Pink—Business Tax Gold—Finance Card—Job Site

23116

Structural Inspection			
Type	Date	Sign	
Foundation, Location	5/11/95	[Signature]	
Grout Lift	5/11/95	[Signature]	
Slab			
Roof Sheathing			
Shear Panel/hold Down			
Framing			
Insulation			
Drywall			
Firewall			
Exterior Lath			
Fireplace			
T-Bar Ceiling			
Special Inspection			
Other			
Clean-up			
Final Approval	5/6/95	[Signature]	

Plumbing Inspection			
Type	Date	Sign	
U/G Plumbing			
Rough Plumbing			
Gas Test			
Sewer			
Septic System			
Other			
Sewer Cap			
Final Approval			

Mechanical Inspection			
Type	Date	Sign	
Vents & Ducts			
Combustion Air			
Dampers			
Other			
Final Approval			

Swimming Pool/Spa Inspection			
Type	Date	Sign	
U/G Plumbing			
Steel & Location			
Electrical Bonding			
U/G Electrical			
U/G Gas Piping			
Gas Test			
Fence & Gates			
Other			
Final Approval			

Electrical Inspection			
Type	Date	Sign	
Grounding Electrode			
U/G Conduit			
Rough Wiring			
Other			
Final Approval			

**UTILITY CLEARANCE** ☐ GAS

D ELEC

☐ **OVERHEAD**

☐ 4. **WITNESSES**

## AMPS

NOTES

The Declarations below are mandated by the State of California under Section 19625 and Section 19826 of the Health and Safety Code.

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 5, commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class 682 No. 110186 Date 5/16/95

Contractor Signature: Yen-Hsueh Chang

### OWNER-BUILDER DECLARATION

I hereby affirm that, an exemption from the Contractors License Law, for the following reason (See 703.15, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit, to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law [Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code] so that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 703.15 shall be any applicant for a permit subjects the applicant to a civil penalty of no more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employee, with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 70-44, Business and Professions Code. The contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, covered and such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

1, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7004, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

☐ I am exempt under Sec. \_\_\_\_\_ B. & P.C. for this reason \_\_\_\_\_

Date 1/1/20 Owner Signature \_\_\_\_\_

## WORKERS' COMPENSATION DECLARATION

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

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 370A of the Labor Code, for the performance of the work for which this permit is issued.

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

## Conclusion

Policy Number

(This section need not be completed if the payment is for one hundred dollars (\$100) or less.)

Defendant filed in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 5/16/45 Appointee: James Longenecker

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT ANY EMPLOYER TO CIVIL PENALTIES, AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3709 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

! hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C.).

## Lander's Name

**Lender's Address** \_\_\_\_\_  
I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon and use the above-mentioned property for inspection purposes.

Signature of Applicant: Raymond Wiley Date: 5/16/75

PERMIT NUMBER

04-3074

## CITY OF RIVERSIDE

3900 MAIN STREET  
RIVERSIDE, CA 92522

## BUILDING &amp; SAFETY DIVISION

(951) 826-5697

FINAL

Address: 5050 MYRTLE AV  
Location:  
Type: BLDGRES  
Category: ASFR  
Class Code: 434  
Parcel#: 223102019  
Census Tract:  
Const Type: 27  
Owner: TERRY DEVERN & DONNA LEE  
Applicant: TERRY DEVERN  
Address: 5050 MYRTLE AVE  
City/Zip: RIVERSIDE, CA 92506  
Contractor:  
Contractor Lic:

Insp Area: J  
Status: ISSUED  
Submittal: 06/07/2004  
Issued: 04/19/2005  
Zoning:  
Occupancy: R3  
Phone:  
Phone: 909 784-5750  
Phone:  
Business Lic:

Permit Description:  
GAME ROOM ADDITION - CTC

New Service?

Amps/Volts: 22/??

Underground/Overhd:

SETBACKS  
Front: 0 Back: 0  
Left: 0 Right: 0

Occupancy	Type	Factor	Sq Feet	Valuation
Miscellaneous	Room Additions	60.00	368	\$22,080.00
	Totals...		368	\$22,080.00

TOTAL VALUATION: \$22,080.00

## FEE DESCRIPTION AMOUNT

Issuance	\$25.00
Plan Check	\$234.00
Building	\$234.00
Microfilm	\$26.00
Plumbing	\$0.00
Mechanical	\$0.00
Electrical	\$0.00
SMIF	\$2.21
Imaging	\$4.00

## FEE DESCRIPTION AMOUNT

General Plan	\$46.80
Acresage Fee	\$0.00
Storm Drain	\$0.00
Park Fee	\$0.00
Regional Park	\$0.00
Temporary Tent Fee	\$0.00
Other Dept. Fees	\$0.00
Extra Fees (Misc)	\$0.00

TOTAL FEES: \$572.01

THIS PERMIT SHALL BE VOID AND OF NO FURTHER FORCE OR EFFECT IF WORK HEREUNDER IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF ISSUANCE HEREOF OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS OR MORE AFTER WORK IS COMMENCED.

OFFICE USE ONLY

CALL FOR INSPECTION  
24 HOUR REQUEST LINE  
(951) 826-5361

OFFICE USE ONLY

IN ACCORDANCE WITH HEALTH AND SAFETY CODE, SECTION 19825, ALL REQUIRED DECLARATIONS HAVE BEEN PROPERLY SIGNED AND DATED BY THE PERMITTEE.

VERIFIED BY:

TB

271-039  
Write—Building Div. Card—Job Site

81608

Structural Inspection			
Type	Date	Sign	
Foundation, Location	4/6		
<del>Capacities</del>	4/6		
Slab	4/6		
Roof Sheathing	4/6		
Steel Panel/Mod Deck	4/6		
Framing	4/20/05	BC	
Insulation	4/30/05	BC	
Drywall	10-6-05	BC	
Firewall			
Exterior Bath	4/30/05	BC	
Fireplace			
T-Bar Ceiling			
Special Inspection			
Other			
Final Approval	4/20/05	BC	

Plumbing Inspection			
Type	Date	Sign	
U/G Plumbing			
Rough Plumbing			
Gas Test			
Sewer			
Septic System			
Other			
Roof Drains	7/13/05	BC	
Sewer Cap			
Final Approval			

Mechanical Inspection			
Type	Date	Sign	
Vents & Ducts			
Combustion Air			
Dampers			
Other			
Final Approval			

Swimming Pool/Spa Inspection			
Type	Date	Sign	
U/G Plumbing			
Sheet & Location			
Electrical Bonding			
U/G Electrical			
U/G Gas Piping			
Gas Test			
Other			
France & Gates			
Final Approval			

Electrical Inspection			
Type	Date	Sign	
Grounding Electrode			
U/G Conduit			
Rough Wiring	4/22/05	BC	
Other			
Final Approval			

The Declarations below are mandated by the State of California under Section 18625 and Section 18626 of the Health and Safety Code.

License Class \_\_\_\_\_ Lic. No. \_\_\_\_\_ Date \_\_\_\_\_

[illegible]

7 (U.S. Courts' Local Rules). The court also requires the applicant for such permit to file a signed statement that the filer is not a resident of the jurisdiction. The provisions of the Contractors License Law (Chapter 9, commencing with Section 7900) of Division 3 of the Business and Professions Code, which require the applicant to file a signed statement that the filer is not a resident of the jurisdiction, are hereby amended to read:

professionals Code) if that he or she is exempt therefrom and the basis for its unique exemption is professional status.

For nonapplicants for a permit subjects, the applicant to a civil penalty of not more than five hundred dollars (\$500),

☒ I am owner of the property or my employees with wages as their sole compensation, will do the work, and the contractor is not to be employed for sale (Sec. 7044, Business and Professions Code). The contractors License Law does not apply to a person who is the owner of the property or the employees who are to be employed for sale of her own property or herself or through its or her own property.

owner of property who builds or improves thereon, and who does such work himself or through or by contract with another person, and who does not intend that such improvements are not intended or offered for sale. If, however, the building or improvement is sold to another person, the person to whom sold, or his heirs or assigns, or the person to whom or to whose assigns it is thereafter conveyed, shall be deemed to have acquired the same by purchase, and shall be bound to pay the same proportion of the tax as if he had acquired the same by purchase.

within one year of completion, the dinner-blogger will have the burden of proving that he or she did not derive any economic benefit from the dinner (Soc. Sec. 704).

**I, as owner of the property, am exclusively contracting with licensed contractors to construct, improve, alter, repair or maintain the property. The Contractors' License Law does not apply to an owner of property who builds or improves the property.**

\_\_\_\_\_ & P.C. for this reason \_\_\_\_\_

Date 4/19/05 Owner Signature [Signature]

**WORKERS' COMPENSATION DECLARATION**

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

☐ I have not willfully maintained a certificate of consent to self-insure for workers' compensation, as provided for by Section 37

of the Labor Code, for the performance of the work for which the permit is issued.

I have also seen Italian workers working in Italy without the permission of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are

Center: \_\_\_\_\_  
 Police Number: \_\_\_\_\_

(This section need not be completed if the permit is for one married dealer (\$100) or less).

He certifies that in the performance of the work for which I am performing the service of the State of California, I shall forthwith comply with these provisions, as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation laws of California, I shall forthwith comply with these provisions.

4-19-05 Applicant

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CIVIL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF THE EMPLOYER'S DEFENSE AND ATTORNEY'S FEES AND COSTS AND PROSECUTION FEES.**

TO UNLAWFUL, IT SHALL BE THE RESPONSIBILITY OF THE LENDER TO OBTAIN THE NECESSARY CONSENTS FROM THE APPLICABLE AGENCIES OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 9703 OF THE LABOR CODE, INJURIES, AND ALL OTHERS.

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which

\_\_\_\_\_ this permit is issued (Sec. 3087, Civ. C.),  
\_\_\_\_\_ cardholder's Name \_\_\_\_\_

Legend Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct, legible to comply with the provisions of the laws of the State of California, and hereby authorize representatives of this county to enter up by ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter up

4-19-05

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_



**Sources for Architectural Description & Statement of Significance**

Conversation with Jane Fernald 5/20/22

Book: Images of America: Laguna Niguel by Ted Wells

Hortensemillergarden.org

Dana Point Historical Society Newsletter DROGHER March and April 2013

Research Provided by Ruth McCormick at Riverside Library:

**ProQuest Research:**

LA Times June 4<sup>th</sup>, 1967

LA Times Feb 21, 1965

LA Times Mar 22, 1964

LA Times Oct 6, 1963

LA Times May 24, 1964

LA Times April 7, 1963

LA Times Sept 2, 1962

LA Times May 15, 1960

LA Times July 24, 1955

**GenealogyBank.com**

**Press Enterprise**

Oct. 16, 1955

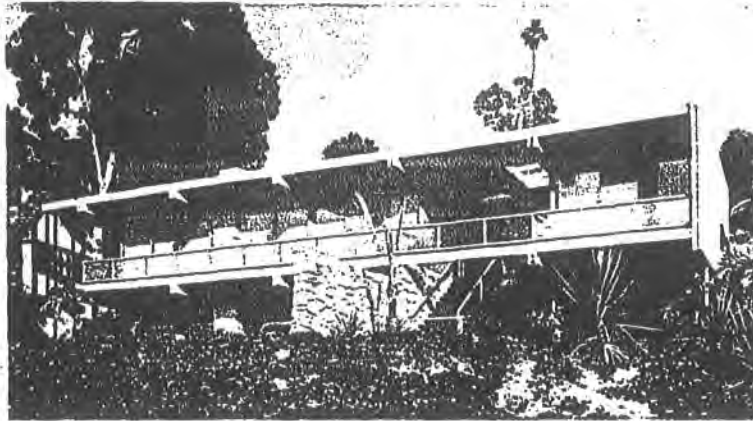
Jan. 20<sup>th</sup>, 1957

Dec 20<sup>th</sup>, 1959

Oct 17<sup>th</sup>, 1959

# modern in Riverside

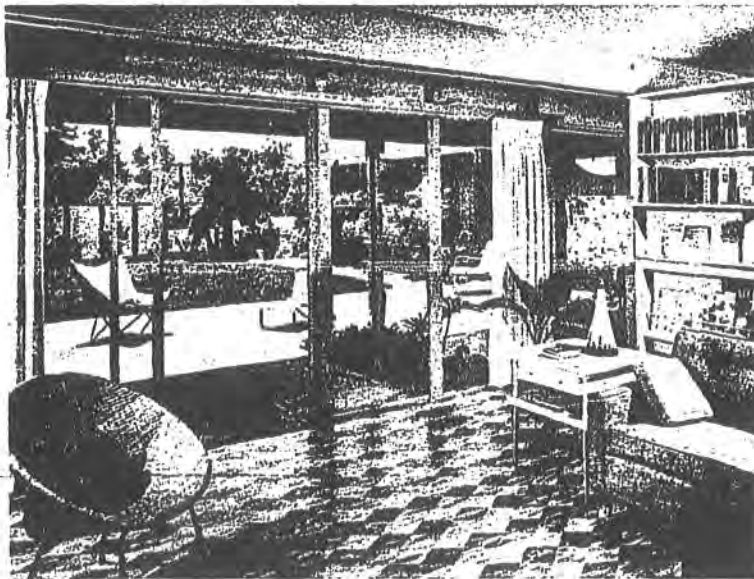
5050 Myrtle



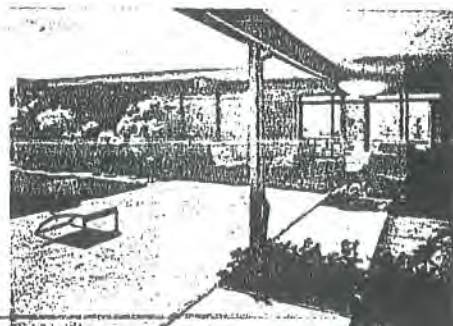
Horizontal lines of the front exterior are pleasing in this setting on the wide, sloping lot. Stairs at right of the stone wall lead up to the entrance; car storage is at left of the wall and kitchen entrance is at the far left

**I**N DESIGNING a house in Riverside for Mr. and Mrs. Ted Woolley and their three children, Knowlton Fernald Jr. found a split-level plan provided the most privacy and also insured maximum control for warm summer weather. There is a two-zone air-conditioning system, but it is rarely necessary to use it because of cross-ventilation, 6 to 8-foot overhangs.

Car storage is designed for the first level, with a dumbwaiter installed to carry supplies from car to kitchen. The second level has living, cooking and dining areas and a guest bedroom, all with sliding glass walls facing a patio which has space reserved for a future pool. Family bedrooms are on the upper level. The structure covers 3000 square feet.

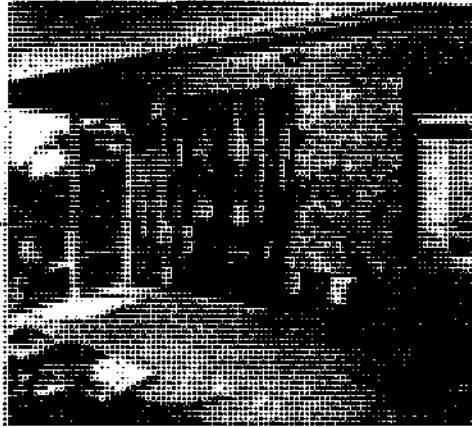


Family room above and kitchen open to the patio and play yard. Woodwork is natural-finish birch; floors are vinyl. Wide overhang at the rear is protection from summer sun for the patio at right. Family room is in center, living room at the right

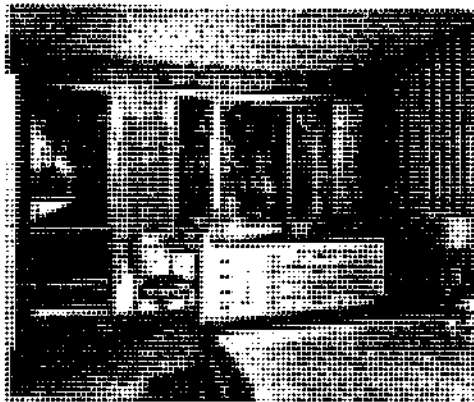


John Hartley photographs

# A split-level



Stone fireplace wall separates the living room from the dining room, visible at right. Both open to the railed balcony at the left and to the fence-enclosed garden on the other side

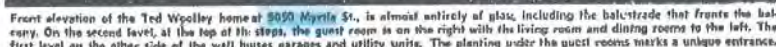


Bedrooms on the upper level also open onto the balcony. The cross-ventilation plus excellent insulation provide warm weather comfort; the built-in storage-deck unit adds convenience



Opaque glass gives light and privacy to this handsome bath with sunken tub, planting area





Gravida may be of interest

provides many lots of interesting  
work space.

A garden, open above the  
slabs, divides the kitchen from  
the den or family room where  
the 14 and 14-1/2 ft. built into  
the opposite wall is located and  
above it a red tile fireplace.

A vestibule has stairs with  
a red tile floor which leads to the  
first floor over the main section  
of the main part, the other stairs  
a strip yard over a porch by a  
front fence.

JUST BEYOND its room, a  
sided side of the gate is decorated  
by a long Indian white stone  
wall, will serve the following post  
which is built in one side of  
the gate. Opposite is a building  
and a strong room at the back of  
the main gate to the two  
main ways on the north level.  
On this level, on the left, a glass  
Indian room before the main  
the house was the roof of the  
lower story to the left. This level  
is at least 100  
The upper bedroom floor  
is a room. Below it is the

[illegible]

The lower level I reached by the ladder by using my knife. Those that lead to the main entrance.

Kenneth E. Ford, New York Beach, was arrested, along with the Wiedley's associates of who they worked in a house adopting the planing in the h

## Cleanliness Easy Task on Good Finish



**Plan**  
BE REJ  
MODERNIZE AND R

on the third level. Here  
hows, beyond the balcony,  
the hillside. Linda's three  
dressing mirror.

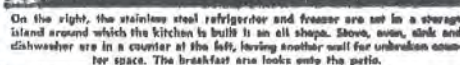
---

**Now**  
READY TO  
REPAIR YOUR HOME

with

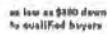
NEW BROWN  
PLANKWELD  
Wall Fencing

G. E. LAMPS



CORNER CENTRAL &amp; PHOENIX—2 blocks west of Strand—Biscayne

THE town bar is lively... Can's a ghost often heard from the mysterious methods of Murry Sanders' College Park home. Why? Because each home is filled with saguaro usually found only in desert-like homes - features you want see to appreciate fully. Why don't you bring your family to see the best furnished hotel. You'll agree this is THE town bar in Riverside.



VA, FHA and in Squire  
Loans Available

There is now a several regular floor plans available. Each home has a Family Room, Covered and Fenced Backyard and a Serving Bar. Many models have double fireplaces and dual patios.



H. B. I.

### Your Assurance of Sound Value

THE NEW JOURNAL  
Murray Sanders  
celebrates by a  
hacking of the  
party's members.  
H.A.C. — the  
Builders in  
H.A.C. members.

The FBI offers  
broad assistance  
to the FBI office  
in the field.

DEVELOPER  
BUILDER  
**MURRAY**  
COMPANY

WALKER A. BE — Sales Agents — Overland 98291  
Gauge Tinsinger, Sales Manager

**BE READY TO**

**MODERNIZE and REPAIR YOUR HOME**

with

WILL MANN  
PLANKWELD  
Well Fending

### G. E. LAMPS

**DOUGLAS FIR  
PLYWOOD**  
Well Known and  
Studied

**CELOTEX PRODUCTS**  
Repairs Old Ceilings

FAMOUS BRANDS FOR EASY, QUALITY REPAIR

Ask for Advice — Use the Plan and Idea Library

Center

LUMBER CO.  
6212 Magnolia Ave.

OV 4-2554

## Cleanlines 'Easy Task on Good Finish

[illegible]

## Goes Flying to Paint Ceiling

A pouring conference was, however, called that day to go to an annual meeting of a new district assembly. The hall was a 24-foot Indian building from the French Air Force, with hydrogens, and an engine and a propeller.







## News Article

Plans for construction, guaranteed to pass R.H.A., V.A., and specifications, are available at nominal cost. Set for Plan Desirable Homes, 451 South Bixel St., Los Angeles 17, Calif.

