

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

GAIL KENNARD
TARA J. HAMACHER
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: **DEC 16 2011**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2011-2516-HCM**
WARD-BERGER HOUSE
3156 N. LAKE HOLLYWOOD DRIVE

At the Cultural Heritage Commission meeting of **December 1, 2011**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard
Seconded: Commissioner Louie
Ayes: Commissioners Hamacher and Barron
Absent: Commissioner Scott

Vote: 4-0


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Tom LaBonge, Fourth Council District
Sam and Janet Robertson
Barbara Lamprecht
GIS

2011 DEC 16 10:14 AM

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

GAIL KENNARD
TARA J. HAMACHER
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
(213) 978-1272

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: DEC 16 2011

Sam and Janet Robertson
3156 Lake Hollywood Drive
Los Angeles, CA 90068

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: CHC-2011-2516-HCM
WARD-BERGER HOUSE
3156 N. LAKE HOLLYWOOD DRIVE

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard
Seconded: Commissioner Louie
Ayes: Commissioners Hamacher and Barron
Absent: Commissioner Scott

Vote: 4-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District
Barbara Lamprecht
GIS

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2011-2516-HCM
ENV-2011-2517-CE

HEARING DATE: December 1, 2011
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3156 N. Lake Hollywood Drive
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 11 of TR 6822

PROJECT: Historic-Cultural Monument Application for the
WARD-BERGER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT/
OWNER: Sam and Janet Robertson
3156 Lake Hollywood Drive
Los Angeles, CA 90068

APPLICANT'S
REPRESENTATIVE: Barbara Lamprecht
550 Jackson Street
Pasadena, CA 91104

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of International Style residential architecture.
2. The building is associated with a master builder, designer, or architect, as a work by master architect Richard J. Neutra.

CRITERIA

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

SUMMARY

Built in 1939 and located in the Hollywood Hills area, this one-story single-family residence exhibits character-defining features of International Style architecture. The Z-shaped subject building has a low horizontal profile with an asymmetrical façade and flat roof. A low-rise brick chimney is located on the northwest corner. The main entrance is located on the corner of the recessed wing and is topped by a rectangular overhang. The secondary wing fronting the sidewalk has a secondary kitchen entrance located within an inset porch. This doorway is flanked by two groupings of casement windows. An attached garage with a recessed two-car garage door is located adjacent to the secondary wing. Clad in smooth stucco with unadorned wall expanses, the subject building's exterior is characterized by horizontal ribbons of steel casement windows lacking decorative detailing or trim. Windows are silver-painted steel casement and clerestory windows. Significant interior features of the house include an intact floor plan, bathroom fixtures, and extensive custom designed built-in furniture.

The subject building was designed by master architect Richard Joseph Neutra (1892-1970). Neutra, an internationally recognized architect, is recognized for his significant contributions to the advancement of the Modern architecture in Los Angeles. Born in Vienna in 1892, Neutra received his architectural education in Europe under the guidance of Adolf Loos and worked for Erich Mendelsohn in Berlin before immigrating to the United States in 1923. After working briefly for Frank Lloyd Wright at Taliesin, in 1925, Neutra moved to Los Angeles where he collaborated with Rudolf Schindler on numerous projects including the Lovell Beach House (1926). He subsequently developed his own practice and went on to design numerous buildings embodying the International Style, twelve of which are designated as Historic Cultural Monuments (HCM), including the Lovell Heath House (HCM #123; 1929) and the Richard and Dion Neutra VDL Research House (HCM #640; 1966). At the time of the Ward-Berger House's commission in the 1930s, Neutra's international reputation had already been recognized. The subject building appears to be a significant and important record of Neutra's work during the late 1930s and shares many of the design details used in his other buildings of the period.

The proposed monument was constructed in 1939 for James Ward. In 1949, the property was sold to Harry A. Berger who owned it until 1975.

Alterations to the subject building include a 1966 conversion of the original garage to residential space and the addition of a two-car garage designed by architect Kurt Anderson.

DISCUSSION

The Ward-Berger House property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) is associated with a master builder, designer, or architect. As a residential building designed in the International Style by master architect Richard J. Neutra, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of October 6, 2011, the Cultural Heritage Commission voted to take the application under consideration. On November 3, 2011, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Ward-Berger House as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2011-2516-HCM
ENV-2011-2517-CE

HEARING DATE: October 6, 2011
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3156 N. Lake Hollywood Drive
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 11 of TR 6822

PROJECT: Historic-Cultural Monument Application for the
WARD-BERGER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument


**APPLICANT/
OWNER:** Sam and Janet Robertson
3156 Lake Hollywood Drive
Los Angeles, CA 90068

**APPLICANT'S
REPRESENTATIVE:** Barbara Lamprecht
550 Jackson Street
Pasadena, CA 91104


RECOMMENDATION That the Cultural Heritage Commission:

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


MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1939 and located in the Hollywood Hills area, this one-story single-family residence exhibits character-defining features of International Style architecture. The Z-shaped subject building has a low horizontal profile with an asymmetrical façade and flat roof. A low-rise brick chimney is located on the northwest corner. The main entrance is located on the corner of the recessed wing and is topped by a rectangular overhang. The secondary wing fronting the sidewalk has a secondary kitchen entrance located within an inset porch. This doorway is flanked by two groupings of casement windows. An attached garage with a recessed two-car garage door is located adjacent to the secondary wing. Clad in smooth stucco with unadorned wall expanses, the subject building's exterior is characterized by horizontal ribbons of steel casement windows lacking decorative detailing or trim. Windows are silver-painted steel casement and clerestory windows. Significant interior features of the house include an intact floor plan, bathroom fixtures, and extensive custom designed built-in furniture.

