

Park Needs Assessment Input for the  
Oakridge Estate Residence  
18650 Devonshire Street, Northridge  
Submitted by Friends of Oakridge – June 2, 2025



The Board of Directors of Friends of Oakridge, an all-volunteer 501 (c) 3 not for profit organization, wishes to submit an **urgent** needs request on behalf of the Oakridge Estate residence, Los Angeles City Historic-Cultural Monument #484. The residence occupies approximately 1.8 acres to the east of the Oakridge Estate Park which was developed in 2018 with Prop K funding. The original 10-acre parcel was purchased by the City of Los Angeles in 2009 and is managed by the Department of Recreation and Parks. The residence is currently closed to the public. For over a decade, Friends of Oakridge has had both a MOU and a ROE with the City granting access to the house and grounds to conduct fundraising activities for the rehabilitation of the Estate.

The Oakridge residence and grounds (including pool and tennis court) have suffered from dire neglect since Mrs. Jack Oakie, the final owner, vacated the property around the year 2000. Vandalism, plumbing leaks, rodent infestation and deferred maintenance have destroyed many of the historic defining features of the home which was built in 1937 for actress Barbara Stanwyck as part of her Marwyck ranch Thoroughbred breeding and training farm.

Friends of Oakridge was formed in 2011 with a mission to “restore the unique historical significance of the Estate through preservation, development, maintenance, education and promotion”. Through a partnership, Friends has collaborated with the Los Angeles Departments of Recreation and Parks and Cultural Affairs to conduct historical tours, lectures and film events to raise awareness and funding for the property. Friends’ tours and events are routinely sold out, demonstrating an underserved need for cultural programming among residents of the

Northwest San Fernando Valley. To this end, Friends successfully advocated on behalf of the Estate with Council District 12 to secure the roof, driveway and parking improvements necessary for expanded public engagement at the property.

The Department of Recreation and Parks funded a Treatment Plan for the Oakridge residence and grounds which was delivered by Page & Turnbull in March of 2022. The following month, the Parks Board of Commissioners voted to approve \$800,000 in Quimby funds for building and outdoor improvements to the property. Three years later, no visible work has commenced on site. It is imperative that this house receives attention before it is too late!!!

**Of immediate and critical concern is the damage occurring to the exterior envelope of the structure itself.** Stucco and limestone finishes are delaminating from outside walls and allowing the intrusion of moisture; paint is peeling and exposing wood trim to splitting and dry rot; thresholds are deteriorating due to termite infestation; window frames are inadequately sealed; and exterior door panels are cracking beyond repair. The state of neglect has provided an open invitation for security breaches into the residence and surrounding grounds. Plumbing leaks inside the home have destroyed wall surfaces and coverings, hardwood flooring, and historic drapery treatments. Images illustrating some of these concerns appear below. Many more are available upon request, but we would prefer to offer you a tour so you may see for yourself. Please contact us at [info@theoakridgeestate.org](mailto:info@theoakridgeestate.org). More information may also be obtained on our website: [www.theoakridgeestate.org](http://www.theoakridgeestate.org).

The Oakridge residence is more than just an old home situated within community park grounds. It is a living museum that connects all who visit to the history of the San Fernando Valley, the glory days of ranching in the suburbs of Los Angeles, and the glamorous lifestyle of Hollywood's Golden Age. Over the past twelve years, Friends of Oakridge volunteers have hosted over 6,000 guests at the Estate for monthly tours. During that same time, nearly 1,000 visitors have attended Los Angeles Department of Cultural Affairs grant supported film screenings. Visitors travel from throughout Southern California, the U.S. and, on occasion, even internationally. Friends' experience has revealed that historic properties within the RAP portfolio are unique from parks offering sports courts and athletic fields and require specialized management to realize their full potential. Through surveys, the community has voiced strong support to see the Oakridge residence and grounds utilized as a destination for passive recreation and cultural enrichment. Friends of Oakridge looks forward to assisting the Department of Recreation and Parks in achieving that goal.

We would sincerely appreciate your attention to this matter.

Thank you,

Board of Directors, Friends of Oakridge

## Condition of Oakridge Residence



Exterior Window Trim



Rear Yard Patio: Note missing and broken original light fixtures in addition to peeled paint



Door from kitchen to outdoor laundry patio

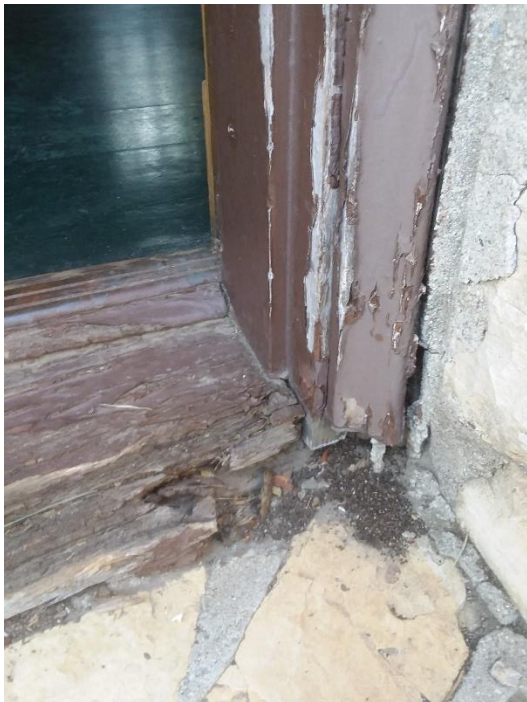


Vintage wallpaper damaged by upstairs plumbing leak





Historic drapery treatment destroyed by plumbing leak and rodent damage



Crumbling and termite-riddled threshold



Deteriorating swimming pool and hardscape