## CHECK DANGER

using your gas children in your

Health officer, is a campaign to re- and stoves.

Youngsters are in- ons, asphyxiation Stone said.

recommended the

ed, as you should from the top at fresh air circulat-

air. A competent can check it for

to connect your onnector.

heater, it should chimney.

its natural color, or painted — depending orative effect desired." lication also lists the addresses of 17 lum- od products associations the reader may write information about par- cies.

## Building Permits

Harmony Dale Blds., 5030 Myrtle, res., \$25,000.

Harmony Dale Blds., 5008 Myrtle, res., \$22,000.

J. R. Bawer, 2956 Fourth, alt., \$500.  
Sun Gold Inc., 2945 Arlington, res., \$10,000.

Sun Gold Inc., 2957 Arlington, res., \$12,000.

C. C. Covey, 2660-62 Orange, dplx., \$18,500.

W. F. Stephens, 5008 Myrtle, swmg. pl., \$2,500.

Leah E. Wood, 8604 Magnolia, demol. bldg., \$25.

George Raver, 3937 Magnolia, com. bldg., \$8,500.

Lewis Eccles, 3539 Harding, res., \$5,075.

Clyde Monroe, 6638 Belinda, res., \$9,500.

Leonard Classen, 6650 Brockton, wall, \$350.

Max Sugar, 6668-6678 Palm, apt., \$40,600.

Max Sugar, 6686-6698 Palm, apt., \$40,600.

Vernon Elmiund, 4135 Euclid, res., \$13,000.

Richard Christensen, 3684-88 Sunny- side, coml. bldg., \$28,000.

T. W. Dicks, 7859 Willow, gar., \$400.  
Southern Pacific R. R., 2993 Sixth, fence, \$500.

C. M. Haney, 2423 Deventry, res., \$16,000.

Douglas Black & Jos. Leighton, 3911 Lafareta, res., \$12,500.

Riverside County, 2915 Washington, lab., \$9,600.

Goodwin & Brown, 4206 Park, gar., \$700.

R. L. Shafer, 3902 Overland, wall, \$125.

W. F. Stuart, 3060 Hickok, alt., \$2,000.

Miss Ruth Schreff, 3433 Locust, alt., \$900.

H. S. Cook, 5035 Rockledge, alt., \$1,375.

Charles Lord, 3764-3768 San Simeon, coml. bldg., \$10,500.

John Messina, 3085 Priscilla, swmg. pl., \$2,600.

C. J. Davidson, 5266 Sierra, res., \$6,700.

Harold Thompson, 2963 Merrill, coml. bldg., \$10,000.

John Diaz, 7231 Marguerita, res., \$5,300.

Fred Wetzel, 9331 Garfield, alt., \$1,200.

William Augsburg, 2022 Down, car port, \$150.

Robert L. Miller, 3520 Crowell, wall, \$650.

3855 Market Street  
Between Eighth and 1

P1

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## **KNOWLTON FERNALD ARCHITECT**

425 Old Newport Blvd., Suite B, Newport Beach, CA 92663-4210  
(949) 942-1511 FAX: (949) 942-1528

Mr. Fernald has more than forty years of experience in architectural design, land planning, and project management. He has been responsible for the master planning and management of major land development and mixed use building projects, as well as a variety of smaller architectural projects. Mr. Fernald is perhaps best known for his design of custom homes and housing communities. His work has been published many times and has received numerous design awards.

As Vice President-Planning, Architecture, & Engineering of Laguna Niguel Corporation (1959-1970), Mr. Fernald supervised the planning and engineering for the 8,000 acre New Town development, and was responsible for the architectural design of the company's projects. These projects were honored with a total of fourteen national awards for architectural design, interior design, landscape design, and graphic design, and were published frequently in national publications.

As Vice President of Cabot, Cabot, & Forbes, Inc., (1970-1974), Mr. Fernald supervised the planning and architectural design of several high rise commercial projects, including Crossroads Galleria, a 1.4 million square foot mixed use project, and the five story Anaheim Medical Arts office building in Anaheim.

Mr. Fernald served as Community Development Director for the City of Anaheim (1974-1976) with responsibility for the management of the City's redevelopment and housing programs. During this period, the redevelopment planning was completed, and negotiations were commenced for several initial projects. The Anaheim Housing Authority was established, and housing assistance allocations were obtained in both existing housing and new construction programs.

Mr. Fernald has been involved in government housing programs for a number of years. He was appointed by the Orange County Board of Supervisors, in 1971, to participate on a task force to study low and moderate income housing in the county, and served as chairman. The committee was instrumental in the establishment of the Orange County Housing Authority. He was appointed to serve on the Housing Authority Board of Commissioners, and served as chairman during 1974.

Over the last twenty years (1977-1999), Mr. Fernald has served as consulting Architect for several private development companies and individuals. His work has included single and multifamily housing developments, commercial and industrial centers, and several public projects. His projects include wood frame, concrete tilt-up, structural steel and light steel, and masonry construction.

Mr. Fernald received a BA in Architecture from Stanford University and completed a year of graduate work at the U. S. C. School of Architecture. He has been active for many years in The American Institute of Architects. He served as a Director of the California Council, AIA, and as President of the Orange County Chapter, AIA.





Anaheim Medical Arts

Gruen Associates, Architects



Blaisdell Residence, Laguna Beach



Horton Residence, Harbor Island



Hilborn Residence, Laguna Niguel



De Dios Residence, La Habra Heights



Fernald Sr. Residence, Laguna Beach



Beck Residence, Monarch Bay



Miller Residence, Laguna Beach



KNOWLTON FERNALD AIA

ARCHITECTURE

CONSTRUCTION

PROJECT MANAGEMENT

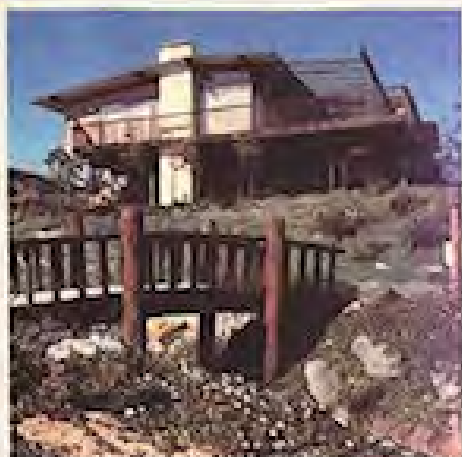


Monarch Bay Mall, Laguna Niguel



The Villages, Chico





1



2



3



4

## RESIDENTIAL DESIGN STYLES

Houses of several architectural styles which have been designed by the architect are shown on this page. Each style shown represents a combination of authentic building massing, proportions, and details with modern construction materials, equipment, and methods. The houses shown range in size from 840 square feet to 4,400 square feet. Many of the houses were designed for hillside lots with magnificent views of either ocean or mountains.

1. Model home in Monarch Bay Mall, Dana Point, a 44 unit planned development
2. Bourne Square condominiums, a five unit infill project
3. Alvarado Residence in San Dimas
4. Hirsch Residence on a 35' Balboa Peninsula lot
5. Beck residence in Monarch Bay, Dana Point
6. A 1960's vacation house in Laguna Beach
7. Ippaso Residence in San Dimas



5



6



7

## DESIGN FOR VIEW

The houses pictured on this page illustrate examples of orienting the various design elements, such as windows, structure, fireplace, and materials to enhance the view available from each lot. On some lots there is a sweeping view from any place on the lot while on others, the best view is only available from a very limited location on the lot. Careful analysis of the view as well as all other features of each lot prior to starting design helps to make the best use of the view available from each individual lot.



**1. The Beck residence in Monarch Bay** is a California Monterey style exterior design with a contemporary interior. This home was featured in House Beautiful magazine as a "California Contemporary Hacienda".

**2. The Fernald vacation house in Laguna Beach** is a post and beam two bedroom house of only 840 square feet. This home was featured in the Los Angeles Times HOME magazine.

**3. The Blaisdell vacation house in Laguna Beach**, is a hillside beach front 1400 square foot home which was featured in the Los Angeles Times HOME magazine.

**4. This weekend house in Laguna Beach** was built for sale and was published in the Los Angeles Times HOME magazine.



The Hall residence was designed for a family with young children. They were very sports oriented and concerned about safety. They wanted a house wrapped around a swimming pool for both visual and convenience reasons, and at the same time, they wanted complete visual and access control of the pool patio area. The house was designed in a "U" shape so that all rooms looked in toward the pool patio. The open flowing plan provided visibility of the pool patio from almost any location within the home and also offered a large continuous space for entertainment.



## THE HALL RESIDENCE

1007 Nottingham Road, Newport Beach.





The Hirsch residence was designed with the living areas upstairs so that the view of Newport Bay could be seen over a bay front city park across the street. The bedrooms are downstairs for privacy. This home of 3,400 sq. ft. is located on a lot of only 40 feet by 80 feet.



**THE HIRSCH RESIDENCE**  
2105 Balboa Blvd., Balboa, California



The Horton residence was designed as a bayfront vacation house for an extended family spanning four generations. There are six bedrooms and bath suites. The project consisted of remodeling existing bedrooms and baths, adding additional bedrooms and baths and new living areas. Harbor Island is one of the few locations on Newport Bay which has private sandy beaches instead of a concrete bulkheads on the bay.

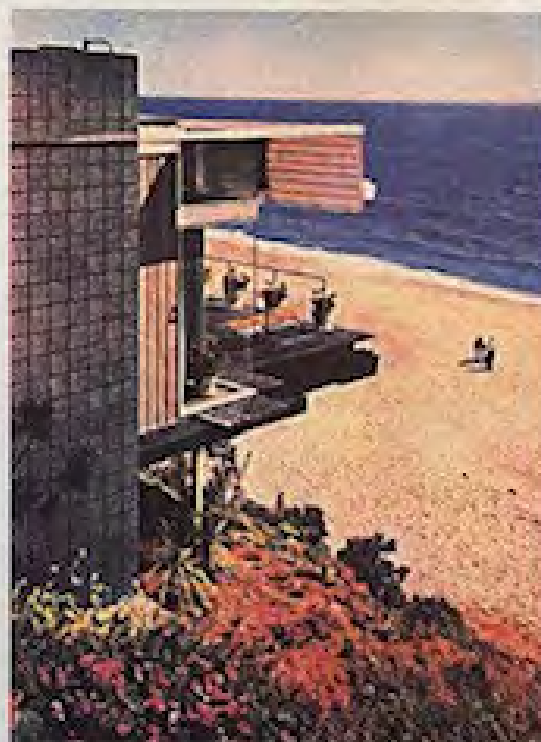


## THE HORTON RESIDENCE

#6 Harbor Island, Newport Beach, California



The Blaisdell Residence was designed as a weekend retreat for a Pasadena doctor and his family. The house was designed to maximize the view of the beach and ocean, while preserving privacy on a hillside beach front lot. There are two bedrooms and two baths in 1,500 sq. ft. In order to reduce glare, the roof structure includes a large sunshade and the level of lighting within the house is raised with skylights and patio windows to reduce glare contrast.



## THE BLAISDELL RESIDENCE

31065 Pacific Coast Highway, Laguna Beach, California

## SELECTIVE PROJECTS LIST

	Architect	Construction	Project Management
<b>KNOWLTON FERNALD AIA, ARCHITECT AND GENERAL CONTRACTOR, ALMOND CREEK BUILDING COMPANY 1977-1982</b>			
In 1977, returned to private practice as an Architect, General Contractor, and Project Manager. Incorporated as Almond Creek Building Company in 1980. Sold interest in ACBC in 1982.			
<b>Packer's Square Tustin</b> An eleven acre multi-use project in Tustin consisting of a ten story senior citizen congregate care facility, low rise apartments, and a retail center.			X
<b>Almond Creek, Chico</b> A ninety-five acre planned development consisting of clusters of apartments, townhomes, and patio homes around a lake.		X	X
<b>Almond Creek II, Chico</b> A seventy-six unit single family detached development. One of the models was constructed with a full active solar system for heating space, water, and pool.		X	X
<b>Springfield, Chico</b> A one hundred and twenty unit development, which includes a full complement of energy efficient and active and passive solar design features.	X	X	X
<b>Office Building, Chico</b> A sixteen thousand square foot building.		X	X
<b>DeDios Residence, La Habra Heights</b> A major addition and remodeling of a custom residence.	X	X	X
<b>Gifford Office Center, Duarte</b> A forty thousand square foot condominium garden office building.	X		
<b>Western State Bank, Duarte</b> An eighteen thousand square foot regional office and banking facility.	X		
<b>Mount Olive Square, Duarte</b> A twenty four thousand square foot shopping center.	X		



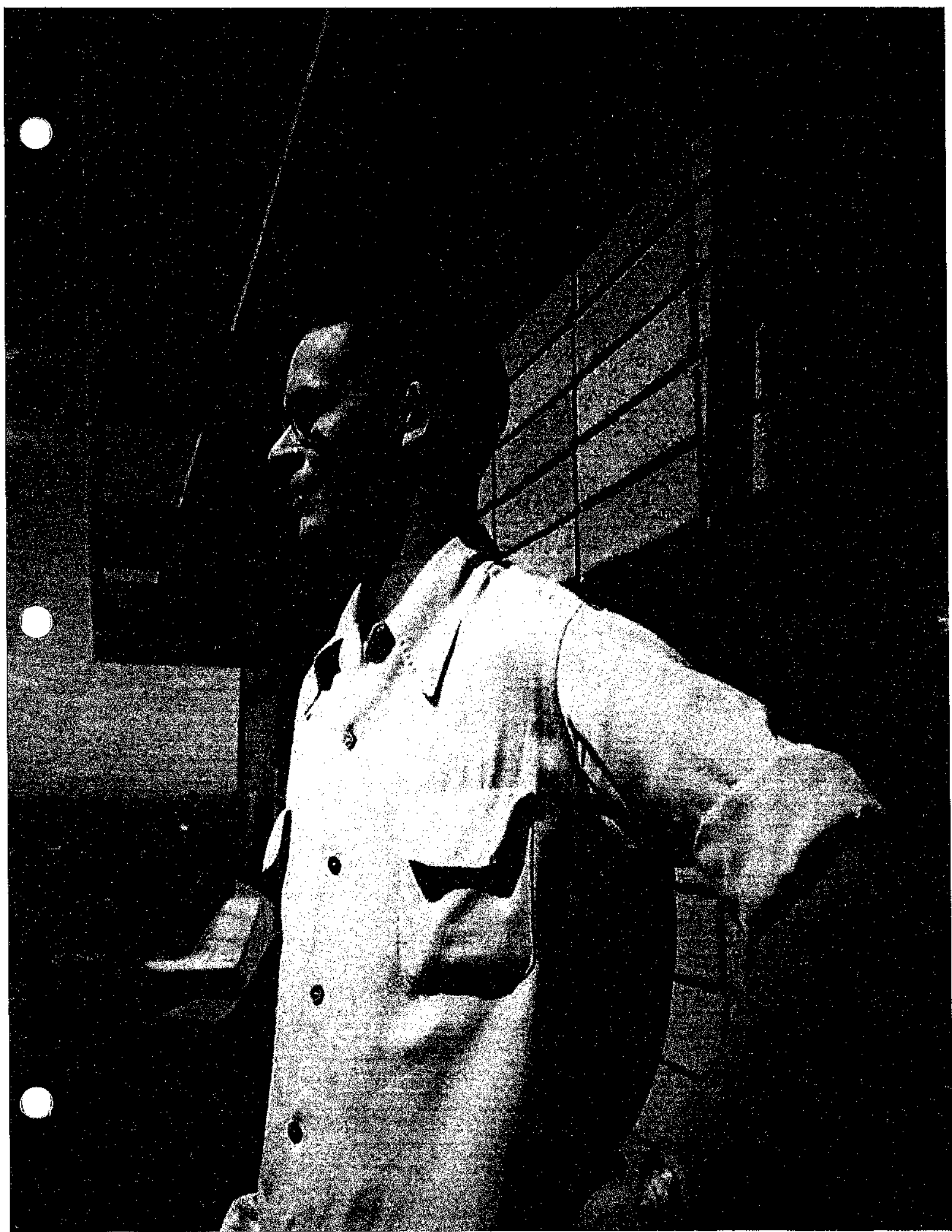
## SELECTIVE PROJECTS LIST

	Archi- tecture	Construc- tion	Project Manage- ment
<b>LAGUNA NIGUEL CORPORATION 1960-1970</b>			
Vice president, Architect, and Project Manager for several projects in the 8,000 acre master planned development			
<b>Master Planning</b> Coordination of the master planning, general plan amendments, and zoning.			X
<b>Monarch Bay Mall</b> One of the early zero lot line projects on the west coast. Received an OCCAIA award for design and was published in House Beautiful and Housing.	X		X
<b>Crown Valley Highlands</b> One of the early single family attached projects on the west coast. Featured in Housing and other magazines.	X		X
<b>Monarch Bay Plaza</b> A 140,000 square foot community retail and office center. Featured as a cover story in Housing.	X		X
<b>Monarch Bay Beach Club</b> A community facility for residents of Laguna Niguel.	X		X
<b>El Niguel Country Club</b> A championship golf course and clubhouse facility.			X
<b>Laguna Niguel Architectural Board</b> Chairman and general manager for ten years. The board has jurisdiction over all Laguna Niguel properties.			X
<b>CABOT, CABOT, &amp; FORBES, INC. 1970-1973</b>			
Vice President and Project Manager.			
<b>Crossroads Galleria, Sherman Oaks</b> A commercial center of 1,400,000 square feet consisting of a hotel, three office towers, and a specialty retail center.			X
<b>Wilshire-Figueroa, Los Angeles</b> Three high rise office buildings totaling 1,200,000 square feet.			X
<b>Anaheim Medical Arts, Anaheim</b> A five story medical condominium			X
<b>CITY OF ANAHEIM 1974-1977</b>			
Community Development Director with responsibility over the redevelopment, housing, and community development programs.			



## SELECTIVE PROJECTS LIST

	Architect- ture	Construc- tion	Project Manage- ment
<b>BURGE, ROACH, &amp; FERNALD, ARCHITECTS 1955-1957</b>			
<b>SCHWAGER, FERNALD, &amp; BALLEW, ARCHITECTS 1957-1960</b>			
<b>Newport Towers, Newport Beach</b> A bayfront hotel, office and retail complex. OCCAIA design award.	X		
<b>Miller residence, Laguna Beach</b> An ocean view home on a two acre canyon site. Published in L.A. Times Home and House & Garden.	X		
<b>Two vacation houses, Laguna Beach</b> Two houses on spectacular hillside view lots. Both houses published in L.A. Times Home.	X	X	X
<b>Barnett medical office building, Coronado de Mar</b> Custom offices for six physicians.	X		
<b>Berkeley Clinic</b> Industrial medical clinic for a group of eight physicians.	X		
<b>Harbor View Hills, Corona del Mar</b> Eighty view house development overlooking the ocean.	X		
<b>KNOWLTON FERNALD AIA, ARCHITECT 1960-1973</b>			
<b>Fuel Injection Engineering, plant and offices</b> The unique design maximizes daylighting and natural ventilation for economical operation.	X		
<b>Beck Residence, Laguna Niguel</b> Ocean view residence published in the L.A. Times Home and House Beautiful.	X		
<b>Dr. Blaisdell Residence, Laguna Beach</b> Ocean front residence featured in Holiday Magazine Handbook of beach houses.	X		
<b>Ilgner Residence, Palm Desert</b> Designed as a prototype house to illustrate a panel system designed by the Architect.	X	X	X
<b>Hirsch Residence, Newport Peninsula</b> Bay view home. Received an OCCAIA design award and was published in the L.A. Times Home.	X		
<b>Horton Residence, Harbor Island</b> Bay front home. Received an OCCAIA design award and was published in the L.A. Times Home.	X		
<b>Monarch Bay Plaza Medical Building</b> Custom medical offices for ten medical practices.	X		X
<b>Bateman Residence, Laguna Beach</b> Ocean front home on a secluded beach.	X		
<b>Jones Residence, Laguna Niguel</b> Ocean front home on the bluff at Monarch Bay.	X		







## History of Hortense



## The Life of an Extraordinary Woman

"Plants are better than animals; animals are better than people; and women are as good as men." - Hortense Miller

First-time visitors to the Hortense Miller home and garden are typically first taken by the beauty of the property's natural landscape, the stories about Hortense's vision for her vast, wandering garden, and the striking Modern Mid-Century home she designed along with her husband Oscar and **architect Knowlton Fernald**. However, they soon learn the story of what an extraordinary woman – an early feminist - Hortense really was: teacher, author, gardener, craftsperson, artist, avid reader, lifelong learner, lover of science and astute observer of nature. . .and so much more. Come visit and fall in love with Hortense Miller, her home and her garden.