The subject building was designed by master architect Richard Joseph Neutra (1892-1970). Neutra, an internationally recognized architect, is recognized for his significant contributions to the advancement of the Modern architecture in Los Angeles. Born in Vienna in 1892, Neutra received his architectural education in Europe under the guidance of Adolf Loos and worked for Erich Mendelsohn in Berlin before immigrating to the United States in 1923. After working briefly for Frank Lloyd Wright at Taliesin, in 1925, Neutra moved to Los Angeles where he collaborated with Rudolf Schindler on numerous projects including the Lovell Beach House (1926). He subsequently developed his own practice and went on to design numerous buildings embodying the International Style, twelve of which are designated as Historic Cultural Monuments (HCM), including the Lovell Heath House (HCM #123; 1929) and the Richard and Dion Neutra VDL Research House (HCM #640; 1966). At the time of the Ward-Berger House's commission in the 1930s, Neutra's international reputation had already been recognized. The subject building appears to be a significant and important record of Neutra's work during the late 1930s and shares many of the design details used in his other buildings of the period.

The proposed monument was constructed in 1939 for James Ward. In 1949, the property was sold to Harry A. Berger who owned it until 1975.

Alterations to the subject building include a 1966 conversion of the original garage to residential space and the addition of a two-car garage designed by architect Kurt Anderson.

CRITERIA

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

FINDINGS

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

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT and Mrs. James Ward House / Ward Berger Hou:

10. CONSTRUCTION DATE: 1020 1737 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Richard Neutra with assistance from architect/employee Peter Pfisterer

12. CONTRACTOR OR OTHER BUILDER _____

13. DATES OF ENCLOSED PHOTOGRAPHS _____
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL.HERITAGE.COMMISSION@LACITY.ORG)

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

15. ALTERATIONS Compatible garage addition, west end of house, 1966. Please see enclosed
"Description / History" for further detail.

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

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

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE. INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)
Please see enclosed "Statement of Significance."

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)
Please see enclosed "Statement of Significance."

20. DATE FORM PREPARED _____ PREPARER'S NAME Barbara Lamprecht, M.Arch.
ORGANIZATION _____ STREET ADDRESS 550 Jackson St.
CITY Pasadena STATE _____ ZIP CODE 91104 PHONE (626)264 7600
E-MAIL ADDRESS: bmlamprecht@gmail.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Mr. and Mrs. James Ward House / Ward Berger House IS A one -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Modern, International Style , 4.L.Shape PLAN residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco FINISH AND metal and wood TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S ROOF IS flat roof with asphalt Metal
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

casement; clerestory hoppers; fixed; full height sliding WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A front door with an overhang, located in at the interior corner of the dwelling's primary wings ,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

6. Single Panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE asymmetrical organization of windows and doors, parapet roof line, strong horizontality,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

ribboned (ganged) windows, full-height sliding glass doors with wood trim, painted fireplace,
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

silver-painted coping and parapets comprising flat wood members clad with copper foil
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

exterior soffit lighting and vents, exterior sand-finished stucco, exterior patio with brick and concrete flooring
VERTICALLY; FORMALITY OR INFORMALTY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A attached (later, compatible) garage
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE interior spatial layout with custom lighting, built-in birch cabinetry throughout
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

house, intact living room with asymmetrically located fireplace (near exterior glass wall), radiators and switches;
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

intact kitchen including cabinetry, special mechanisms, countertop; intact bathroom with Marlite surround+lighting

IMPORTANT LANDSCAPING INCLUDES Neutra-specified camphor trees
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

The James Ward House, 3156 Lake Hollywood Drive, Los Angeles 90068
Application, Historic-Cultural Monument status, City of Los Angeles, Office of Historic Resources
Barbara Lamprecht, M.Arch., for Mr. Sam and Mrs. Janet Robertson
Statement of Significance

The James Ward House is eligible for listing as a Historic-Cultural Monument, City of Los Angeles, as an early example of Modern architecture by master architect Richard Neutra (1892 – 1970.) The house retains an exceptionally high level of integrity and has high artistic value. Additionally, it is unique in Neutra's Southern California *oeuvre* in its skilful integration of two periods of his work that are visually and spatially quite different. The period of significance is 1939, the year the building was constructed.