1950



Oscar closes his law practice and retires. He and Hortense begin traveling, looking for a new place to call home, somewhere where she could finally grow her beloved bougainvillea.

1959



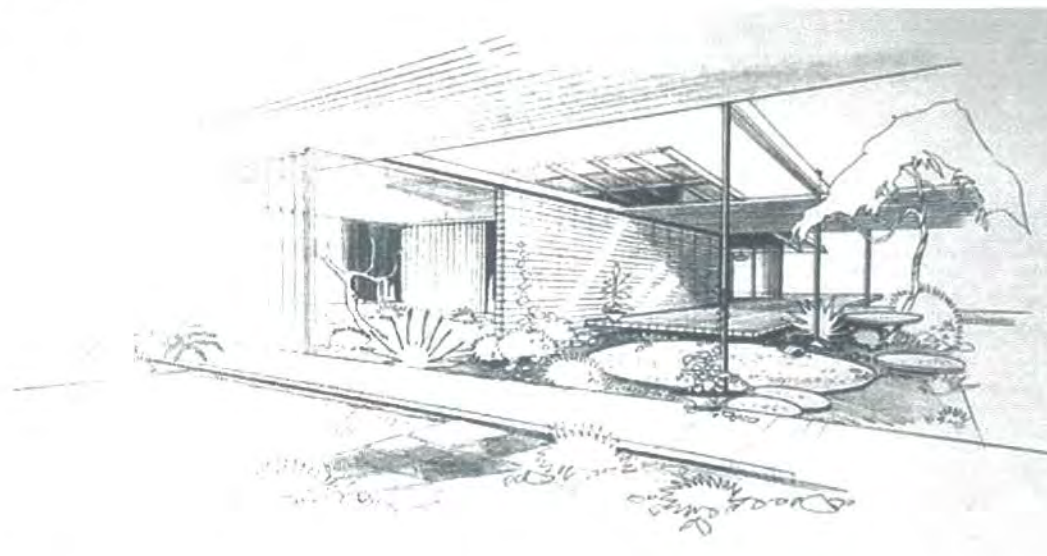
Oscar and Hortense move into their new home. Oscar dies shortly afterwards. Hortense begins to lay out and build her garden, working in it daily. She lives alone in the house until 2005.

1973



Hortense donates her home and property to the City of Laguna Beach. The Friends of Hortense Miller was formed to maintain the property. In 1977 The Friends of the Hortense Miller Garden, Inc. is formed to help look after the home and garden.

1957



After looking at several properties, in 1957 the Millers purchase a 2.5 acres on a steeply sloped property in North Laguna and retain Newport Beach architect **Knowlton Fernald**.



1960's



Hortense spends time traveling with her sister. Her garden continues to grow and flourish along with her reputation as a feisty environmentalist. As she welcomes more and more people to her home, the press takes note and in 1969 her home is featured on the cover of Sunset magazine.

1993



After surviving the major Boat Canyon fire in 1979, the house and garden survive a even more devastating citywide Laguna Beach fire that destroyed 550 homes, although large portions of the lower and dry garden are destroyed.



John Warley photograph

## This is my best



by Knowlton Fernald, AIA

**A**S A member of an architectural firm, I have the opportunity of exchanging views with my colleagues. One subject often discussed is the use of a deck. The reason, I believe, is that this is such a significant feature of a home, one that is particularly adaptable to California living. Because of this, we frequently use decks in our designs. The majority of our decks resemble Japanese verandas. They are generally constructed of closely spaced planks and frequently border half or more of the house.

The principal orientation of a hillside house is normally down hill, because of the view. Therefore we bring the glass

to the floor and design a deck to extend the floor plane toward the view. This visually increases the size of the room and allows maximum openings with complete privacy. On particularly steep lots, the deck may be the only practical outdoor living area as well as the best means of taking advantage of the view.

Other advantages of a deck are that it facilitates window cleaning and is easy to maintain. A good stain applied at intervals is all that is needed. Whether it is the principal outdoor area or not, I believe the deck adds a wonderful charm and atmosphere and enhances the intrinsic value of the house.

Data: Barbara Lenox

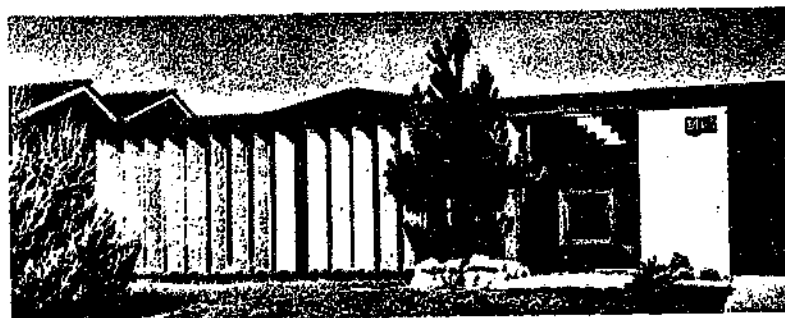




Louver made of wood adds privacy from the living room and controls sun from western exposure. The street-side patio, with louver added, is enjoyed for dining, relaxing

## Louver fence

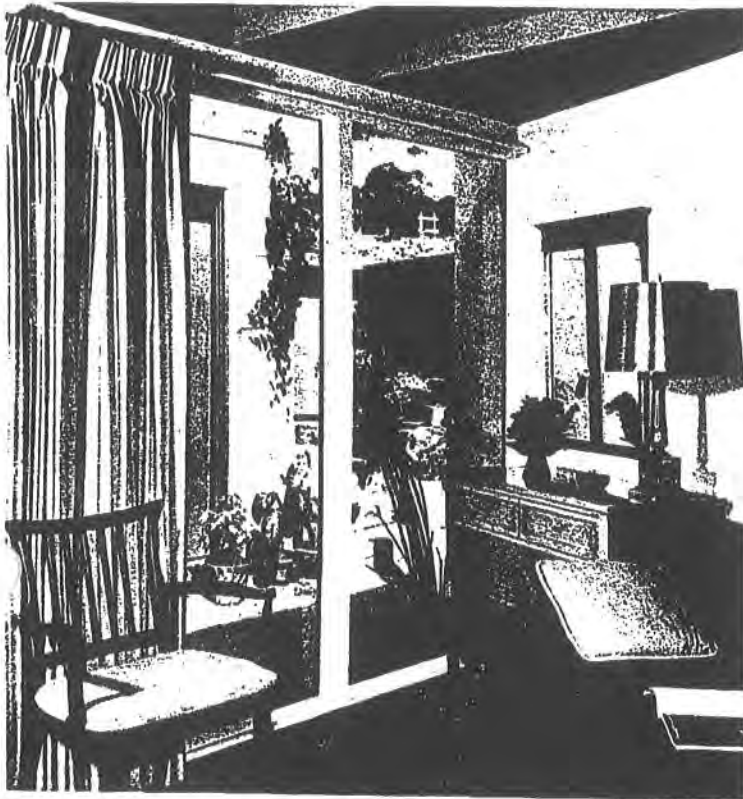
Louvers pivot easily when open pattern is desired for checking youths at play in neighboring yards or for ventilating house



Small house in a builtup neighborhood lacked privacy until architect Knowlton Fernold Jr. designed this movable louver on the street side, as pictured above

*On the lot nobody would buy--*

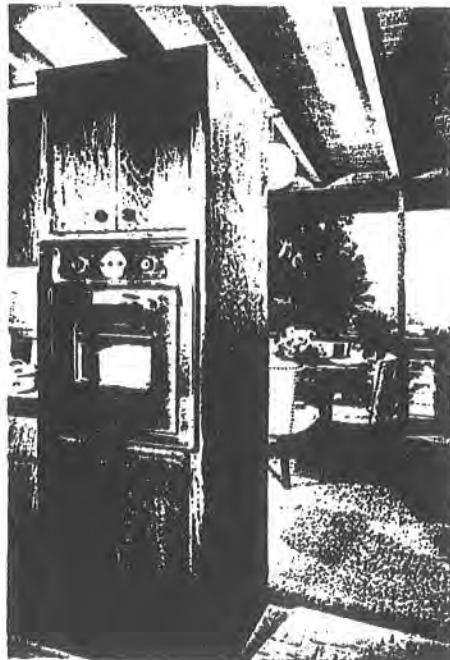
## A small, distinctive



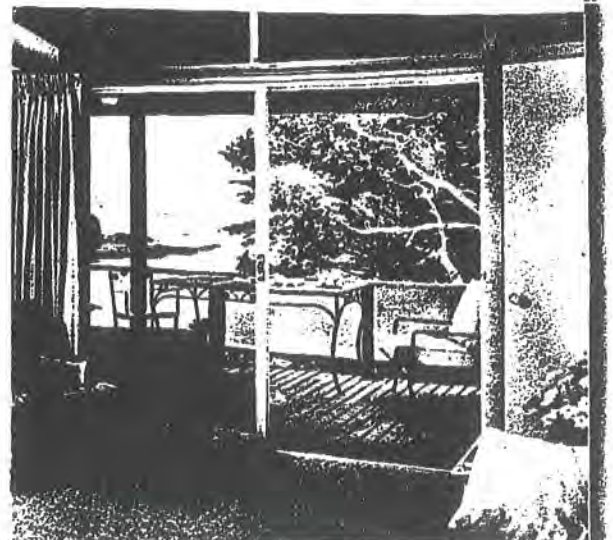
THIS LOT in Corona del Mar had a dramatic sea view but it was small and of peculiar size, with only 25 ft. of frontage. Every one passed it up. No one saw any possibilities in the site until AIA architect **Knowlton Fernald and Associates** built upon it this smart, small home for Mr. and Mrs. Max Hoen. Now everyone wants to buy it! The clever plan uses every inch of space from one boundary to the other. The small, fenced-in garden absorbs space between the set-back line and the edge of the lot. This makes the interior more spacious, combines pleasant garden living with privacy. A balcony on the ocean side adds a dramatic view to living and dining areas and is enjoyed for outdoor living. The house covers 1,400 sq. ft., has two bedrooms and two baths, an open-plan kitchen and a garden patio for each room.

**Data: Barbara Lenox**

Den bedroom, above, looks on garden formed by garage and fence. Plants in pots are used with crushed rock. Right, the glass wall in dining area offers pleasant view. Open-plan kitchen serves both dining, living room



View from living room showing balcony and a view of the sea beyond. The Hoens frequently dine here, entertain or just relax with complete privacy



# house

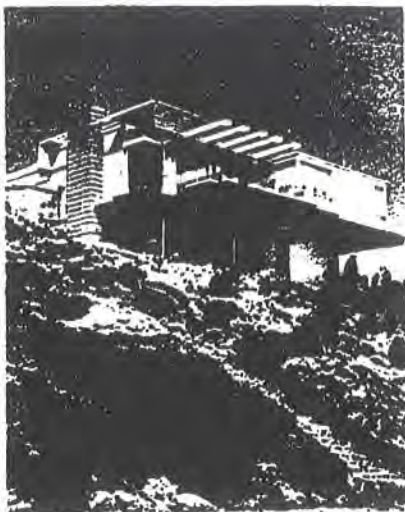
Living room with part of fence-enclosed garden seen at extreme left. The fireplace has a glass panel at left. With balcony on one side and garden on the other, this room is always bright, light



John Hartley photographs

Skillful planting helped convert small, sloping lot into a view home with spacious balcony on front street side adjoining living area inside. Above, right, front entrance on side of house with garage at left end. Elevation on street gains view

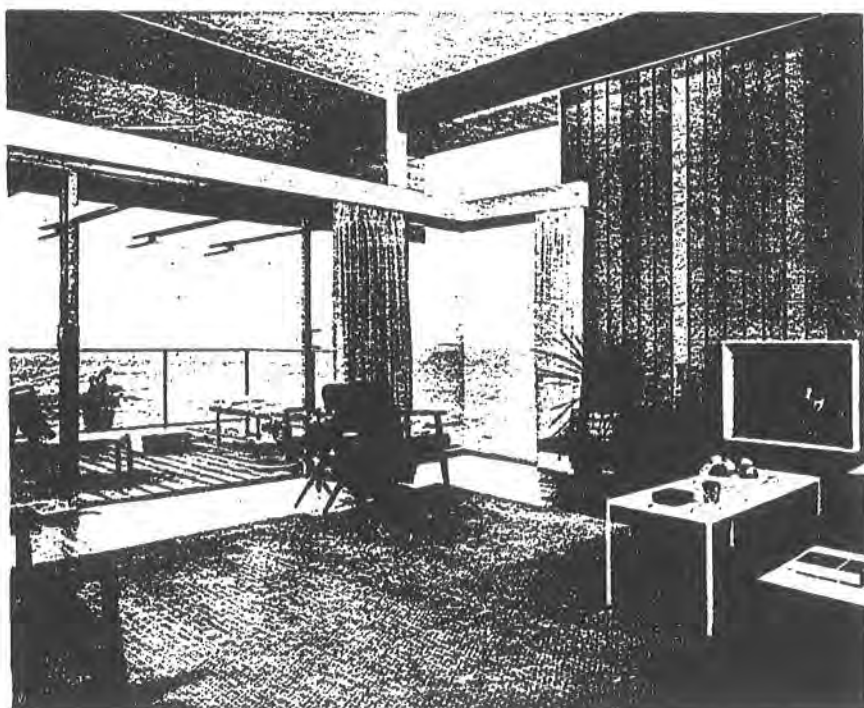
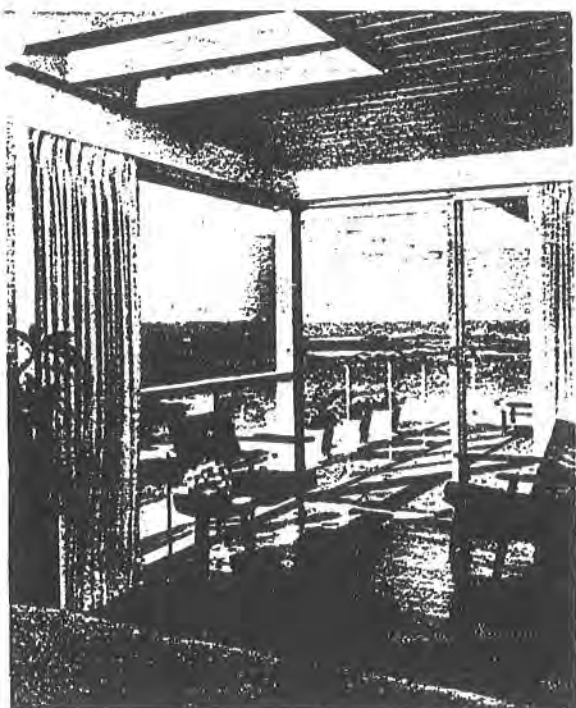




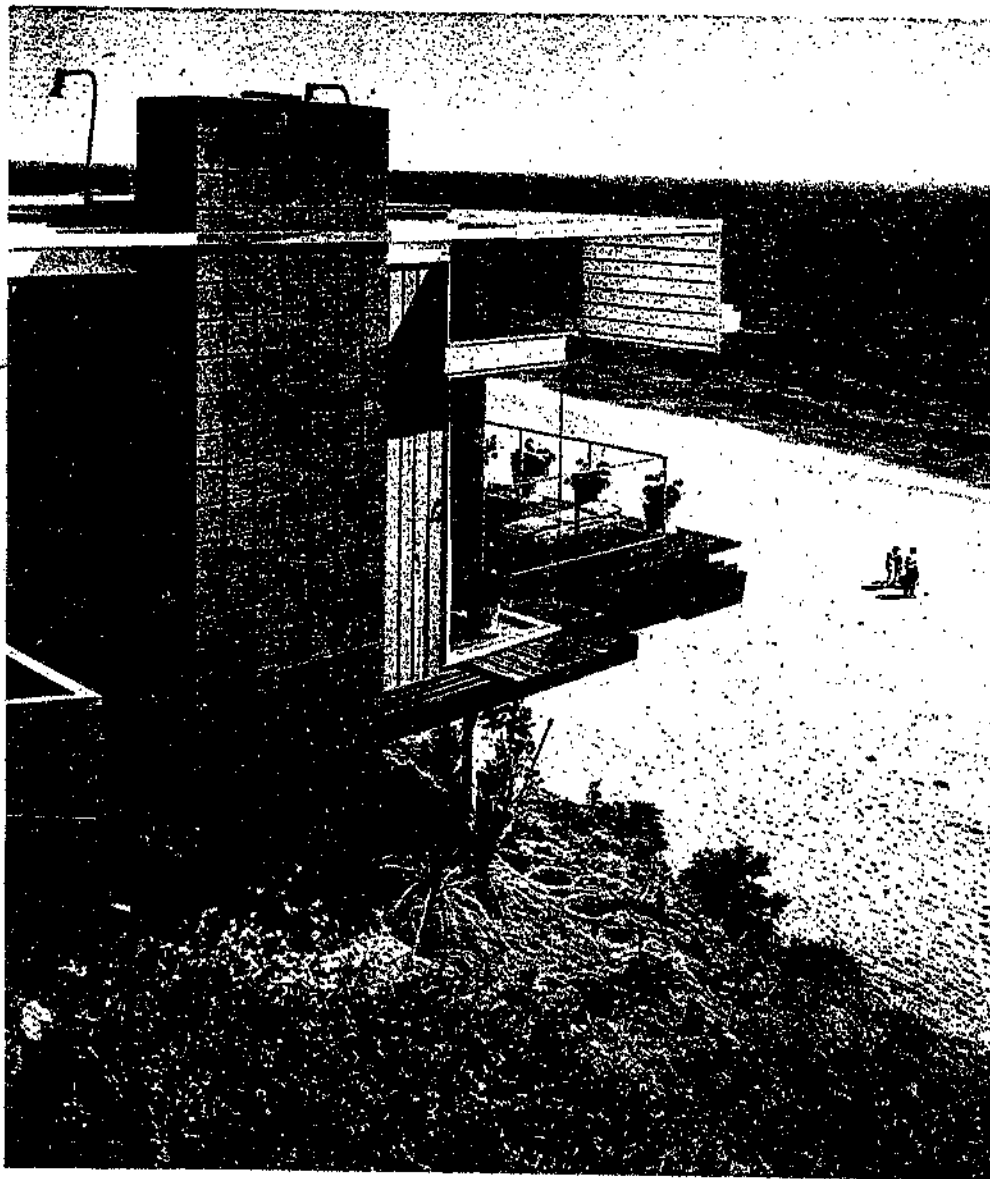
■ Many ocean-front lots have magnificent views but are close to disturbing traffic and have limited level ground. Building on the level area above a steep slope to the sea often gives neighbors a chance to block the view by planting trees or adding rooms. Solutions to both these problems were worked out for Dr. Paul C. Blaisdell by architect Knowlton Fernald Jr., who cantilevered most of this house out over the slope. This projection assures a permanent view and moves the house further from traffic. A carport and enclosed garden patio placed between house and highway also diminish noise and provide privacy from a public path adjoining the site that leads to the beach. Entrance to the house is gained through the garden patio, which includes a reflecting pool. The front door is electrically controlled from inside the house, which covers 1,400 square feet and includes living-dining area, two bedrooms and one bath. Structure is post and beam on an 8-ft. module. Ceilings are Douglas fir; walls are resawn redwood and plaster; kitchen cabinets are stained ash; flooring is oak. The deck is spaced fir boards.