The pivotal design bridges the boxy, "white" International Style of the late 1920s and '30s and the later, more relaxed approach of Neutra's postwar designs. The International Style features include a parapet roof line; white stucco cladding; bands of silver-painted steel casement windows; and a careful delineation of fenestration size. This delineation ranged from narrow clerestory to floor-to-ceiling sliding glass doors, depending on the window's relationship to public street or private garden. While these features demonstrate Neutra's roots in European Modernism, the plan and other aspects of the design point to his mid-century American work. For example, instead of rendering the building as a compact rectangular "box" largely unintegrated into its setting (exemplified by the two-story Harry Koblick House, Silverlake, Los Angeles, 1938), here Neutra unfolds the "box" into an L-shaped volume to create a lower, longer, one-story house with strong horizontal lines. This shift in footprint design afforded greater access to nature for each room, a strategy that culminated in Neutra's famous pinwheel plan seen in masterpieces such as the Kaufmann Desert House, Palm Springs, 1947; the Tremaine House, Montecito, 1948; or the Kronish House, Beverly Hill, 1955.

The design of the Ward House engages its gently sloping site through both exterior and interior strategies, including steps up to the bedroom wing, "following the contours of the land."¹ The design also reflects Neutra's increasingly central goal to link the inhabitants with nature. "The fireplace is so situated that it benefits also people gathered at the porch-like outside, through which the wide sliding doors communicate with the interior,"

¹ University of California, Los Angeles, Department of Special Collections, Richard and Dion Papers, Collection 1179, Box 890.

Neutra wrote in his description. Space could "expand outwards," he explained." In many later houses, such as the Taylor House, 1964, Glendale, Neutra employed this same location for a fireplace, part of his objective to blur the indoor-outdoor relationship. Again, anticipating what would become a trademark, he further disassembled the L-shape plan into a series of planes (walls and roof) of different sizes that slide past one another asymmetrically, evident on both the public and private elevations. It presages Neutra's "golden era" of the larger homes of the 1950s and '60s, although the later houses are typically glass-and-wood, post-and-beam in construction. Thus, the Ward's design both is unusual and unique in Southern California in seamlessly bridging these two eras of Neutra's work. The only comparable "hinge" house is the L-shaped Alvin Eurich House, in Los Altos Heights, in northern California. Although it was also completed in 1939, the Eurich design is more tentative than the Ward House, which clearly deploys the important character-defining features described above.

The Ward House is also significant in exemplifying how Modernism could be harnessed for a servantless couple during the economically depressed years of the 1930s. The goal of quality housing for "everyman," common to American architects in that period, was an urgent mission for Neutra's European contemporaries and a lifelong objective for Neutra himself. He was acutely sensitive to housing "average" people in dwellings that while small in square feet provided easy maintenance and lush landscaping for a working couple such as the Wards. With its emphasis on "nature near" and a judicious use of glass, his design would achieve "perfect harmony" and "eliminate any feeling of restriction," as he noted in a Los Angeles Times article titled "Pattern for Happiness" focused solely on the Ward House.² Indeed, originally 1,107 square feet,³ the house boasts many original and extant features designed for saving footsteps or for reducing cleaning, noted in the Description.

The little Modern house was completed in 1939, the same year the Hollywood Knolls Community Club was established. At least as early as 1949, the HKCC covenants and restrictions required slopes of 1.5 feet for every 12 feet. In June 1939, Neutra did present the Ward House plans to the "Art Jury" and they were approved, he said, in

² Los Angeles Times, Sept. 22, 1946, E3. Unbylined, but the text is virtually the same as the description Neutra wrote for the publicity for the house. Source, see footnote 1.

³ According to Los Angeles County Tax Assessor Records. Surprisingly, permit calculations of the 1,107 square feet included 87 square feet, one-half of outdoor patio space. Interior area, therefore, was 927 square feet.

a note dated July 6, 1939.⁴ Other later Neutra houses in Long Beach and in Rancho Palos Verdes, homeowner associations rules were already established, often have cedar shingle-clad on sloped roofs, so the Ward House is unusual in having a flat roof in a neighbourhood that desired sloped roofs.

A final contributing factor in the building's significance is the thin copper foil used for the roof expanse, the parapets, and the pony wall at the kitchen entrance. Neutra intended to exploit both the metal's structural and aesthetic qualities: As he noted " ... the aluminium of the sash, the copper of the roof and copings, give a background color scheme which sets off the bright and strong tones of California planting."⁵ It may be that this lightweight experimental roof, designed with slender standing seams, was embraced "early adopters" of technology: R.M. Schindler's Van Dekker House in Woodland Hills, under construction at the same time, features a similar copper roof.⁶ While Neutra is invariably associated with silver paint and steel windows, copper is virtually never to be found in his repertoire, so its presence here enhances the dwelling's significance.

While the original garage was converted to a family room and a 20'x23' garage was added in 1965, the exterior, public elevation of the earlier garage was not altered. Designed by architect Kurt Anderson, the later garage is separated from the original by a thin expansion joint on the street façade. Aesthetically, it was integrated into and aligned with the original garage. The addition is both compatible and inconspicuous. It could be removed, and does not affect the significance of the Ward House. The immediate setting of the house, including the tall bank of trees on the west "supplemented by careful plantings" that Neutra refers to his description, has changed very little; and the larger setting of nearby houses has also retained its integrity.

In conclusion, because the Ward House embodies the design strategies and philosophical values of master architect Richard Neutra, enjoys a unique stature in the chronology of his work, and retains an exceptional level of integrity, it is eligible as a Historic-Cultural Monument, City of Los Angeles.

⁴ UCLA, Ibid.

⁵ *California Arts and Architecture*, Vol. 58, No. 21, p. 25. Los Angeles, 1941.

⁶ E-mail exchange with the owner, July 5, 2011.

Description

The James Ward House, 3156 Lake Hollywood Drive, Los Angeles, is located in the hilly Hollywood Knolls community north of the Hollywood Reservoir. The area is characterized by narrow curving streets, mature landscaping, and modestly sized, primarily traditionally styled, single-family homes, some dating to the late 1920s, corresponding to the subdivision of Tract 6822, recorded April 28, 1924, from the larger Tract 6680, recorded April 12, 1924. The house was designed in the Modern International Style. Located on an irregular-shaped lot, the one-story property is approximately 1,560 square feet in size with medium-finish stucco and a wood frame. In massing and plan, it is a rectilinear Z-shape in plan. The westmost arm is a later, compatible addition. The original rectilinear L-shape is oriented to the southwest and the interior of the L frames the front garden. Tall blue-green camphor trees shelter the house on the west, and other dense plantings and trees shade the house on the east. A brick fireplace with a low-rise chimney is located on the northwest corner of the house. The flat roof features a shallow parapet topped by a coping comprising 1 x 6 wood member clad with silver-painted thin copper foil. The parapet runs the perimeter of the building. This same detail is present on the low pony wall bordering the kitchen's shallow patio directly fronting the sidewalk and Lake Hollywood Drive. The roof area itself retains portions of the experimental copper foil, later largely replaced with rolled composition asphalt roofing in 1978.¹

The property retains many original exterior character-defining features typical of the architect's design vocabulary of the 1930s. These include ganged series of silver-painted steel windows (casement and clerestory); window detailing including distinctively shaped angled sills and rounded post covers; full-height sliding glass doors; a flat roof with a parapet; a lack of ornament; and a single-panel (south-facing) front door.

The principal south elevation façade, locating the two-bedroom wing to the northwest, is set back from the street and parallel to it. Here, the primary entry is sheltered by a long flat overhang that is trimmed top and bottom with thin silver-painted metal bands. The entire ceiling plane of the overhang features an incandescent light trough

¹ Permit for roof February 2, 1978.

² Invented in the early 1930s, *Marlite* is an oil-finished hardboard with tongue-and-

Description / History

covered by translucent glass panels divided by thin metal strips. A long, linear bank of shallow clerestory windows, highly placed and with silver-painted steel frames, also characterizes this south façade.

The secondary south façade, containing the kitchen entrance, faces Lake Hollywood Drive and is immediately accessible to the sidewalk. This wing includes the original kitchen; the former garage (converted to a studio/family room in 1965), and the later, compatible, west-facing two-car garage, both constructed at the same time. The secondary kitchen entrance features a shallow, inset porch with two groups of three small casement windows, each group topped by one long clerestory, occupying the full width of this façade. Accessed by a few steps, the concrete porch and side door is fronted by a low wall capped with the coping previously noted. The rear west-facing elevation has two full-height silver-painted wood-framed sliding door, 12 feet wide by seven feet tall, both stepped back from the roofline to create a long, sheltered portico leading out to the garden, plantings and mature trees. (The small total budget of about \$5,235 may have required the unusually wide patio doors to be framed in wood rather than steel as they were in the Beard House, Altadena, 1935, and the Beckstrand House, Palos Verdes, 1940.) Other exterior character-defining features typical of the architect include broad strips of exterior roof vents on the undersides of porch overhangs aligned with exterior soffit lighting. Neutra called such lighting a "night curtain," employed to illuminate patios and exterior shrubbery, increasing the inhabitant's range of vision at night, but also because light hitting the window decreased visual access to the interior.

To an almost astonishing degree, the interior also retains several original character-defining features that in many later houses by the architect have long since been altered or removed. These include custom built-in birch wood furniture, sofa, and cabinets in the living/dining area and the bedrooms, including a built-in dressing table with concealed mirrors; vertical "rolling" window screens hidden near the bases of casement windows and unrolled up when needed; built-in birch wood furniture, sofas, and shelves; mechanical switches and heating vents; Marlite² panels and original hardware in the bathrooms; a tiny mechanism along the base of the bathroom door that

² Invented in the early 1930s, *Marlite* is an oil-finished hardboard with tongue-and-groove edges and metal clips for securing the panels. It is coated with Melamine, a hard-baked synthetic resin. See *Popular Science*, January 1976, 127.