# PRIVACY

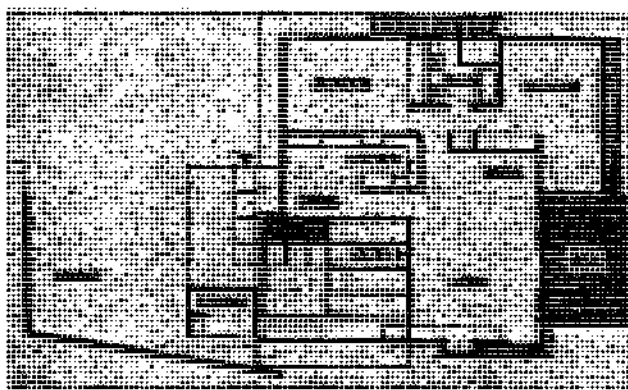
*just off the highway*



*Glass walls of the master bedroom, above left, open to the deck and a sweeping view of rugged shoreline and open sea. Bathroom and a second bedroom are on this side of the house. Glass areas in the living room, above right, overlook the ocean on one side and entrance garden on the other. Floors are oak, the deck is spaced fir boards. Metal railing does not obstruct the view*

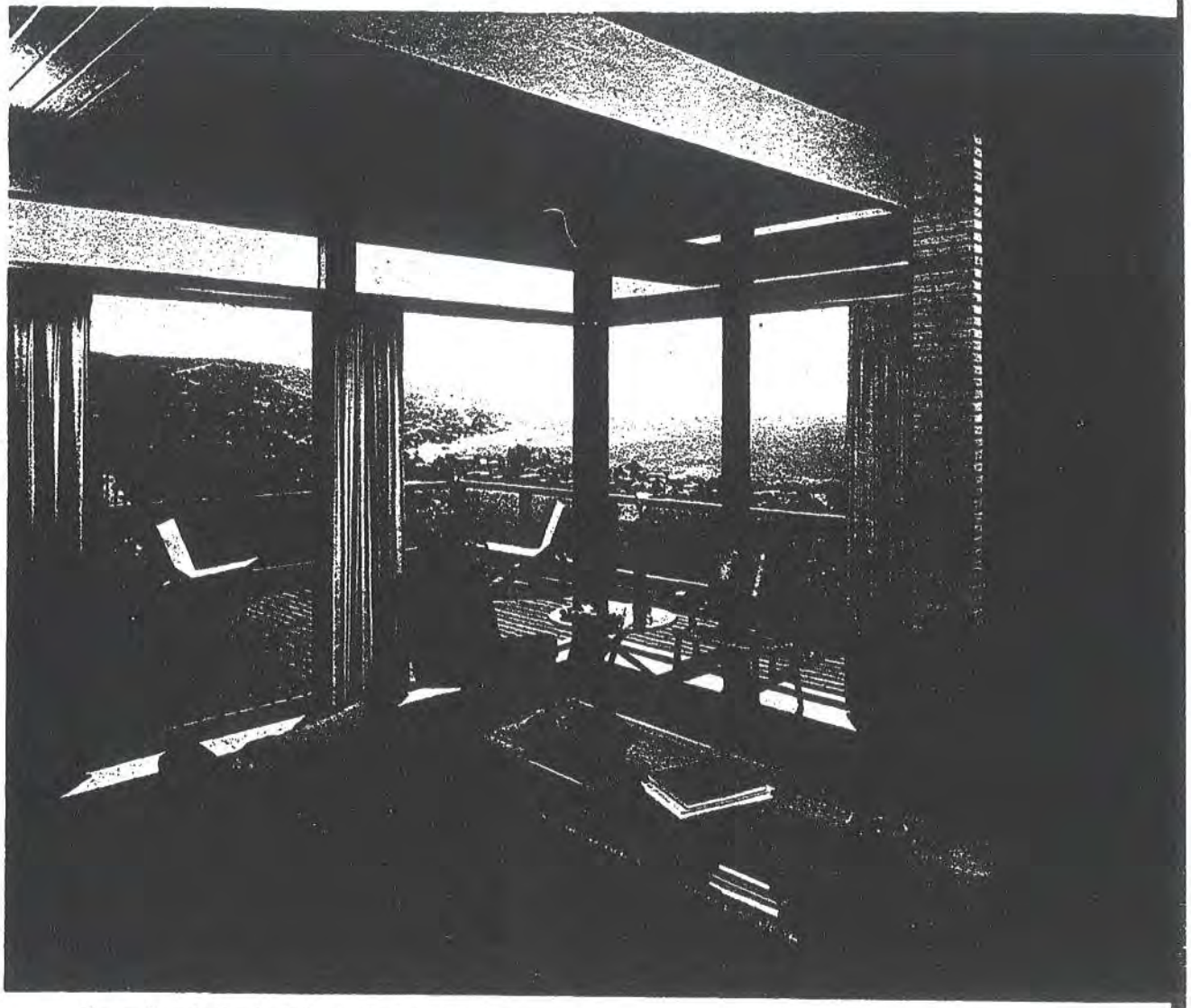


*Major portion of house, left, is cantilevered over slope to the beach to afford maximum view, protection from traffic noise and public stairs to beach adjoining west boundary of site. Carport and colorful entrance garden, below, are on street side, affording privacy and pleasant view for living and dining areas which overlook it*



*John Hartley photographs*





Glass wall overlooking the deck opens the living area to a dramatic view of shoreline and sea while adding a sense of space to the indoors. Colorful upholstery, warm-toned cork and wood contrast with blue of water

**How would you measure fun per square foot?**

## Laguna Beach



John Harlley photographs

**W**OULD you believe vacation fun can be measured by the square foot? If you have a house like this one multiply its 800 square feet times the days of your vacation. Then throw away the result and go for a swim. It's that easy.

Although only 800 square feet in size, this Laguna Beach vacation house is more livable than many homes twice its size. It was designed by Student Architect Knowlton Fernald Jr. for his parents, Mr. and Mrs. Knowlton Fernald.

Its two bedrooms and multiple-use

bath provide accommodations with privacy for four. And for extra guests there are sofa beds in the living area. The sociable kitchen is designed as part of the living area, so that food preparation can take place informally, without isolation from friends or family.

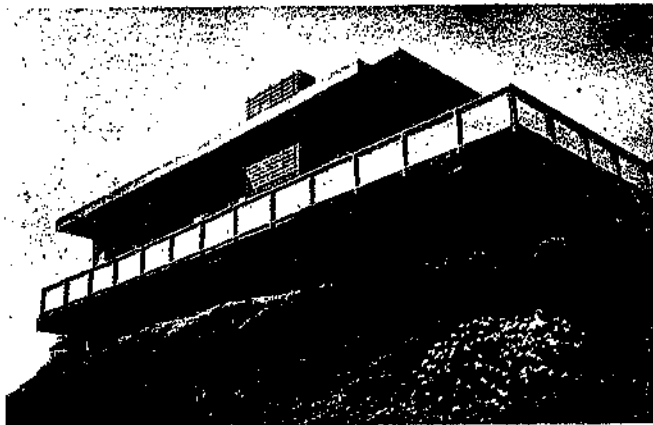
By opening the sliding glass doors, living area and deck can be made into one spacious area for entertaining large groups. If it is cool or windy there is a sheltered patio, so that weather need not interrupt vacation fun at any time of year. Interior decoration is by Lillian Higman.

A 12-foot deck, its railing panels of opaque glass, provides generous space for outdoor living and view enjoyment for house set on a knoll above the sea

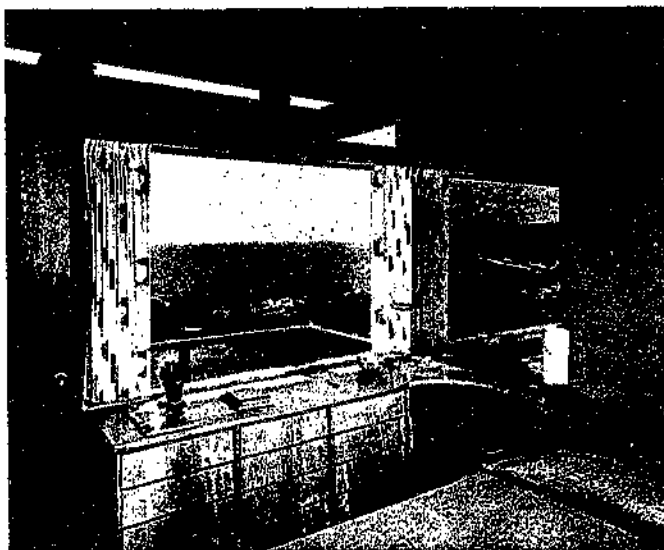


Entrance is placed on the motor court side of the house so that view area is undisturbed. Louvers are a part of protected patio for use in windy weather

Bedrooms have windows overlooking the water and doors leading to the deck. Space-conserving built-ins afford generous storage; wardrobe is an left wall

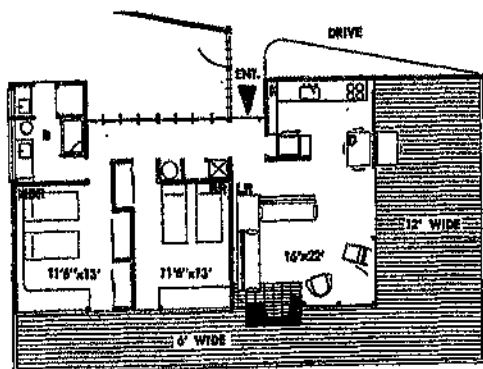


Located on a high, plant-covered knoll in the Laguna hills, this handsome, small vacation house is well placed on its site to take maximum advantage of an impressive view of the coastline



In this informal, open plan the kitchen was placed at one end of the living area and made a part of it, accessible to the deck so that meals can be served indoors or out with equal ease

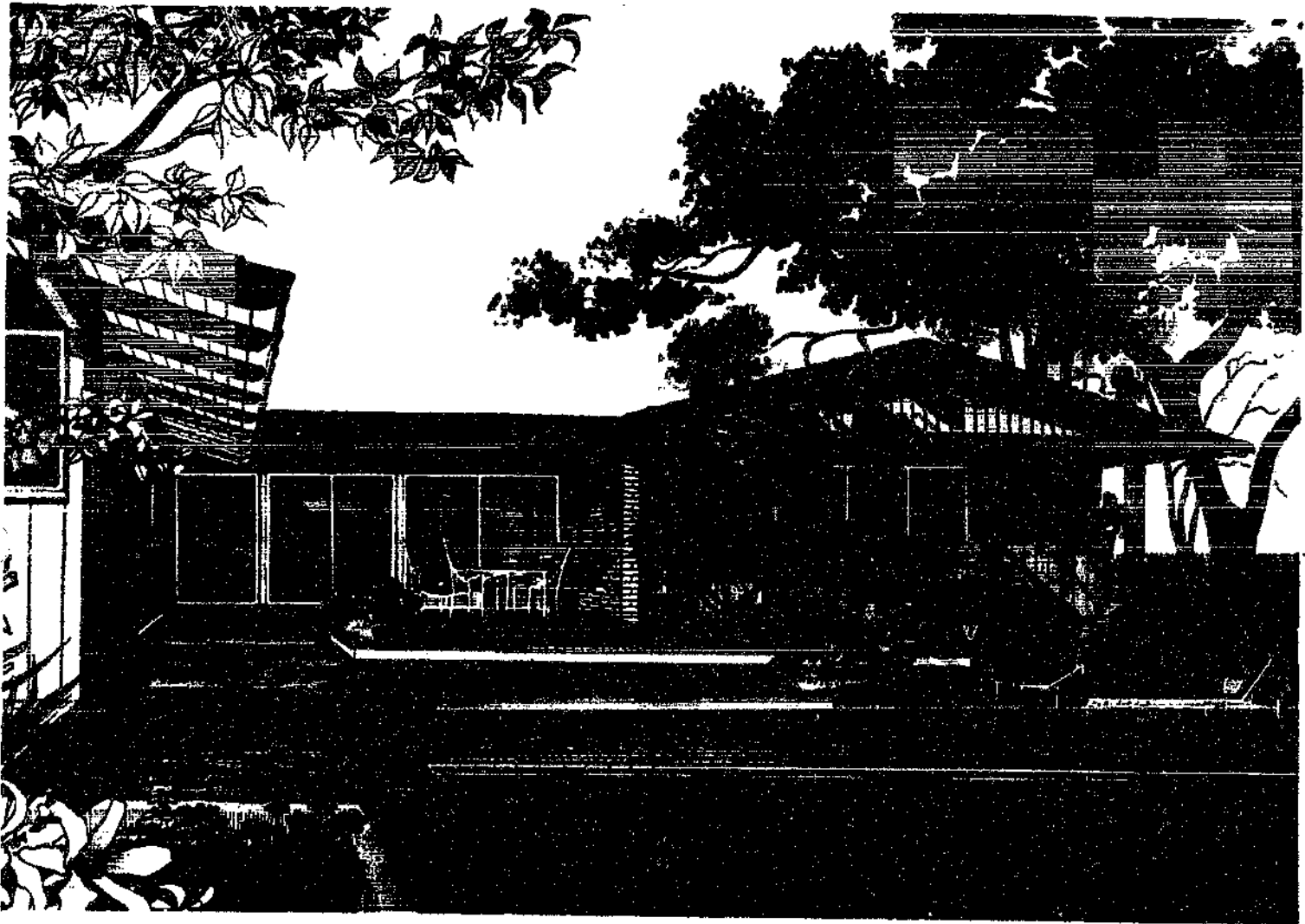
## Vacation House



All major rooms open to the deck and view, as the floor plan above shows. Entrance adjoins motor court



# California



Rendering of the rear exterior with its large patio and pool area shows the combination of materials used in house: stained cedar siding, painted modular bricks and tile on roof. Chimney, not visible here, is of rough Spanish stucco. Brick paving of patio, a continuation of brick flooring used in kitchen and gallery, continues right to edge of pool where it replaces ordinary concrete coping. The warm-weather outdoor dining area near house is located on a 4-ft. cantilevered deck which adds design interest and psychologically sets it off from the pool. Patio furniture, by Brown-Jordan, is called "Regent." Designed by Hall Bradley, of woven aluminum mesh.

Architect	Knowlton Fernald, Jr., AIA
Builder	INC Construction Co.
Decorator	Gerald Jerome, AID
Landscaping	Morgan Evans, AIA



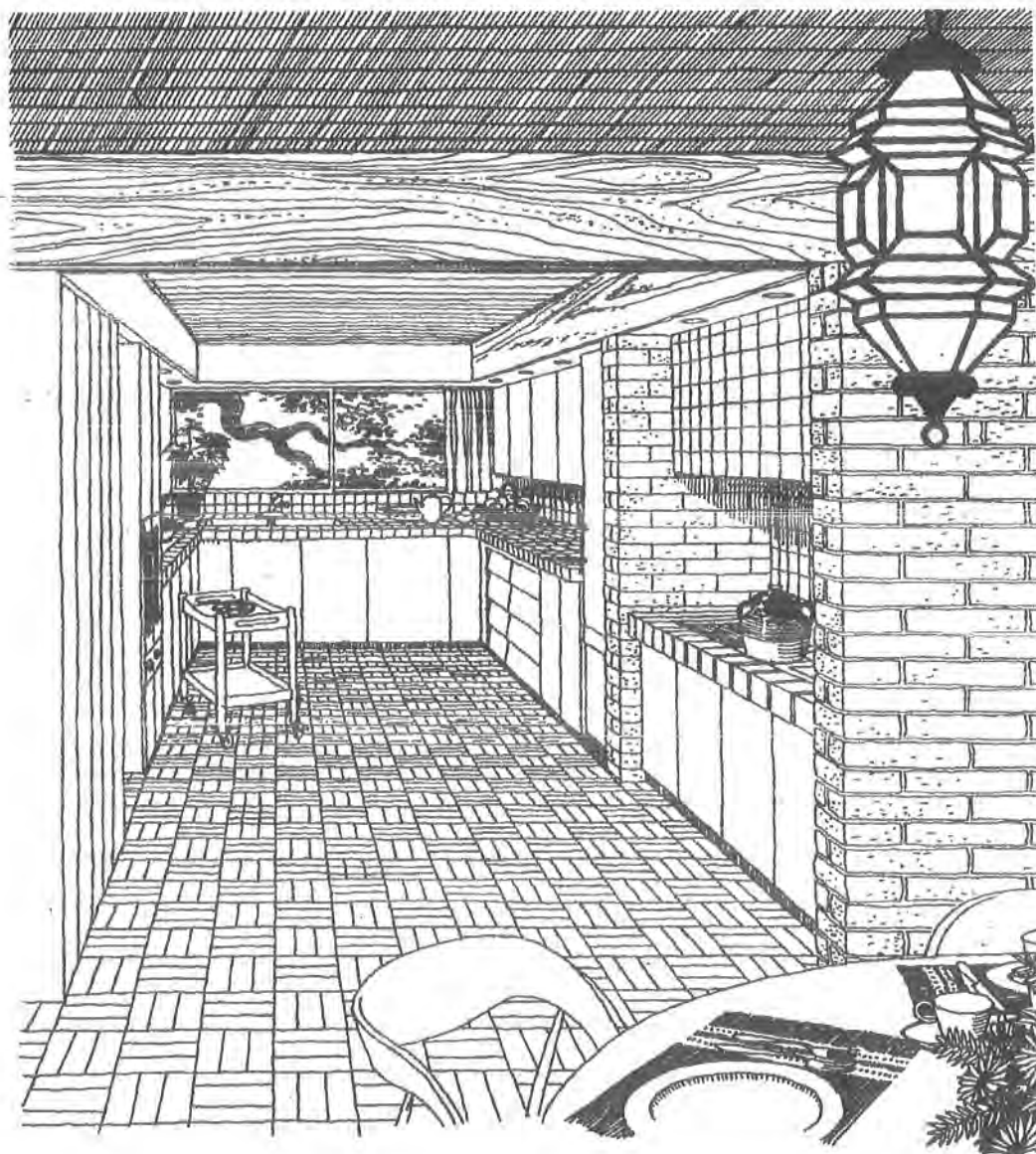
# collaboration

This impressive 4,400-sq.-ft. house, located in the Monarch Bay portion of Laguna Niguel, reflects the solid planning which was devoted to it prior to the hammering of a single nail. This included thorough exploration of site problems and the desires, requirements, hobbies and activities of its owners. The result is a unique individuality and an understated beauty. In essence, it is a "California" house, incorporating several design features of architecture associated with this state. Yet no specific label can be applied to it. It is not a Monterey, even though it has the Monterey silhouette with balconies and red tile roof. It is not a ranch house, yet it makes

extensive use of wood, tile and brick. It is a traditional house with a Contemporary flavor achieved through use of advanced materials and conveniences. In order to gain level building space, the front half of the site was cut away for a lower floor in half of the plan. Sleeping, recreation and living areas are zoned. Landscaping is accented by large-scale terra-cotta pottery planters imported from Mexico and Italy. The house was designed by **Knowlton Fernald Jr., AIA**, director of architecture for Laguna Niguel. Interior decoration is by Gerald Jerome, AID; the builder was LNC Construction Co. and Morgan Evans, AILA, was the landscape architect.