Description / History

dropped a thin rubber panel to meet the floor when the door was closed, affording greater acoustical privacy; translucent Factrolite³ glazing in bathroom windows; vertical incandescent GE "Lumiline" light tubes flanking the upper bathroom mirror, replaced with identical tubes when needed; a small kitchen with original paint-grade, painted cabinetry characterized by drawers with angled cut-outs instead of hardware for less maintenance; original paper towel holder; original yellow-green Linoleum kitchen countertops and backsplash; kitchen cabinet drawers drilled with holes or lined with dowels for ventilation of vegetables, made more effective by air holes puncturing the exterior kitchen wall where they are framed with small trimmed vents; and even a built-in unit for disposing of kitchen scraps with dual metal flaps designed to seal any odors.⁴ This specialized unit included a small waste bin secured in the wall and accessed by an exterior silver-painted metal door, thus facilitating easy disposal from the street.

Ownership History

According to the Los Angeles County Assessor Archives, the Taft Land and Development Company, developer of tracts 6600 and 6682, sold the property to Asa G. Kasabur in 1925. She sold her lot to James Ward on August 3, 1935. Mr. James and Mrs. (first name unknown) Ward retained ownership of the house, built in 1939, until September 1, 1949, when Mr. and Mrs. Harry A. Berger purchased the property. The couple owned it until 1975, when Bank of America acquired it. The bank owned it until 1989, when the current owners, Mr. Samuel and Mrs. Janet Robertson, purchased it. The house is sometimes named the Ward-Berger House, although the Bergers did not acquire the house until a decade after its completion.⁵

³ *Factrolite* is a type of translucent glass whose light-diffusing properties are achieved because the glass is a grid of tiny pyramid-shaped prisms; the pyramid quadruples the number of surfaces exposed to light. Developed in the early 1920s and trademarked in 1955, *Factrolite* was invented to improve productivity and lighting levels in industrial settings by decreasing sharp shadows and strong contrasts, and intended to improve the efficiency of floor and plant workers. Like many products originally for industrial use, it was appropriated by early Modernist architects, generally in Europe and especially in Holland, for residential and commercial applications. It is found in the vast majority of Neutra-designed buildings. Trademarked June 22, 1955, by Mississippi Glass Co.

⁴ A very similar countertop unit has been restored at the Miller Mendensieck House, Palm Springs, 1937.

⁵ Neutra's houses are usually named after the original clients unless he intended the house to demonstrate a specific purpose, e.g., the Kaufmann Desert House or the VDL

Alterations and Integrity

The single major alteration was the 1966 conversion by the second owners, the Bergers, of the garage to a studio/family room and the addition of a new two-car garage sited to the west of the original footprint. The alteration and addition were completed in 1965 and added 403 square feet to the 927-square-foot structure. While sizeable, the reversible addition is in part hidden by landscaping and plants. Overall it is compatible with the rest of the original design, although the location of the windows facing the garden (a private elevation) do not conform precisely in type or in the location of with the window datum lines established elsewhere. Additionally, a tall west-facing jalousie window, present near the kitchen and perpendicular to the street, replaced the original pedestrian entrance to the garage. The two steps leading down to the original garage (now studio/family room) from the kitchen, following the lot's slight slope, remain. The condition of the property is fair to good. All aspects of physical and otherwise integrity -- location, design, setting, materials, workmanship, feeling, and association -- have been retained to a very high degree.

Sources

The Avery Index

California Arts and Architecture

The California Index

City Directories

Hines, Thomas S. *Richard Neutra and the Search for Modern Architecture*. Oxford University Press, Oxford and New York. 1982.

The Historical Los Angeles Times

Lamprecht, Barbara. *Richard Neutra -- Complete Works*. Taschen, Cologne and Los Angeles. 2000.

Research House. However, Neutra inexplicably used the name, Harry Berger House, in one book of his projects, *Richard Neutra 1950 -- 1960* (New York: Frederick Praeger, 1959.) There is no indication of any discord between the architect and the original clients, the Wards, and Neutra featured the house and the clients in a newspaper article in the *Los Angeles Times*, cited in the Statement of Significance. The house is being titled the Ward House for purposes of this report.

The James Ward House, 3156 Lake Hollywood Drive, Los Angeles 90068
Application, Historic-Cultural Monument status, City of Los Angeles, Office of Historic Resources
Barbara Lamprecht, M.Arch., for Mr. Sam and Mrs. Janet Robertson
Description / History

Los Angeles County Assessor Archives, Los Angeles and South El Monte (East District Office)

Los Angeles Department of Building and Safety (permits)

The Richard and Dion Neutra Papers, Collection 1179, Department of Special Collections, the Charles E. Young

Research Library, University of California, Los Angeles

The Los Angeles Public Library, History and Architecture departments

Who's Who in California

ZIMAS

Photos printed in the document include 1 - 14. Photos included in the CD include 1 - 27.