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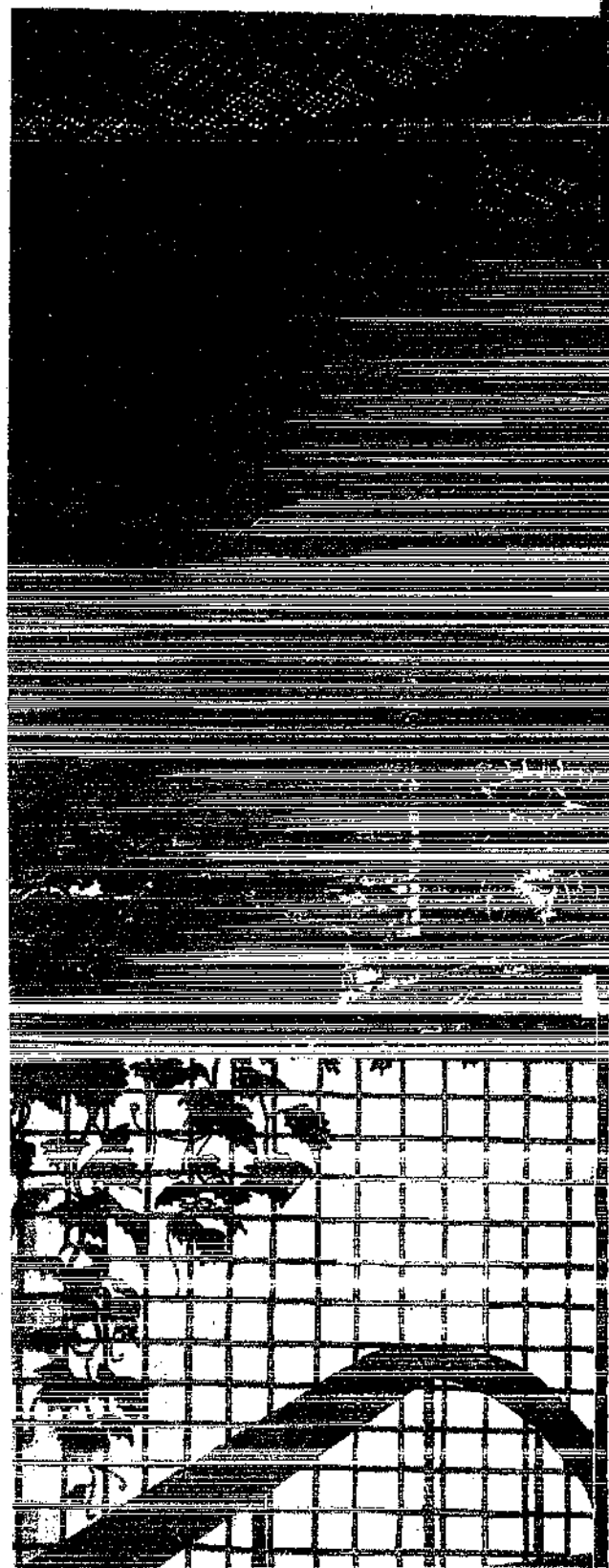
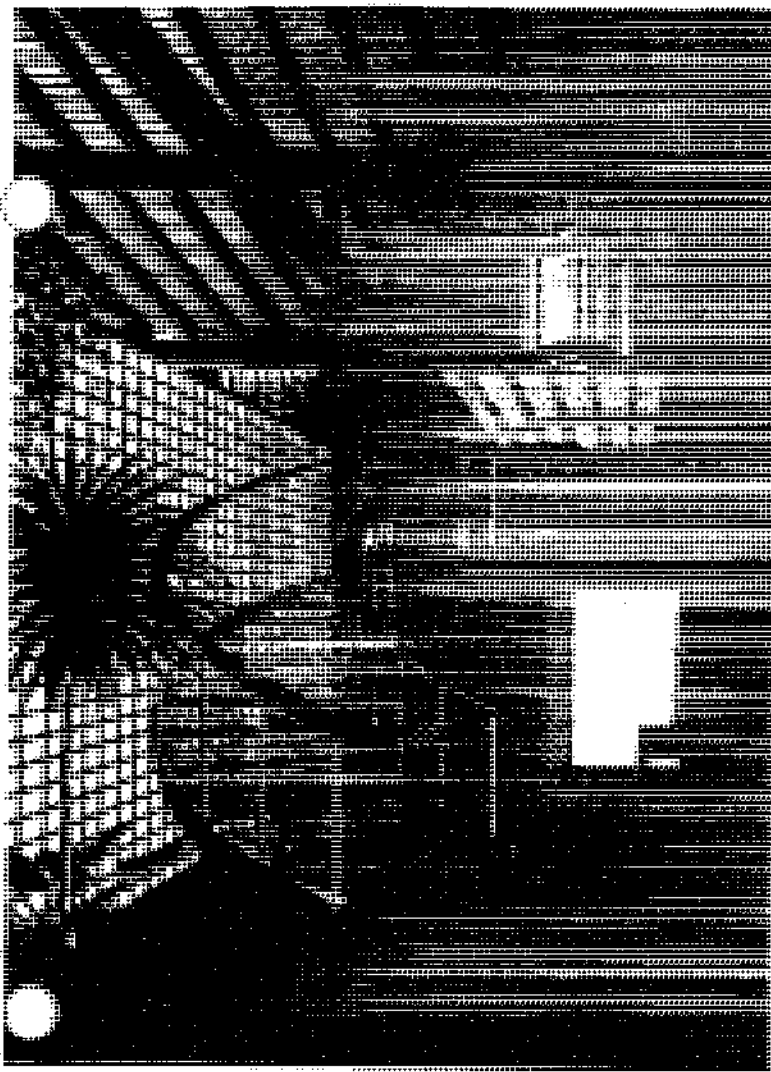
by Barbara  
Lenox

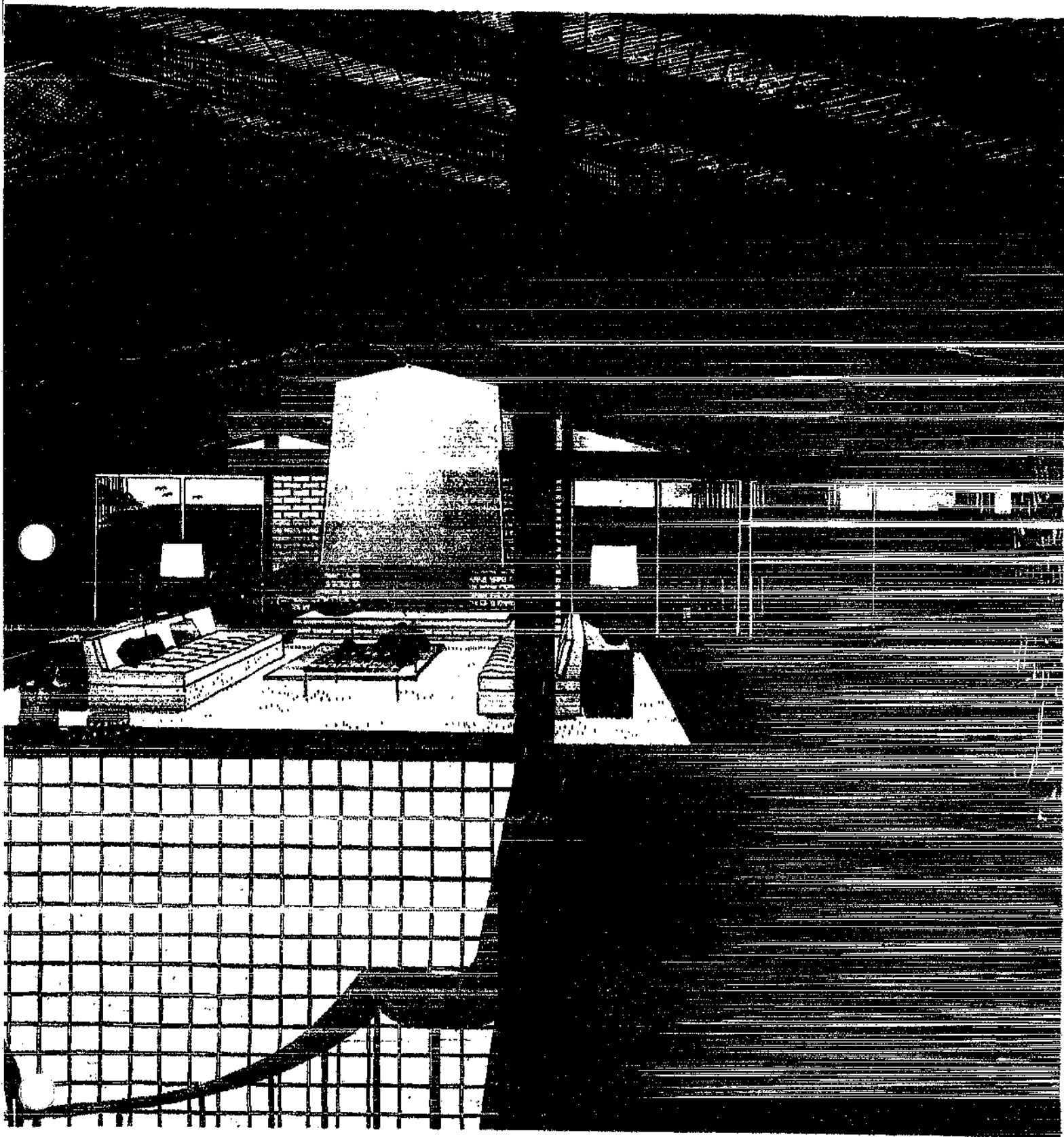


**Kitchen** is spacious with long work counters, built-in ovens and every convenience for the cook. Gas barbecue, right of drawing, is placed to service the patio area located across the gallery through sliding glass doors (shown in color rendering, opposite). Kitchen cabinets were specially designed by architect and decorator working together. Pulls on the cabinets are integral part of units so that no finish hardware is needed. All counters and hood over grill are surfaced with Pomona Tile Co.'s new "Signature" tile which was designed by George Nelson.

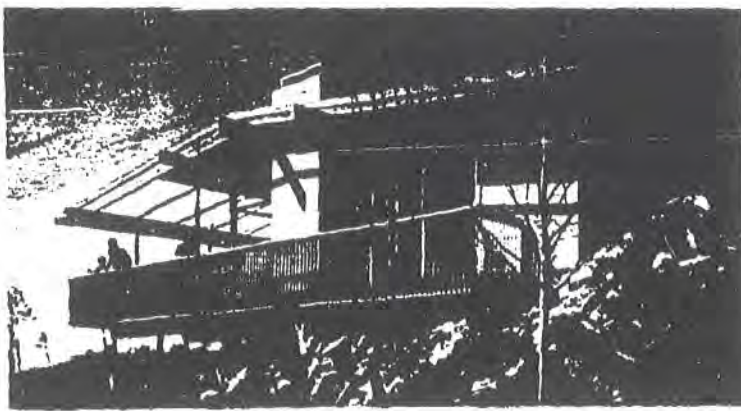
# California collaboration — CONTINUED

Looking into the luxurious living room, at right, the eye is directed first to the dramatic fireplace hood of rough Spanish stucco and the wide fireplace wall of brick set in the middle of the end wall of floor-to-ceiling glass. Two long sofas, upholstered in hand-loomed linen, are placed so they face each other across a low, large coffee table. The white wool rug, hand-woven in Italy, covers a large area of the Montana inlaid vinyl floor. Draperies are linen in a hand weave combined with jute slit blinds. Below, the gallery entry with its suntan brick floor in a basket-weave pattern. Graceful stairway floats on a steel frame, has laminated fir treads, oak railings. The fine iron grill, in background, forged by hand in Guadalajara, was designed by decorator Gerald Jerome, AID, and sculptor Dillard Hazwell.







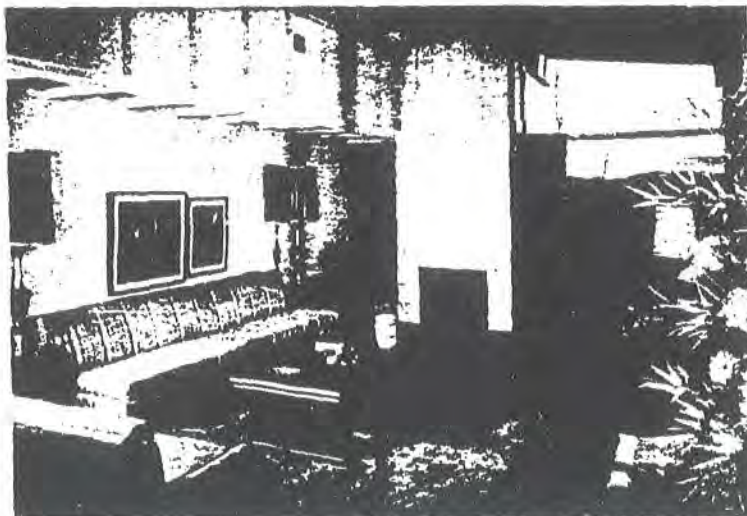
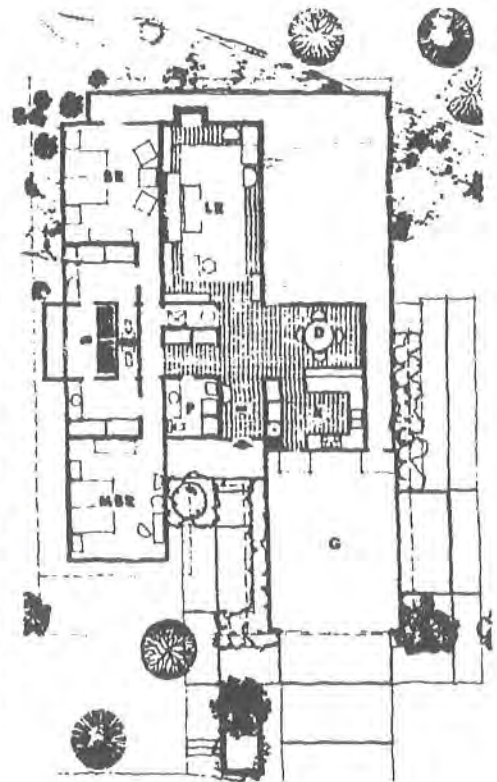


## OCEAN VIEW HOUSE WITH A CLEVER PLAN

This smartly styled house of 1,765 sq. ft. overlooking the sea at Laguna Niguel has extraordinary features that add enjoyment to everyday living. The plan has indoor and outdoor areas on one level. An unusually spacious deck, 18 by 28 ft., provides complete facilities for outdoor dining, barbecuing and entertaining. Well planned glass walls permit full enjoyment of the dramatic view of coastline and sea. A practical and attractive floor of gold-toned quarry tile is used throughout the house except in the bedrooms,

which are carpeted. The bathrooms, kitchen and laundry are surfaced with vinyl tile. An adroitly planned three-unit bathroom services the two bedrooms—an economical factor as well as utilitarian. Note on the floor plan how lavatory and toilet are placed on each end of a center unit designed with tub, separate shower and small garden patio. The lavatory and toilet planned with washer-dryer by the entry serves as a powder room. Interior and exterior walls are stained cedar, deck is fir, heating is forced air. Architects are Knowlton Fernald Jr., Ricardo Nicol and Arthur Schiller; furnishings are by Joseph Rudolph of J. H. Biggar Co.; landscaping is by Morgan Evans. Builder of the house is L.N.C. Construction Co.

Produced by Barbara Lanos/Photography: Leland Y. Lee



Living room of Laguna Niguel house, above, has stained cedar walls, concrete block fireplace and built-in lighting. Bright area rug in warm mustard is used on the quarry tile floor. Color photo taken at one end of living room shows how this area is well positioned for access to big deck. Photo at the top of this page, an exterior view looking toward the long deck on ocean side of house. Note how deck extends past living room fireplace to second bedroom thus providing a private outdoor area for sunbathing, outdoor dining, entertaining



# Something for everyone

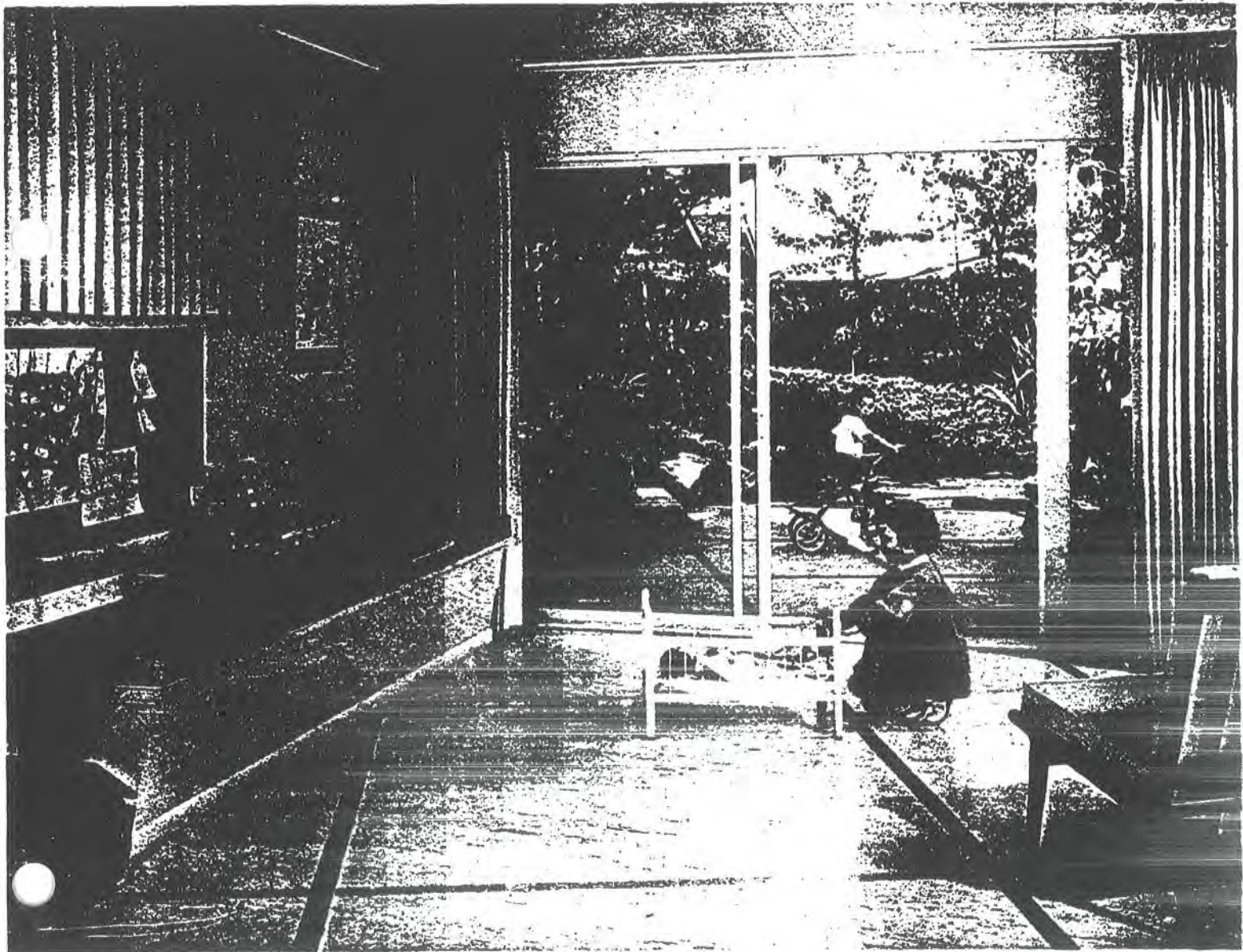
by Barbara Lenox

Here is a remodeling project through which all members of the family benefited. John and Elizabeth Hartley first remodeled their older but well-built home by modernizing the kitchen, bath and a dated fireplace. Working with architect Knowlton Fernald, Jr., they added a balcony adjacent to the dining-kitchen area. This eliminated the inconvenience of going down a stairway to the sloping rear garden for barbecuing or garden dining.

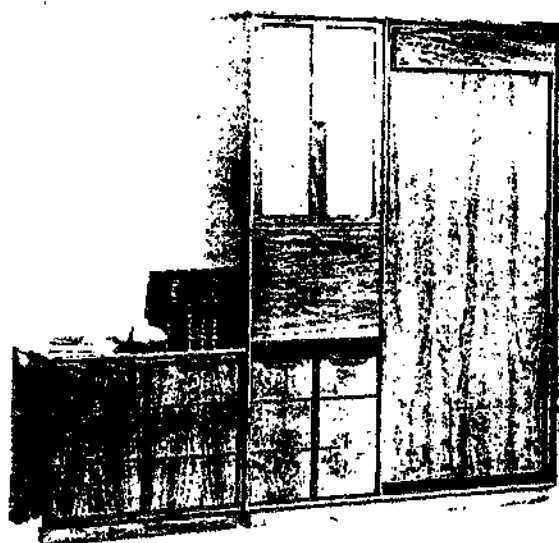
Later, after the arrival of daughter Lisa and son Steve, the Hartleys had need of an extra bedroom, bath and playroom. Mrs. Hartley wanted space for sewing and her husband, a photographer, wanted a home darkroom and office. The solution worked out by Fernald was to convert the space under the rear of the house into the needed living areas.

Landscape architect Albert Heinemann co-ordinated the expansion by planning a delightful garden with a level play area for the children. Decoration is by Zita Zech, AID; builder is Pallisgaard Construction Co.

John Hartley photographs

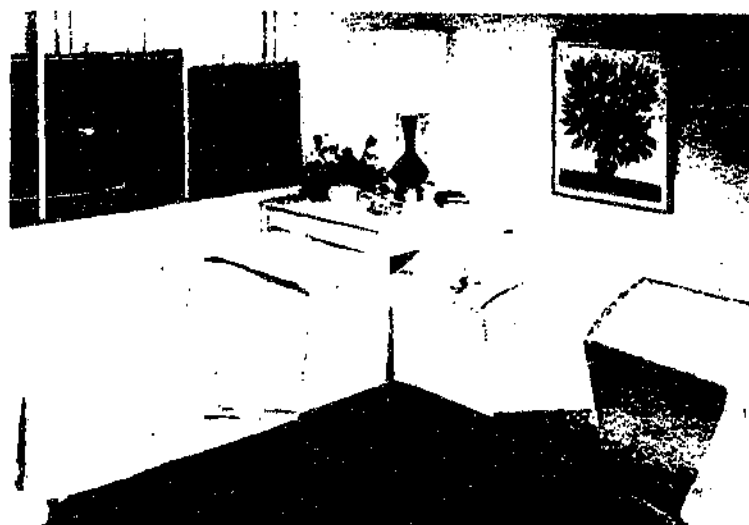






For an expanding family or a sudden guest, this compact cabinet provides complete sleeping and storage facilities. Long panel, right, conceals fold-away sofa bed and shelves. Left section is devoted to more shelves behind cane-paneled doors, a desk, three-drawer chest. Adjoining unit is a companion three-drawer chest. Color photo, opposite, shows cabinet in open position

Changing escrtoire fits into a small wall space where a regular desk might be too large. Finish is antique white with drawer outlines in French blue banded in gold. The white chair has a blue seat cushion



Bed duo which does a disappearing act. Square lamp table is open on one side so that one bed slides under it during day (photo, left). The same unit extended (right photo). Table has an antique white finish accented by French blue moldings, gold lines

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The  
News

# DROGHER

March 2013

*You're Invited!*



THE MARCH MEETING OF THE DANA POINT HISTORICAL SOCIETY WILL BE THE GRAND OPENING AND RIBBON-CUTTING CEREMONY OF OUR NEW MUSEUM LOCATED IN SUITE 104 OF DANA POINT CITY HALL. CITY OFFICIALS, DPHS MEMBERS AND GUESTS WILL GATHER ON WEDNESDAY, MARCH 27, AT 4:30 PM FOR THIS EVENT, FOLLOWED BY A RECEPTION GIVEN BY THE HISTORICAL SOCIETY. PLEASE BE SURE TO JOIN US ON THIS VERY SPECIAL DAY.

## Historical Society Announces New Acquisition

Among the exhibits at our museum opening on March 27 will be a preview of the **Knowlton Fernald Collection**, which features Monarch Bay as part of the early 1960s Laguna Niguel development. This is a significant addition to our archives because this development began in 1959. It was July 1, 1960, when Laguna Niguel acquired an additional 234 acres of coastal land that formed most of the subdivisions of Monarch Bay and Monarch Bay Terrace. The original structures in these subdivisions, built in the California Modern architectural style, are now approaching historic significance.

It was under the direction of architectural firm Ladd & Kelsey and the Laguna Niguel Corporation's architects **Knowlton Fernald, Jr., Ricardo Nicol** and Arthur Schiller, that the California Modern planned community took shape. **Fernald, Nicol** and Schiller designed plans for the original post-and-beam homes in Monarch Bay and the Monarch Bay Mall as well as the first homes in Niguel Terrace, now called Monarch Bay Terrace. One of these architecturally significant homes by Fernald, touted for its California Monterey ranch styling and white-water views, is currently on today's real estate market as a "Statement Home." Perhaps it could be the first California Modern home on the City's Historic Register.

**Mr. Fernald served as Vice President of Planning, Architecture and Engineering of the Laguna Niguel Corporation for 10 years.** He served as Project Manager for many of the corporation's land planning and building projects that were honored with a total of **14 national awards** for architectural, interior and graphic design. These projects have appeared frequently in national publications.

The Dana Point Historical Society wishes to gratefully acknowledge Jane Fernald, her husband, Simon Lopez, and her brother, David Fernald, for their donation of the Monarch Bay area files of **Knowlton Fernald Jr., AIA**, to our collections.



The Dana Point Historical Society, in collaboration with the City of Dana Point, presented the third annual public reading of Richard Henry Dana Jr.'s *Two Years Before the Mast* as a feature of the 2013 Festival of Whales. The reading took place at the Nature Interpretive Center and was completed over a three-day period utilizing approximately 90 readers. Shown at left is the committee for this event which includes Elizabeth Bamattre, Marsha LaRusso, Georgelean Olvera and Ann Liebowitz. *Photo by Howard Liebowitz.*



## President's Message



March is a 'whale of a month' for the Dana Point Historical Society. Our organization's entry in the March 2<sup>nd</sup> Festival of Whales Parade was a classic 1929 Packard limousine courtesy of the owner, Mr. Charlie Beuchat, and arranged by the City of Dana Point Community Services & Parks. Eight members rode or walked with the Dana Point Historical Society Banner and historical photographs to represent our mission in the community. While we were checking in at the parade assembly area, Max Brown and committee were efficiently setting up the DPHS booth on Harbor Drive as part of the FOW Art in the Park. Many thanks to the 17 volunteers who organized, set up the tent, tables and merchandise, manned the booth for two days and then took it down and back to the museum each evening.

March 8, 9 & 10 marked our third annual public reading of *Two Years Before The Mast* at which approximately 90 community volunteers read at the Nature Interpretive Center from Friday afternoon through Sunday noon. Elizabeth Bamattre, Ann Liebowitz, Georgelean Olvera and Marsha LaRusso also recruited 36 folks new to the experience. It is quite an undertaking to schedule 90 people in 10-minute slots over three days. The DPHS booth with our historic photos and merchandise moved to the Nature Interpretive Center on Saturday and Sunday in support of the public reading, where 15 members again volunteered. Then, of course, all the merchandise, equipment, banners and pictures had to be returned to the museum or the storage unit the following week. We appreciate everything Sean Vogt, Natural Resources Preservation Officer, did to welcome us to the center.

As if all this weren't enough, four DPHS Walking Tours were held during the FOW weekends, led by Terry Walsh, chair, Keith Johannes, Elizabeth Bamattre, and Rene Cortez, and enjoyed by members and visitors each afternoon. All of these activities provided fun opportunities to get to know our members better, meet new people and welcome visitors to Dana Point. That is what the Festival of Whales is all about.

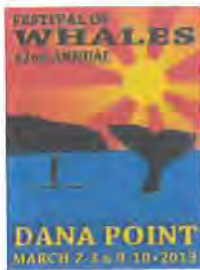
March 27<sup>th</sup> at 4:30 p.m. is the ribbon-cutting ceremony of our new museum at City Hall Plaza. Please mark your calendar to attend. Mayor Steven Weinberg, city council members and the Chamber of Commerce will officiate, followed by a reception for guests and members. Ross Teasley and the Museum Committee are feverishly working on getting ready for the opening. Kirsten Reynolds has done a great deal of research and travel for our exhibits. Rod Howorth is taking inventory on merchandise, Rene Cortez is ordering historic photos and we are attempting to organize materials even while planning FOW activities and monthly programs.

My thanks to Marlene and Bruce Beal for arranging our February 27<sup>th</sup> meeting with local surfing great Mickey Munoz. More than 50 guests enjoyed Mickey's slides and his experiences as a waterman. Thank you, Mickey! We are so fortunate to have a dedicated board of directors and each of you, our loyal members. I look forward to seeing you at our festive opening on Wednesday, March 27<sup>th</sup>.

*Barbara Force Johannes*

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## A Whale of a Parade!



In this very special 25<sup>th</sup> anniversary year of the Historical Society we were honored to march in the Festival of Whales parade on Saturday March 2<sup>nd</sup>. Parade coordinators arranged for us be chauffeured in a 1929 Packard limousine owned and driven by owner Charlie Beuchat.



*Seen here are Rene Cortez, Ken Boyd, Ann Leibowitz, Heidi Hyde, Max Brown, Barbara and Keith Johannes, and Liz Claus. Some were lucky enough to ride in this elegant machine (including Rene's grandson, Keegan) while others carried our DPHS banner or enlarged historic photographs. Beautiful weather made the day a success!*



## DPHS MARCH MADNESS!



*The historical moment came with the ribbon being cut by DPHS President Barbara Johannes with a cheer from recent past president, City Councilman Carlos N. Olvera, second row.*



*A crowd gathered outside to view the presentations.*



*David Fernald with his sister Jane Fernald in front of our exhibit of their father's work. Knowlton Fernald, Jr., Ricardo Nicol and Arthur Schiller designed plans for the original homes in Monarch Bay, Monarch Bay Mall and Monarch Bay Terrace.*



*DPHS President Barbara Johannes relishes the moment with recent past president Carlos N. Olvera. Mayor Steven Weinberg and Ross Teasley look on.*



*Architects Carl Iverson, left and Ricardo Nicol, colleagues of Knowlton Fernald, Jr. at the Laguna Niguel Corporation, attend the opening to view our new Fernald Collection.*



*Guests enjoyed refreshments and appetizers following the presentations.*



*Kirsten Reynolds, Museum Exhibits Chair, right, and Dorothy Krill pause by the Hal Akins watercolor of the Harbor Patrol building at the Marina donated by Mrs. Krill in honor of her late husband.*

**The Doris I. Walker tribute dedication will take place on April 16 at 1 pm in Heritage Park. We hope you will join the rest of DPHS members at this event which honors Doris and her life.**



## President's Message

Our March 27, 2013, official opening of the DPHS Museum in City Hall was a huge success. An estimated 100 people filled the museum gallery and spilled outside onto the sidewalk on a beautiful sunny afternoon. Our board members and I were presented congratulatory documents for the Historical Society by Mayor Steven Weinberg and the entire City Council on behalf of the City of Dana Point; by Chair Terry Ross on behalf of the Dana Point Chamber of Commerce; by Councilman and former DPHS President Carlos N. Olvera on behalf of Supervisor Patricia C. Bates, Orange County Board of Supervisors; by Amy Walker, representing U.S. Congressman Darrell Issa, of California's 49th Congressional District; by Heather Baez, representing California State Senator Mark Wyland; and by Jody Vaughn, representing Assemblywoman Diane L. Harkey.



The Chamber of Commerce staff, Heather Johnston and Vickie McMurchie, conducted the ribbon cutting ceremony, complete with the large bow and oversized ceremonial scissors to make the opening of our museum official. In addition to the above named VIPs and important city staff members, honored guests graced us with their presence, including Mrs. Dorothy Krill, whose recently donated *Hal Akins* watercolor was displayed. Jane and David Fernald, daughter and son of Knowlton Fernald, Jr., AIA, were present to view the exhibit of their father's illustrations and portfolios donated by the family. Also present were architects Ricardo Nicol and Carl Iverson, colleagues of Knowlton Fernald, Jr., who worked with him on Monarch Bay projects.

Our members and guests expressed interest in the museum gallery exhibits organized, researched and displayed by Exhibits Chair Kirsten Reynolds and her committee and enjoyed the appetizers and drinks provided by Program Chair Ann Shultz, Max Brown, Robert Shultz and Jim Miller. An entertaining door prize drawing was held and gifts awarded by Regina Barnes, Ross Teasley and Rene Cortez.

The grand opening of the museum gallery was a rewarding event, and the result of many hours of volunteer service to move items in and out of storage, and to clean, edit and organize. I am inspired by the hours volunteered by our members, the help City Manager Doug Chotkevys and the city staff have provided us, as well as the material and financial donations made by our members to make it all happen. Donations, including a watercolor, architect's papers and funds earned by the Dana Point Youth Board, demonstrate faith in our mission to preserve Dana Point's heritage for future generations. The DPHS Board and I hope you are inspired to volunteer to be a museum docent and to help with the October Home Tour, our major annual fundraiser. In the meantime, remember to enjoy our newly updated web site at [danapointhistorical.org](http://danapointhistorical.org) and we hope to see you at the dedication of the Doris I. Walker Tribute in Heritage Park on April 16 at 1 pm. My thanks for all you do in supporting our mission.

Barbara Force Johannes

### April 24 Program: "A Historical Overview of Regional Parks and Open Space in Dana Point"

Join us at **6:30 pm on April 24** to hear a presentation by Eric Jessen, a 45-year Laguna Beach resident and longtime Board Member of the Laguna Beach Historical Society. The Jessen family settled in Santa Ana in 1869 and moved to Laguna in 1915, where they founded the first insurance company in town. In 2005, Eric retired as chief of the County of Orange Harbors, Beaches, and Parks Department. Prior to that employment, he was a landscape contractor, during which time he designed and executed the historic landscape restoration of the Laguna Beach National Historic Landmark, *Villa Rockledge*. He has also served the city as Chairman of the Historic Advisory Board that performed the original survey of historic buildings in Laguna Beach, and was also president of the South Coast Water District. This presentation will be given at the **Dana Point Marina Inn** in the Dana Point Room. Refreshments will be provided.



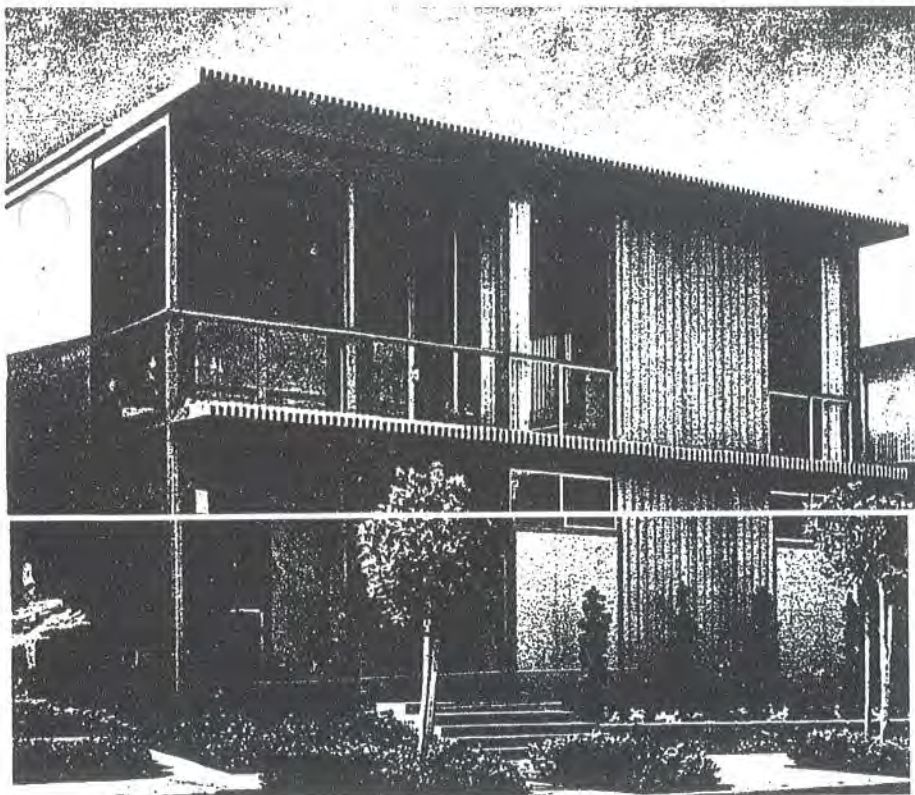
And be sure to check out Eric's *complete* biography on our website at [WWW.DANAPOINTHISTORICAL.ORG](http://WWW.DANAPOINTHISTORICAL.ORG).

### Museum Docent Volunteers Needed

The grand opening of our new museum naturally requires that we make it available to those interested in our mission. Our museum hours are Tuesdays, Thursdays and Saturdays from 11 am to 3 pm, and also by appointment. We are currently seeking individuals who would like to work two-hour shifts on those days. Your commitment need only be your desire to serve. Training will be provided, and you will be accompanied by a board member until you are familiar with the duties involved. Most of the displays are self-explanatory and have accompanying placards.

You may work as much as or a little as you like—once a month or whenever you can schedule the time. Free Wi-Fi is available for your computer use while you are there, although computer knowledge is not a requirement. Please consider offering a couple hours of your time and you will see it's an enjoyable experience! Inquiries can be made by **emailing** us at [DPHSNewsletter@gmail.com](mailto:DPHSNewsletter@gmail.com) or by **calling** and leaving a message on the museum telephone at 949-248-8121.



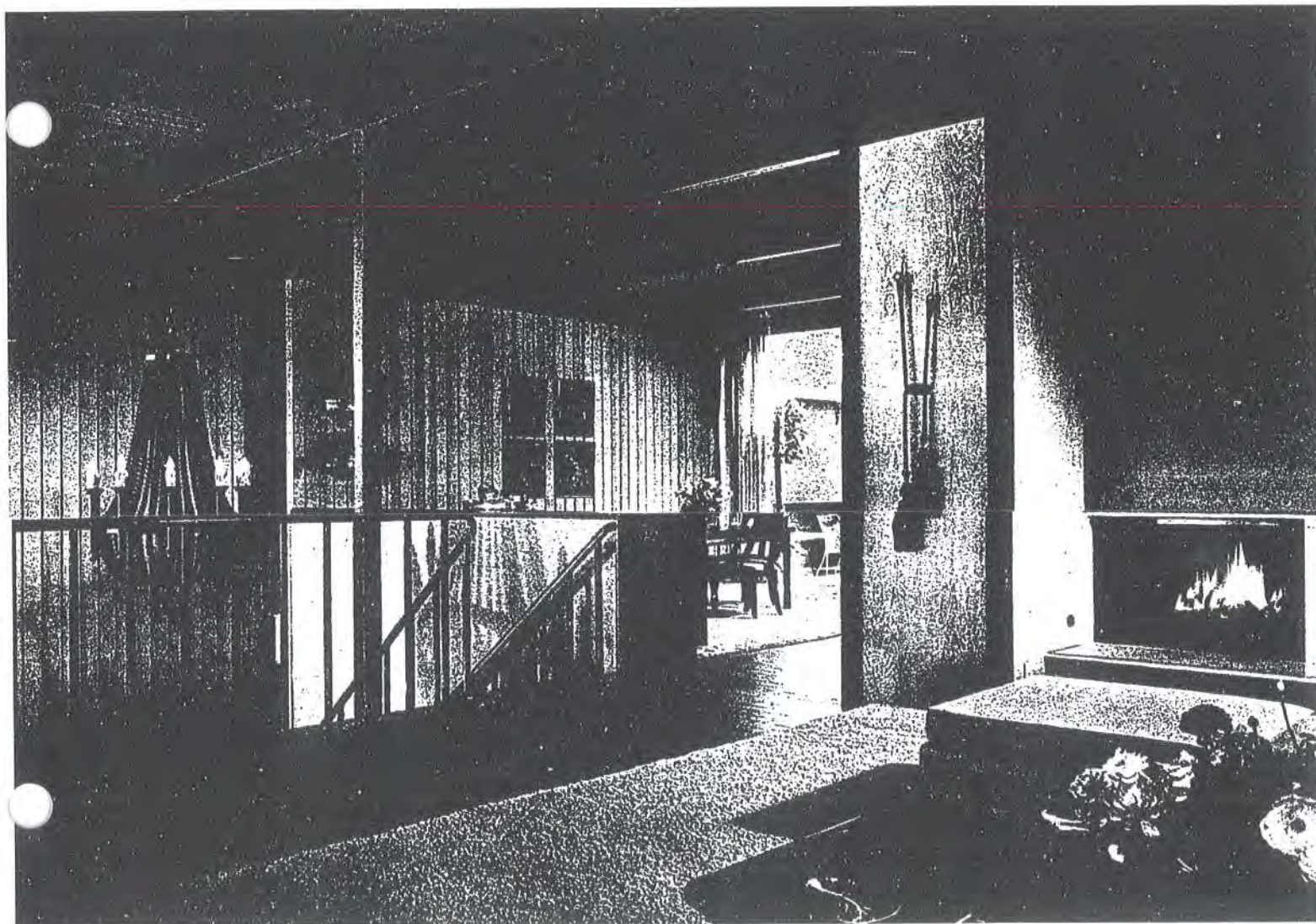


## Good way to gain a view: turn the house upside down

Two problems faced architect **Knowlton Fernald Jr., AIA**, when he undertook the design of this family home in Newport Beach. The first was how to get a house with four bedrooms and three baths on a lot that measured 40 by 80 feet. The second was a desire for privacy plus a view in a built-up neighborhood.