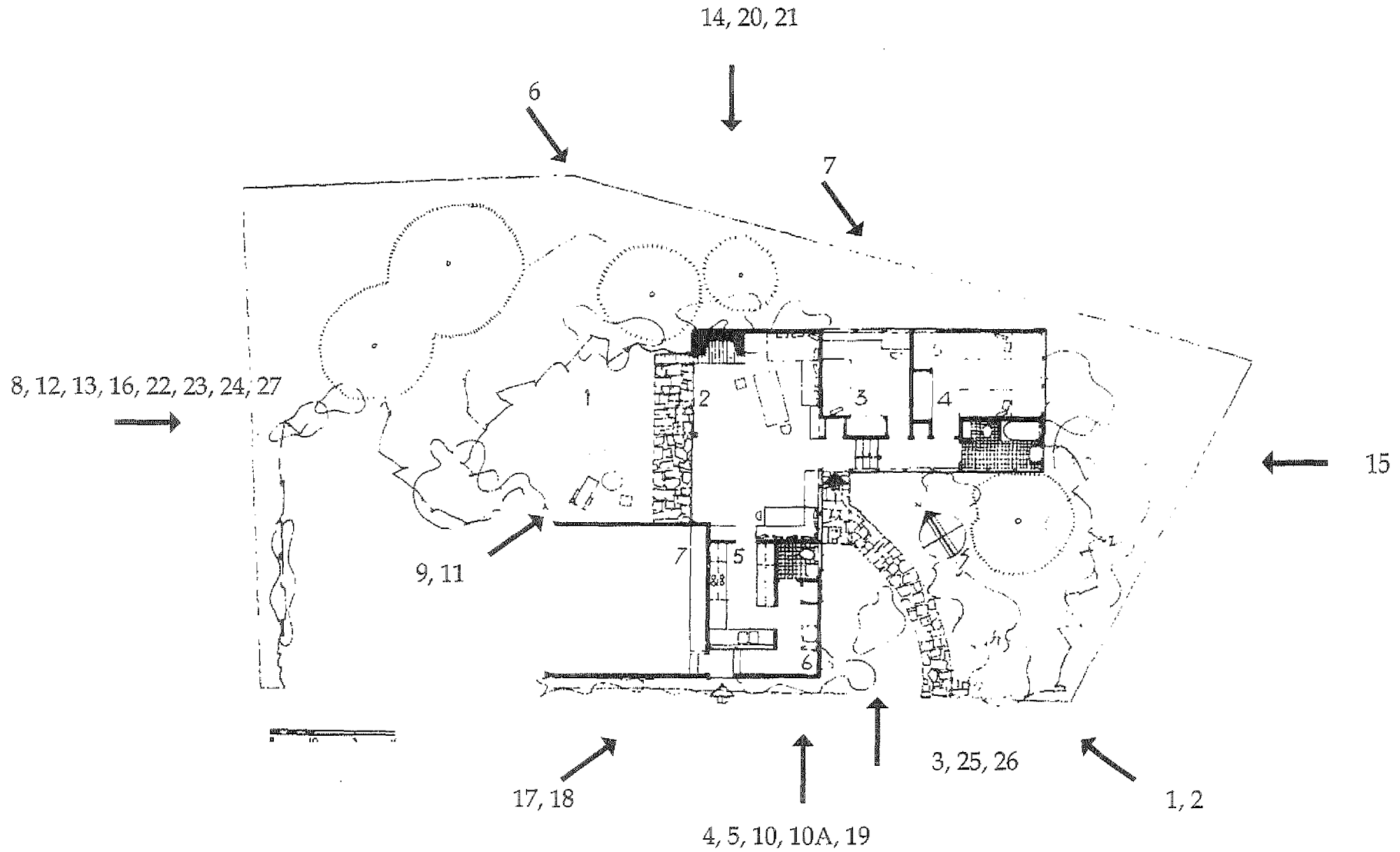
- 1_Ward House_07252011_Ext_Looking N_Barbara Lamprecht.JPG
- 2_Ward House_08202011_Ext_Looking N_Laura Orozco.JPG
- 3_Ward House_08202011_Ext_Looking NE_Laura Orozco.JPG
- 4_Ward House_08202011_Ext_Looking NE_Laura Orozco.JPG
- 5_Ward House_08202011_Ext_Looking NE_Laura Orozco.JPG
- 6_Ward House_08202011_Ext_Looking S_Laura Orozco.JPG
- 7_Ward House_08202011_Ext_Looking S_Laura Orozco.JPG
- 8_Ward House_07252011_Ext_Looking SE_Laura Orozco.JPG
- 9_Ward House_08202011_Ext_Looking E_Laura Orozco.JPG
- 10_Ward House_08202011_Int_LR_Looking NE_Laura Orozco.JPG
- 10A_Ward House_approx 1940_Historic Photograph_Int_LR_Looking NE_Luckhaus Studio.jpg¹
- 11_Ward House_08202011_Int_Looking E_Laura Orozco.JPG
- 12_Ward House_08202011_Int_Looking SE_Laura Orozco.JPG
- 13_Ward House_08202011_Int_Looking SE_Laura Orozco.
- 14_Ward House_08202011_Int_Looking SW_Barbara Lamprecht
- 15_Ward House_07252011_Ext_Detail_LR_Steel Casement Windows_Barbara Lamprecht.JPG
- 16_Ward House_07252011_Int_Detail_Factrolite Glazing in 2nd Bath_Barbara Lamprecht.JPG
- 17_Ward House_07252011_Ext_Detail_Copper Coping at Kitchen_Barbara Lamprecht.JPG
- 18_Ward House_07252011_Ext_Detail_Copper Foil from Roof_Barbara Lamprecht.JPG
- 19_Ward House_07252011_Ext_Detail_Door Kitchen Disposal Unit_Barbara Lamprecht.JPG
- 20_Ward House_07252011_Int_Detail_Lid Kitchen Disposal Unit_Barbara Lamprecht.JPG
- 21_Ward House_07252011_Int_Detail_Perforated + Doweled Kitchen Drawers_Barbara Lamprecht.JPG
- 22_Ward House_08202011_Int_Detail_Kitchen Storage Drawer Tin_Barbara Lamprecht.JPG
- 23_Ward House_07252011_Int_Detail_Dropdown Acoustical Strip MstrBath_Barbara Lamprecht.JPG
- 24_Ward House_07252011_Int_Detail_Lumiline Lighting Mstr Bath_Barbara Lamprecht.JPG
- 25_Ward House_08202011_Int_Detail_Concealed Dressing Mirror_Barbara Lamprecht.JPG
- 26_Ward House_08202011_Int_Detail_Built-in Bedroom Cabinetry_Barbara Lamprecht.JPG
- 27_Ward House_07252011_Int_Detail_LR Radiator/Brass Controls_Barbara Lamprecht.JPG

¹ Department of Special Collections, Collection 1179, Charles E. Young Research Library, University of California, Los Angeles. Box 890, Folder 4.

Photo Map: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90066-1500

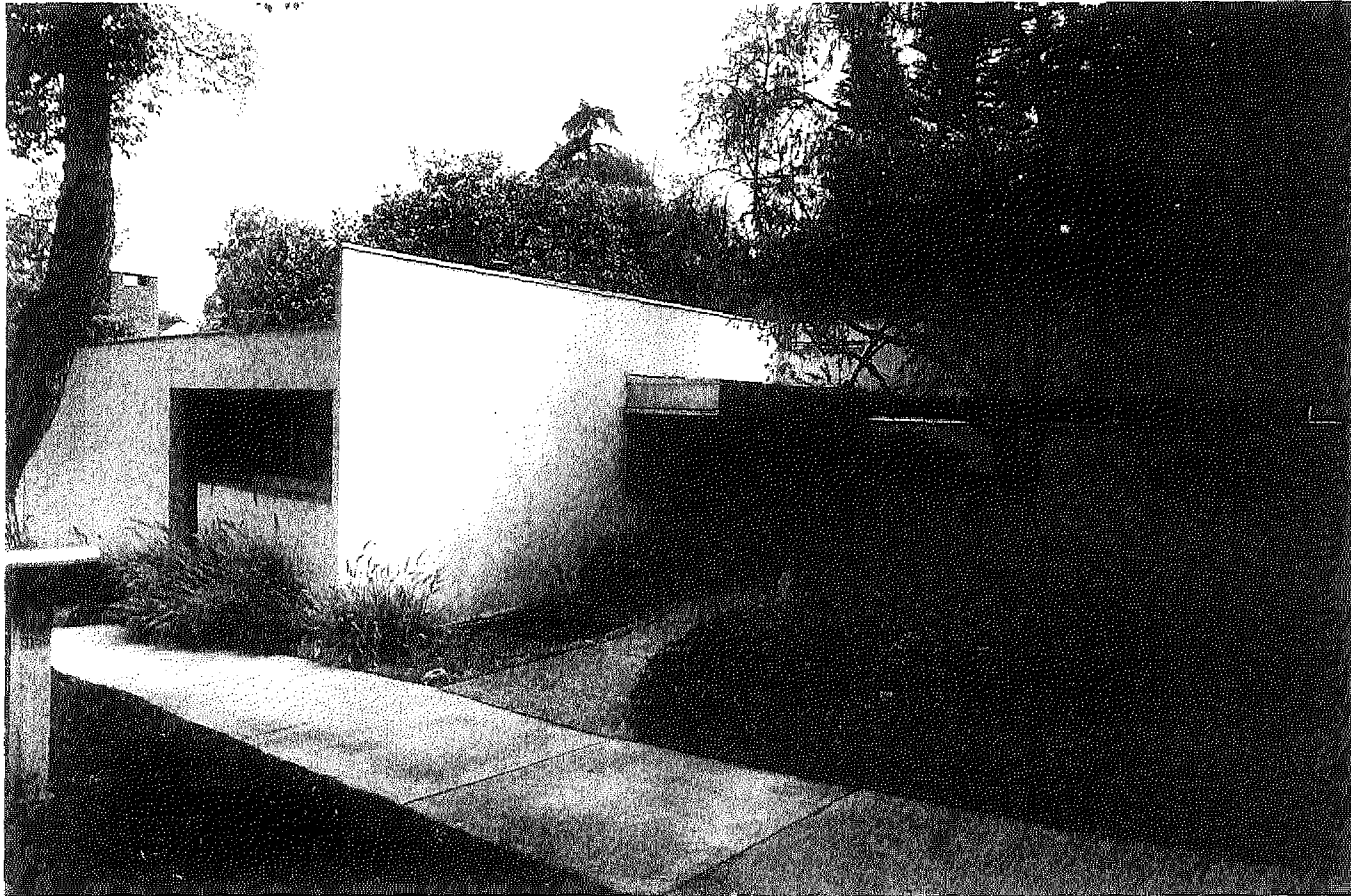
Barbara Lamprecht, M.Arch., for Sam and Janet Robertson