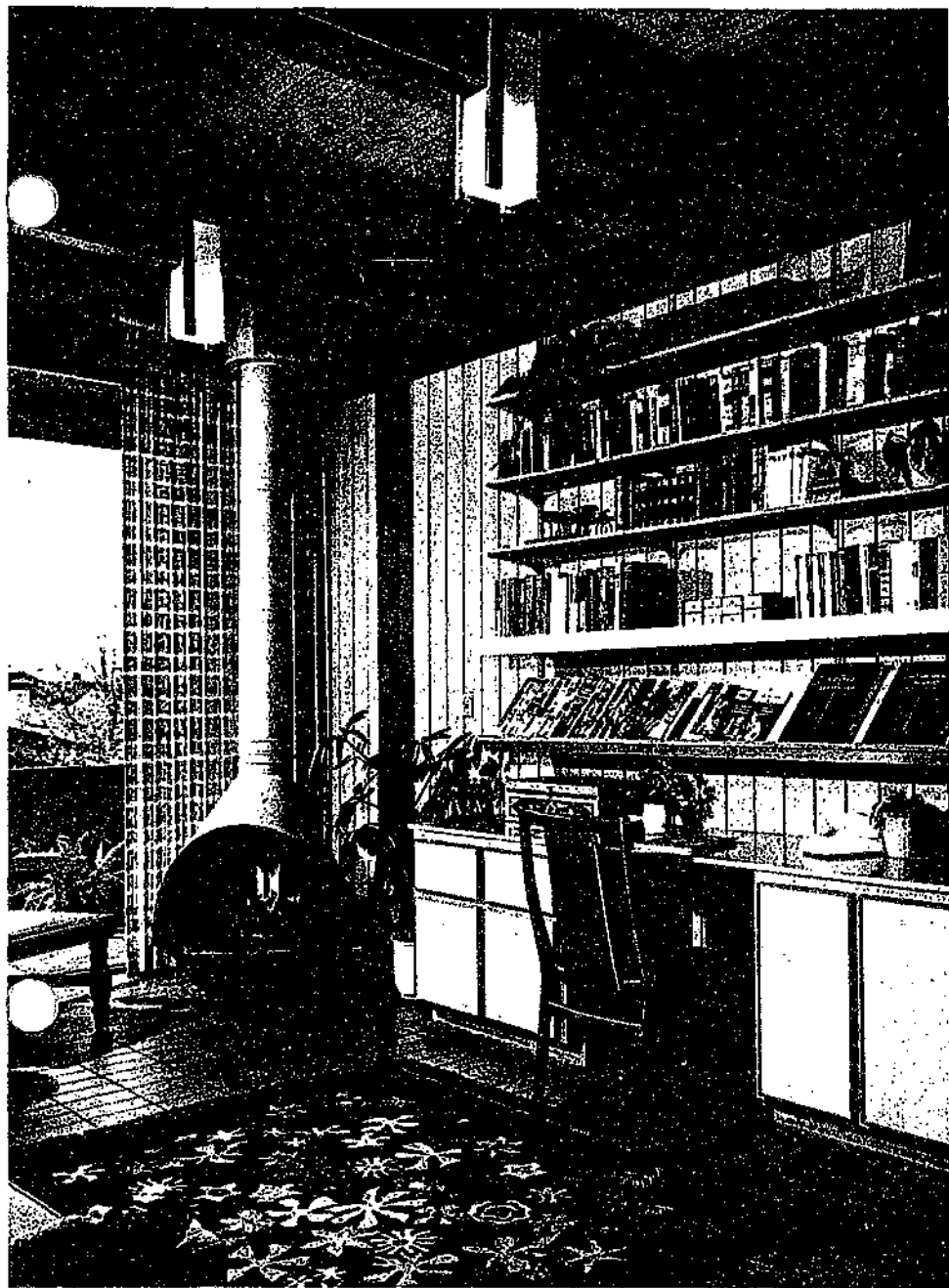
The solution, shown here, is a structure that covers 2,892 square feet, has the living areas on the upper floor and family bedrooms on the lower level. The house gained a merit award in a competition held by the Orange County chapter of the American Institute of Architects.

Landscape design and deck planting is by Morgan & Evans. Interior decoration is by Romy Oehler, AID. Richard Croul was contractor for this beach house. □



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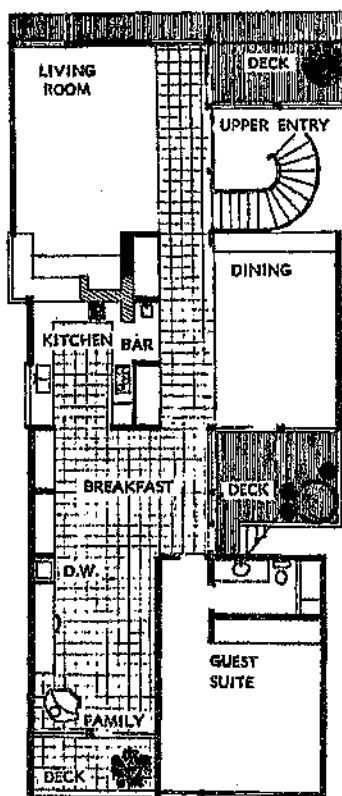


A handsome chandelier welcomes guests to the second-floor living area, shown in the photograph at left. Path of quarry tile runs the length of the house and serves as demarcation between the living room, in foreground, and the formal dining room at center rear. This tile walkway continues to kitchen and family room at the rear of the house, as shown in

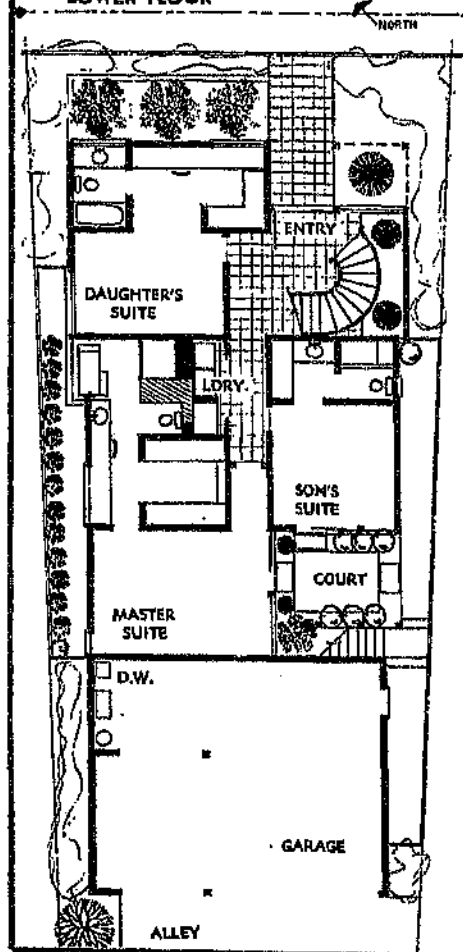
the floor plan at right, above. In the photograph directly above, we show the corner of the family room, with wall-hung book and magazine racks and desk area. An interesting detail is the way in which Fernald integrated the light fixtures into ceiling beams. And instead of using a typical masonry wall for a fireplace, he specified one of the new baked enamel units

Produced by Barbara Lenox/Photography: John Hartley

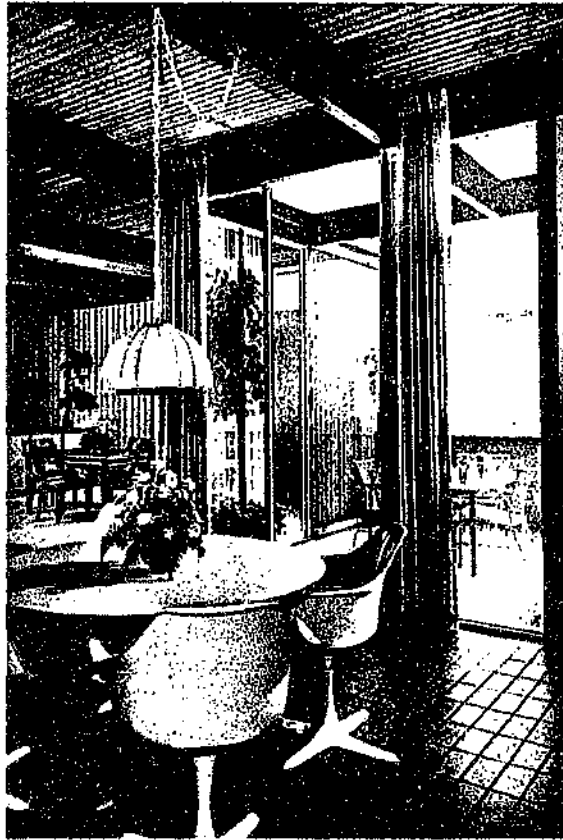
#### UPPER FLOOR



#### LOWER FLOOR



## Turn the house



Open plan of living area on the second floor adds spaciousness and pleasing informality. Family room, at left above, opens onto spacious deck; both are often used for dining, leaving the more formal dining room for entertaining. At the op-





posite end of the family room is the U-shaped kitchen, above right. Tile mural on the back-splash was designed by the owner. Another sec-tion of the family room is seen below. Sofa wall is used to display art created by the owner, friends





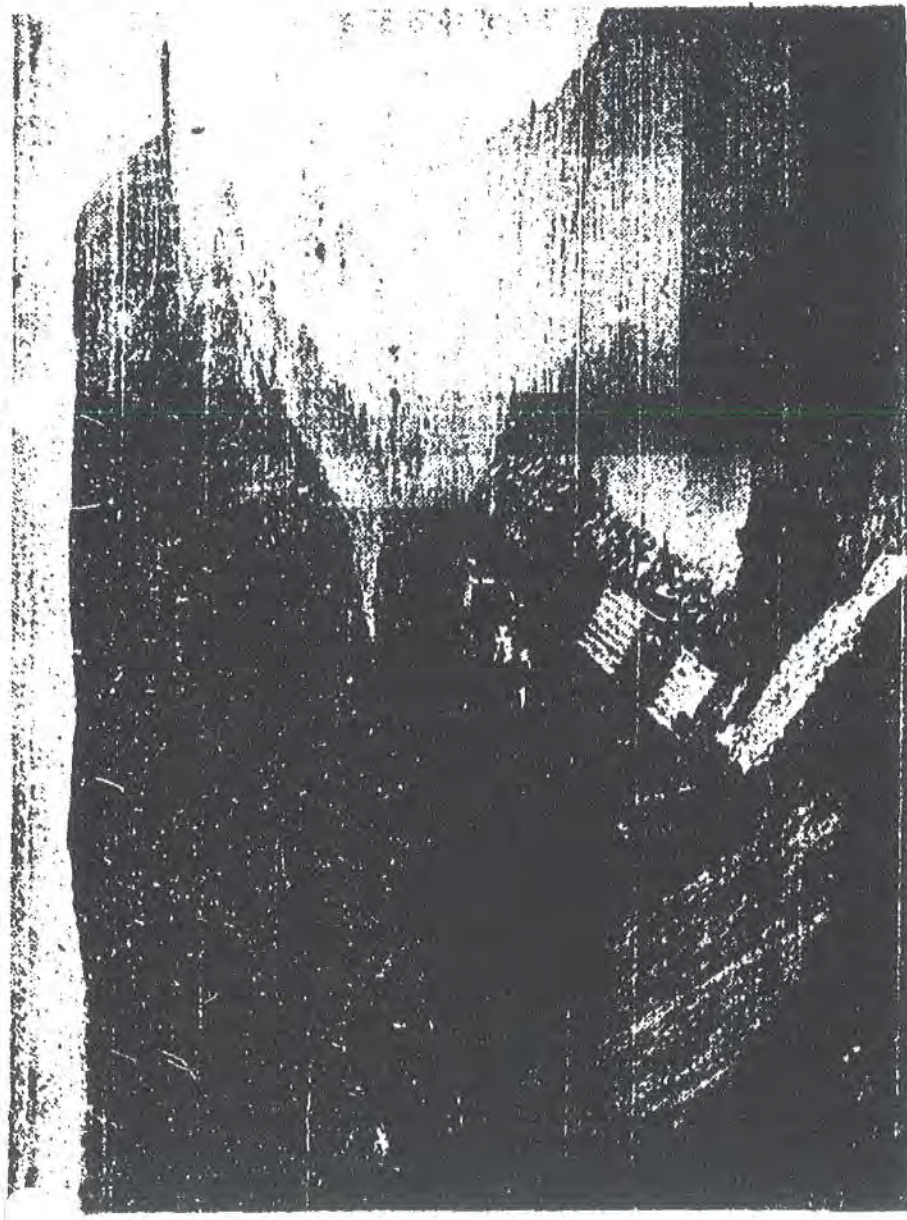
# Monarch Bay Club Set for Laguna Niguel

Work is under way at the Monarch Bay Club, a private beach club for residents and members of the Monarch Bay Community Assn. at Laguna Niguel. The first phase of the 40-acre facility will include parking for 100 cars, landscaping of the site, beach and a sunning terrace. A one-story building will be constructed between the beach and parking area. The clubhouse will contain men's and women's locker facilities, showers and storage space.

There will be indoor eating space for 50 to 60 people, fireplace, snack kitchen, dining and lounge area.

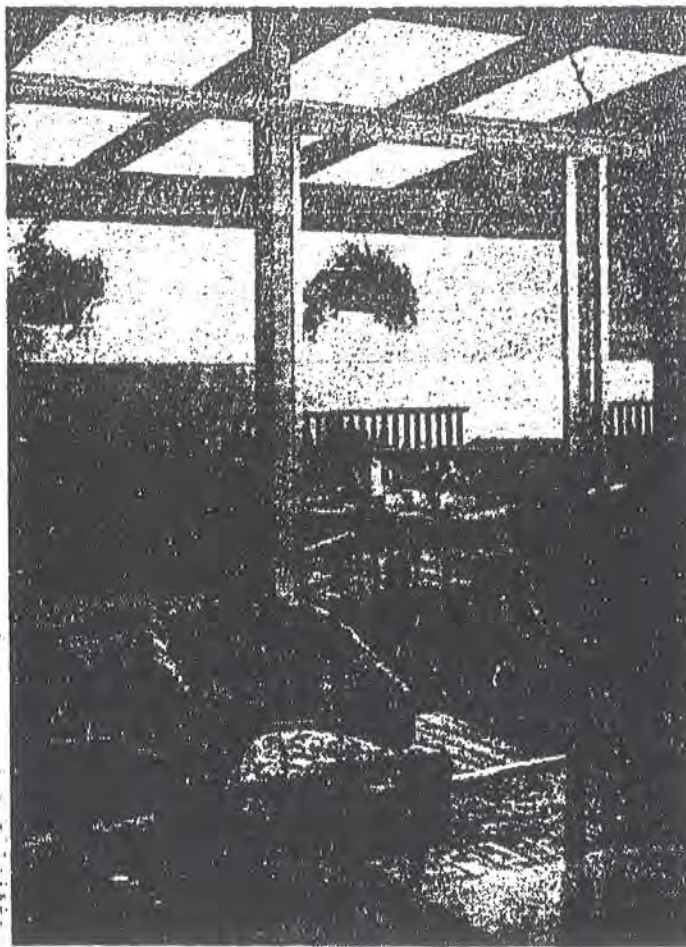
Architects for the project are Knowlton Fernald Jr., Ricardo A. Nicol, and Arthur R. Schiller.

Completion of the club facilities is slated for summer of 1965, according to Laguna Niguel sales manager Jack Godwin.



**NEW CLUB-** Work is under way on Monarch Bay Beach Club at Laguna Niguel.





**LUXURIOUS**—Niguel Terrace home overlooks ocean.

## FIRST OF SEVEN MODEL HOMES SEEN TODAY

First of several projected model homes depicting gracious living at Laguna Niguel has been opened in the Niguel Terrace development, high on a hill overlooking the Pacific Ocean, announced Jack Godwin, sales manager for Laguna Niguel Corp.

The model now on display was designed by Knowlton Fernald Jr., Ricardo Nicol and Arthur Schiller of the Laguna Niguel architectural staff. Interior decor is by Joseph Rudolphe of J. H. Biggar.

Godwin explained that this is one of seven models to be shown as part of the Monarch Bay Mall development in Laguna Niguel. The others are currently under construction. When completed, the Monarch Bay development will comprise 44 residences.

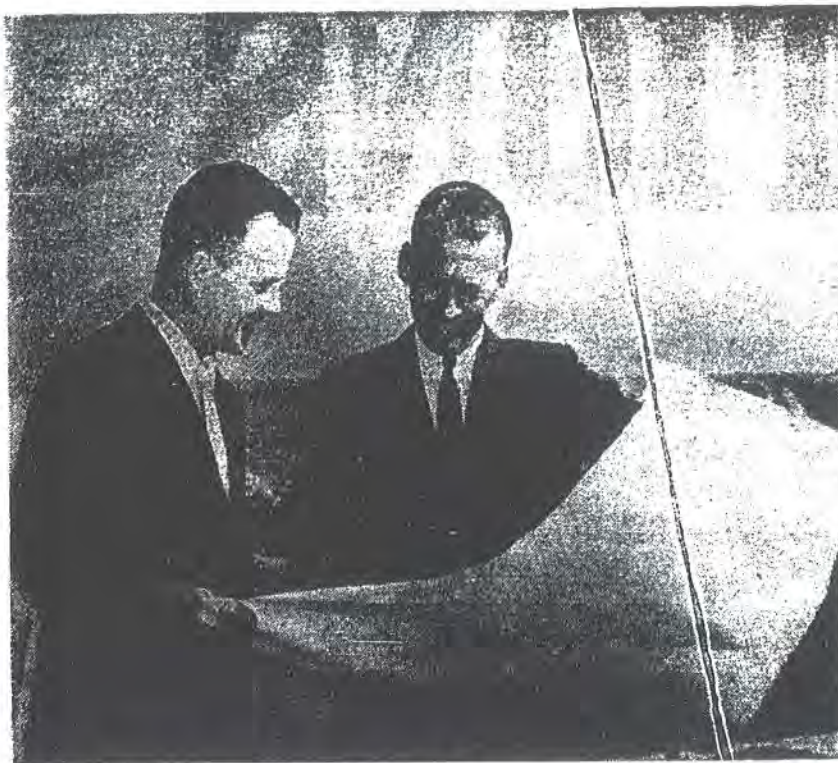
Godwin added that Monarch Bay Mall is adjacent to the site of the Monarch Bay Beach Club, which is scheduled for construction this year.

The homes at Monarch Bay Mall, all custom de-

signed and priced from \$45,000, will enjoy a magnificent parklike setting within an unobstructed ocean view.

In line with the custom nature of the homes at the Monarch Bay development, spaciousness will be the byword, with the homes ranging from 1,700 to 2,200 sq. ft.

The entire Laguna Niguel community, which comprises several developments of homes and lots for varying income levels, has been rapidly taking shape and has recently received added impetus with the completion of the Crown Valley Parkway.



**FIRST**—Stuart Hilborn, left, president of Fuel Injection Engineering Co., Inc., and William H. Beck, general manager of Laguna Niguel Corp., check plans at start of construction for the Laguna Niguel Industrial Park building.

## First Factory in Park Started

Ground was broken last week for the first factory to be built at Laguna Niguel Industrial Park, according to an announcement made jointly by William H. Beck, general manager of Laguna Niguel Corp., and Stuart Hilborn, president of Fuel Injection Engineering Co., Inc. Fuel Injection Engineering manufactures fuel systems for racing motors. Plans are to move the company to Laguna Niguel in December.

The new factory was designed by Knowlton Fernald Jr., AIA director of architecture for Laguna Niguel. The building is being erected by L. N. C. Construction Co., a wholly owned subsidiary of Laguna Niguel Corp. Cabot, Cabot and Forbes Co. of Boston are developers of the 11-square-mile area. The El Niguel Country Club, Monarch Bay Beach Club, Rancho Niguel Riding Club and a number of housing communities in a wide range of prices are located at Laguna Niguel, south of Laguna Beach.

The building site provides direct access to the Santa Ana Freeway and the Santa Fe Railroad.

Two more factories are scheduled for completion in 1964, according to Beck.



IMAGES  
OF AMERICA

# LAGUNA NIGUEL



THE FALL

# INTRODUCTION

Laguna Niguel is one of America's earliest master-planned communities. Cabot, Cabot & Forbes of Boston acquired the historic ranch lands beginning in 1958 and established Laguna Niguel Corporation as the developer of the community through investments on the Pacific Coast Stock Exchange in 1959. The international architect Victor Gruen, at his office in Los Angeles, was the master planner of the 7,000-acre-plus site. Noted architects, landscape architects, engineers, and artists were part of the team that created the site planning, residences, commercial and retail centers, recreational facilities, golf courses, parks, open spaces, and more than 80 miles of scenic hiking, bicycle, and equestrian trails for what the developers called "California's Most Remarkable New Town."

Laguna Niguel Corporation required that the ranch development plan recognize the natural assets of Southern California and harmonize with the physical features of the terrain. A goal was also that what they referred to as the "New City" was to be "an outstanding contribution to the coastal area both during its growth and when fully developed." To achieve that goal, the basic planning criteria outlined in Gruen's documents included preserving the natural beauty and environment of the ranch by considering topography as a major governing factor in arriving at a land use plan, thereby minimizing earth moving; beautifying the ranch by means of an "enforced" landscaping program; providing a full range of recreational activities; and ensuring Laguna Niguel Corporation always maintained positive control over the ranch development through building restrictions and an orderly stage development plan.

Professional consultants were brought onto the team to produce economic surveys, market analyses, geologic studies, population projections, traffic studies, oceanographic studies, feasibility reports, and preliminary engineering studies related to water systems, sewage disposal systems, underground television cabling, grading and landscaping solutions, hillside construction techniques, shopping center locations, school locations, industrial park locations, golf course locations and configurations, club management and structure, park locations, and the legal structure of the communities.

**As written by the director of planning and architecture for Laguna Niguel Corporation, Knowlton Fernald Jr., AIA,**

The cooperation, analysis, and contribution of all of the professional consultants and governmental departments is integral to the production of a plan which is to guide development from virgin land to a mature community. The governmental groups will all take an active part in controlling this evolution, and therefore their guidance in the planning phase is necessary to set the stage for orderly growth.

Intensive study of this magnitude is most important in building a beautiful and stimulating environment based on sound economic principles and at the same time avoiding problems inherent in many existing communities because they have just grown without the advantage of pre-planning.



For the topography and boundary survey work, aerial surveys of the entire ranch were started in early 1959. Economic reports started that same year. Cabot, Cabot & Forbes had hired consultants for economic studies related to land use requirements, market potential of varied priced properties, absorption rate of developed land, and percent return on investment. Stanford Research Institute had recently completed a survey of Orange County economics at that time, and those documents were to assist with overall visions for planning within the area.

At the start of the Laguna Niguel plans, there was no master plan for the southern portion of Orange County. Because of the recent sales of the Shumaker, Moulton, Reeves, and Whiting ranches, the county saw an urgent need for a master plan of the major land uses in that area. As on the original Gruen master plan map, the area that eventually became the houses at Monarch Bay was not included in the county's master plan in early 1959. A developer, George A. Gade, was trying to obtain a "Mobile Homes Park" variance on the Moulton beachfront property south of Coast Highway, between Three Arch Bay and the Laguna Niguel property. Gade had made no formal application yet with the county for that development. The residents of Three Arch Bay strongly opposed the mobile home project, and Laguna Niguel Corporation was also not supportive of that project. Eventually, Cabot, Cabot & Forbes approached Gade and entered into a lease agreement on that portion of the Moulton Ranch property, allowing the Moultons to lease that property to individual residents as part of Laguna Niguel Corporation's development so that site could become Monarch Bay. This specific site changed and expanded the oceanfront boundaries of Laguna Niguel and helped expand the earliest residential community within the overall development. This neighborhood was planned with a layout character similar to Three Arch Bay, the private community directly to the north, by building single-family houses on private streets. The entry, at the southern end of Crown Valley Parkway at Coast Highway, was originally planned as gate guarded, primarily to limit public access to the beach.

For development of the Laguna Niguel site, many residents in Three Arch Bay and South Laguna were very pleased to see the development of that valley. They wanted to see a road connection through the ranch that generally followed what was identified at the time as Arroyo Salada and Sulphur Creek. This would provide a connection between Coast Highway and the San Diego Freeway. Victor Gruen Associates estimated anticipated traffic volumes when the ranch was fully developed. This led to possible major road alignments throughout the community and anticipated traffic volumes that would affect road widths, landscaping, sound control, and housing. As written in the early planning documents for the community, "Every community, as it matures, finds automobile traffic an increasing problem. At Laguna Niguel, every effort has been made to provide for good movement of through traffic and access to any community in the development without allowing through or fast traffic *within* any community."

The developer also established agreements with the Los Angeles Municipal Water District and other water districts in Orange County to help create major water lines and reservoirs in a private water district within the community that could be expanded as the development grew. Electric power lines were installed underground. The developer also created one of America's first underground cable television systems; no television antennas were allowed in the community. All of the utility infrastructure systems were organized through Laguna Niguel Corporation. The major utility work began in 1959 and continued as the community expanded through the 1980s.

The geology of Laguna Niguel is an interesting aspect of the community. The valley and canyon terrain were originally underwater millions of years earlier. The highest peak in Laguna Niguel, 936-foot Niguel Hill, was an island in the ocean. A community park and paths exist at that site, which has a sandy, beach-like terrain, now with full ocean views from Palos Verdes to San Diego and 360-degree views toward Orange and Los Angeles Counties. The consulting geologist completed his preliminary report on June 1, 1959, describing the general geology of the ranch. His report and map indicated possible well locations, identified geologic soils, and specified certain areas within the ranch that would require careful engineering work when grading took place. Also within Laguna Niguel is a very large and rare collection of rocks, San Onofre Breccia. The distinctive features of this rock are the composition and color, which varies greatly from



red-brown to blue-gray, with mixed conglomerate beds of the stone. The geologic formations in Laguna Niguel contain large primordial skeletons and small forms of fossilized sea life along with pebbly chips and quartz-like cobble intermingled within the solid rock in massive coarse-grained sandstone beds mixed with extremely large boulders.

Gruen's analysis of the climate in the ranch determined that it is characteristic of the Pacific Coast region: wet and cool in the winter, dry and warm in the summer. The climate along the coast and within the central valley area is influenced by the cool, moist ocean breezes and relatively high humidity that lessen evaporation and transpiration, in contrast to the hot, dry atmosphere of the interior valleys. The direct influence of fog during the summer months extends inland through Laguna Niguel more than a mile and affects the landscape of the area. The rainy season usually begins in late October and continues until early April. Often the winds come into Laguna Niguel from the southwest, sometimes the northwest, and can change paths and speeds because of the very steep slopes and deep valleys.

A question posed by Gruen related to the landscape was this: "At this point we have to ask, why are there no trees? Why is this good grassland?" This is, of course, a surprising question for many people today, especially because now there are hundreds of thousands of trees throughout Laguna Niguel. The soils in the ranch areas that provided the best grazing were those well supplied with organic matter. Those areas had a high water-holding capacity due to the clay in the soil and did not become packed after trampling by the sheep that once grazed here. The area consists mostly of diablo clay adobe, with about 10 inches of surface soil overlaying the heavier-textured clay. Some surface areas within the valley are covered with light sandy materials up to 15 inches deep over a stratum of gypsum shale. Natural tree growth was an issue at that time because of the dense clay subsoil, since early tree growth is very limited without frequent watering and good drainage. The underlying clay areas are undulating, with an even surface of soil covering, which allowed water to stand in pockets after heavy rainfall, causing root and stem rot. During the summer, the clay soil tends to crack, which can break feeder roots and stunt tree growth. The soil of the flat terrace areas and the deepest stream areas of the valleys is mixed. These areas allowed a dense cover of natural vegetation, mainly due to the good drainage and steepness of the slopes. Beginning in 1959, the landscaping concept plans were created by landscape architect Morgan "Bill" Evans. Over the next decade, more than 100,000 trees were planted throughout the community in open areas and slopes. By the time the community was fully developed, more than 300,000 large trees were planted.

Gruen's master plan positioned 11 churches on sites varying between three and six acres. Four of the church sites were placed in low areas of the valley, usually with views of lakes, and he placed seven church sites on the slopes and hilltops with views facing north, south, east, and west. The concept of the site locations was that each church within the community had a unique view of the valleys, the mountains, and the ocean at sunrise and sunset.

Two golf courses were planned, one private and one public. David W. Kent, a golf course designer, was hired in coordination with Gruen. By mid-1959, Kent had already submitted a preliminary routing plan for the private course. Eventually, what was planned as the public course location became a private course, El Niguel Country Club. The second course was planned further inland, along the current location of Alicia Parkway, but in the 1980s, the secondary public course was designed closer to the coast, with some greens at the beach, directly southeast of Monarch Bay.

Two six-acre hotel sites were proposed along Coast Highway, one adjacent to Monarch Bay and the other on the bluff that is now the site of Ritz-Carlton Laguna Niguel, at Salt Creek Beach, south of Monarch Bay. In the original designs by Gruen, between 120 and 200 hotel rooms were planned, with six-acre sites being the minimum size. Access to the beach from the hotels was by pedestrian paths or by driving down the slope. At the same time, the proposed shopping center on the inland side of Coast Highway, now Monarch Bay Plaza, was part of the earliest master plan. This 36-acre site was planned to accommodate about 200,000 square feet of retail area in the main building complex on the eastern portion of the site. Additional commercial buildings, such as a gas station and automotive service, were to be constructed in the narrow portion of the

property west of the shopping center. Additional business offices for Laguna Niguel Corporation and medical offices were planned for the western parcel. The main sales and information center was planned at the corner of Coast Highway and Crown Valley Parkway; this was the earliest sales center for the community. The early staff and architectural offices were housed in the ranch horse stable buildings at the current south boundary of Laguna Niguel.

The residential area of Niguel Terrace, designed for the northwest corner of Coast Highway and Crown Valley Parkway, was originally 62 developable acres for 220 building sites. The streets were designed as single-loaded, as was the case for all of the original sloped neighborhoods throughout Laguna Niguel, so that there would never be any view obstructions. From the start, all neighborhood planning by Gruen's office was to create interesting neighborhoods, where privacy and linked community were the key goals.

Crown Valley Parkway, a seven-and-a-half-mile limited-access scenic highway through the central part of the coastal valley, forms the arterial path through the community from Pacific Coast Highway to the San Diego Freeway. Gruen's June 4, 1959, "Criteria for Plan of Major Elements" in Laguna Niguel recommended that the town center be located at a point "most convenient to the entire ranch population in terms of distance and access." This location, at Crown Valley and Alicia Parkways and Niguel Road, was to include retail, offices, a cultural center, a theater, and housing. Gruen believed that, with all factors considered, the town center, as proposed by the master plan, was perfectly located to serve Laguna Niguel. "The grouping of these elements," said Gruen, "produces a highly productive urban complex, with each element complementing the other and combining to achieve financial success and community acceptance."

Main streets throughout the community interconnect while following the natural contours of the terrain. The streets were designed with central landscaping medians and buffered areas of landscape, nearly always adjacent to steep slopes filled with shrubs and trees. The slope areas also allowed for interconnected natural landscape for native wildlife in the hills and canyons.

Within the original neighborhoods designed in Laguna Niguel, greenbelt areas were designed for safer walks to schools, extensive community parks, hilltops, and the coastline. These paths were to provide safer walks for families, hikers, and bicyclists so that roadside walks and travel could be avoided.

As referenced in the master plan, Fernald warned that if land is not reserved within a community for a school, by the time there is sufficient population to justify construction of the school, the land may have been put to another use. The school might then have to be located outside of the area it serves, and children would need to be transported a greater distance by bus. In Laguna Niguel, the school sites were originally set aside permanently for that use only and were designed at the optimum location to serve every neighborhood. In many cases, bus transportation could be eliminated entirely in the community, and as the planners noted, the social life of the children is greatly enhanced.

The master plan documents and reports for Laguna Niguel not only show the complete designs of the community but also clearly state how people and a community should interrelate. They also provide warnings about how communities can stumble.

A good master plan and careful daily implementation of the plan were two of the primary tools of everyone involved with Laguna Niguel Corporation. Their goal was to transform, and maintain, the beautiful rolling hills into an environment in which residents could live, work, and play. The beauty seen by the planners, architects, and landscape architects took time to achieve. And as Fernald wrote, "In time, the dream of good design and careful planning will be manifest."





**MONARCH BAY  
BECK HOUSE, 1963.**  
Featuring the  
styling of Monterey  
and California  
ranch homes, this  
4,400-square-foot  
house was featured  
in local and national  
newspaper and  
magazine articles  
starting in April  
1963. It was the  
home of Bill Beck,  
vice president of  
the Cabot, Cabot  
& Forbes California  
office and of LNC  
Construction. (KFA  
and DPHS.)

**LOS ANGELES TIMES  
HOME MAGAZINE,  
APRIL 7, 1963.**  
The Beck house  
was promoted as a  
"California" house,  
incorporating several  
design features of  
architecture associated  
with the history of  
the state. Selected  
materials, features,  
and layout combined  
a traditional home  
with a contemporary  
aesthetic. (KFA  
and DPHS.)

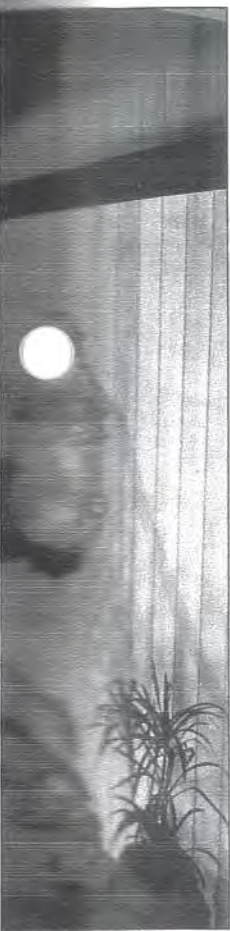


**DESIGN TEAM, 1963.** Design at  
the Beck house.  
The house was  
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of Laguna Nigu  
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Morgan Evans  
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MONTEREY BAY  
HOUSE, 1963.  
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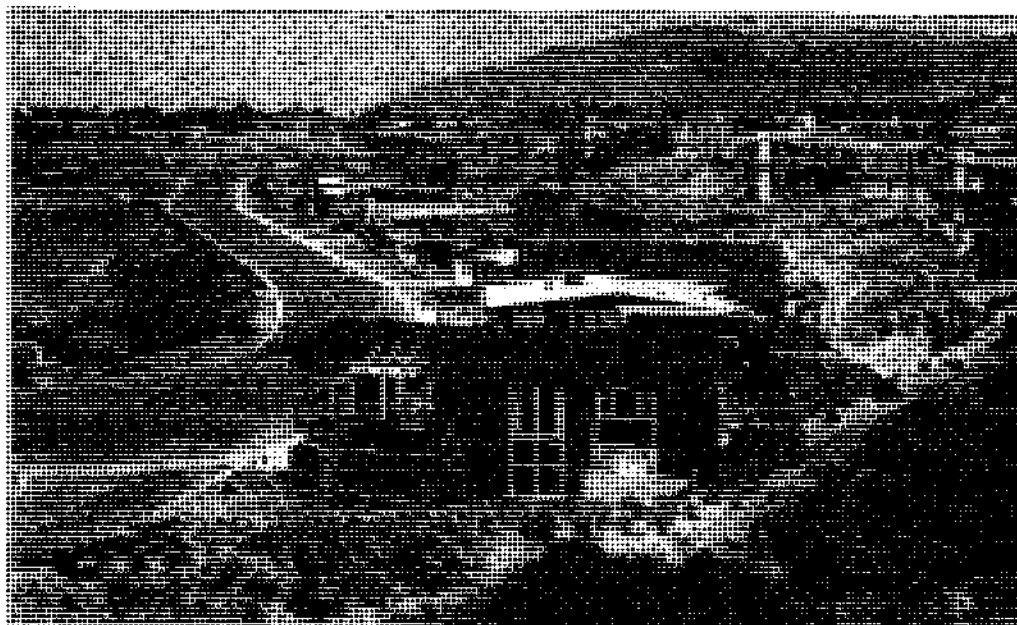


DESIGN TEAM, BECK HOUSE,  
1963. Design and construction of  
the Beck house started in 1962.  
The house was built by LNC  
Construction, which was the  
building division of Laguna Niguel  
Corporation. Knowlton Fernald  
of Laguna Niguel Corporation  
was the architect, Gerald Jerome  
was the interior decorator, and  
Morgan Evans was the landscaper.  
Articles about the Beck house  
also included interior and exterior  
renderings from 1962 by Carlos  
Diniz. (KFA and DPHS.)

SYMBOL OF PAST, PRESENT,  
AND FUTURE, 1963. Planning  
this house included thorough  
exploration of the site and the  
desires, requirements, hobbies, and  
activities of its owners. The goal,  
as with any house designed in the  
early years for Laguna Niguel, was  
to encourage unique individuality  
and an understated beauty. (KFA.)







Minotaur Bay Main House, 1965. The neighborhood around Minotaur development of 61 houses directly northwest of the Minotaur Bay houses and lots. This project was designed so that each house had a dramatic view of the coast, the luxury and beauty of open landscape space, and privacy without the shading of slopes, according to contemporary articles. (JFPA)



Minotaur Bay Main, Chassey and Karpman, 1965. The project was conceptually designed in 1962 with a preliminary planned completion in September 1964. It was selected as an Minotaur Bay II in the initial concept plans and drawings. The architect's early presentation study stated: "The design solution for Minotaur Bay II is not intended to be a solution for any situation, but rather a specific solution for a certain piece of property and set of circumstances and a parking ground for ideas." The houses were completed in 1965. (JFPA and DTPH)





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**MONARCH BAY MALL ARCHITECTURE AWARD, 1965.** The Laguna Niguel Corporation architects—**Knowlton Fernald Jr.**, Ricardo Nicol, and Arthur Schiller—received the 1966 Award of Merit from the American Institute of Architects for the Monarch Bay Mall project. (KFA and DPHS.)



**MONARCH BAY MALL OPEN VIEWS, 1965.** Among the 44 houses, all of the landscape was open space, maintained by the community association. Fencing was not allowed, and each house was designed so as to open visually on three sides. The fourth side became the "visual fence" for each house that overlooked another house with privacy by means of a grade separation. (RNA.)



### Exhibit 3 - Current Photos



*Figure 1 – Bird's eye, view looking east*



*Figure 2 - South & West Elevation, view looking north*



### Exhibit 3 - Current Photos



Figure 3 - Main Entry, view looking east



Figure 4 - West Elevation (Garage & Balcony), view looking east

### Exhibit 3 - Current Photos



Figure 5 - West Elevation Balconies, view looking south



Figure 6 - Third Level & Book Deck, view looking east



### Exhibit 3 - Current Photos



Figure 7 - Bird's Eye, view looking northwest



Figure 8 - Living Room, view looking northwest

### Exhibit 3 - Current Photos



Figure 9 - Bedroom, view looking west



Figure 10 - Rear Patio, view looking west