August 28, 2011



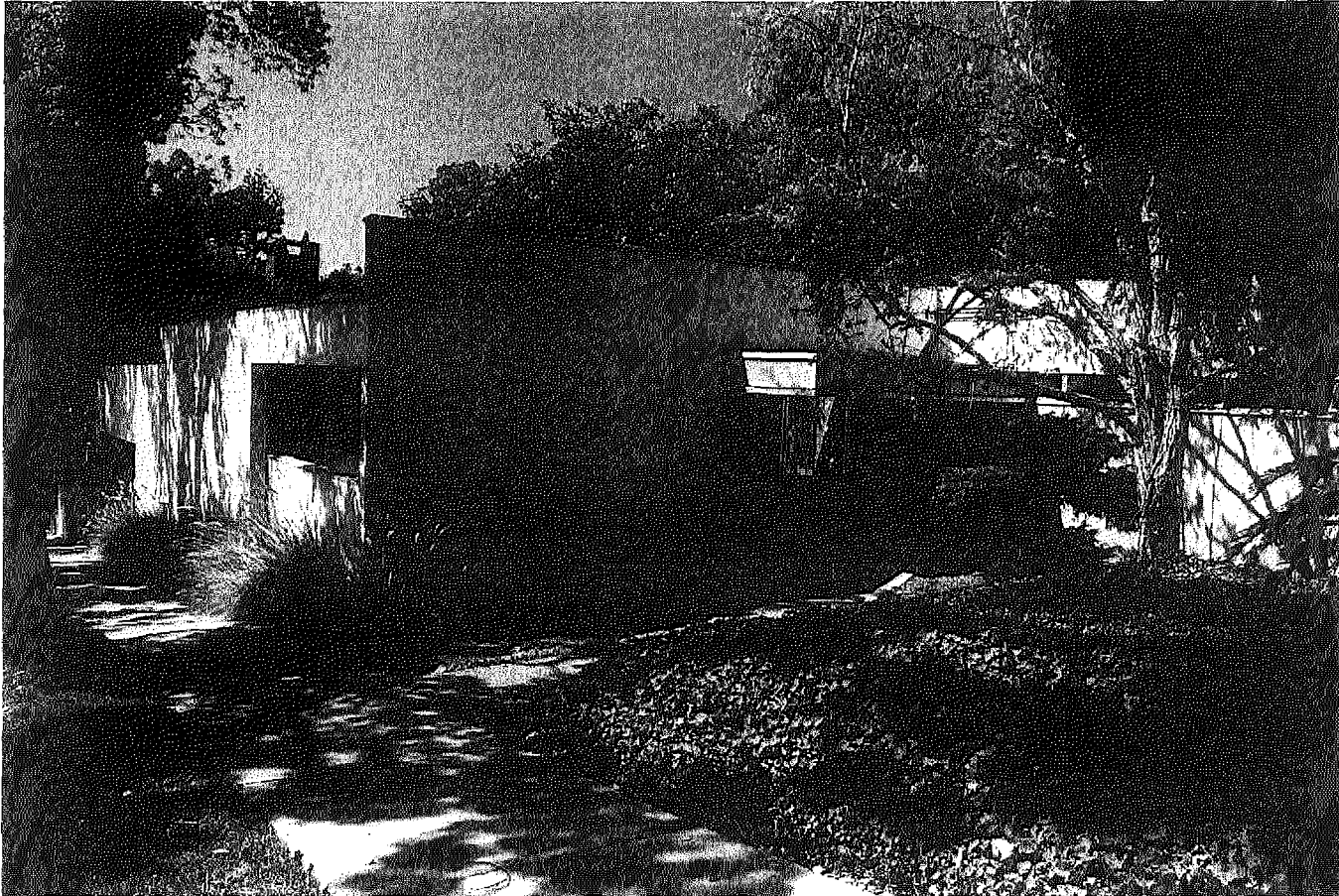
Note: Camera was placed both inside and outside of property; arrows show general orientation of image only. Numbers 1 - 7 in "Neutra font" seen on the interior and the northwest patio are original to the drawing and indicate the names of rooms or spaces; these numbers are not related to the Photo Log.

Photo 1: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Sam and Janet Robertson
August 28, 2011



Street view, looking north from Lake Hollywood Drive.
Photographer: Barbara Lamprecht 25 July 2011.

Photo 2: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Sam and Janet Robertson
August 28, 2011

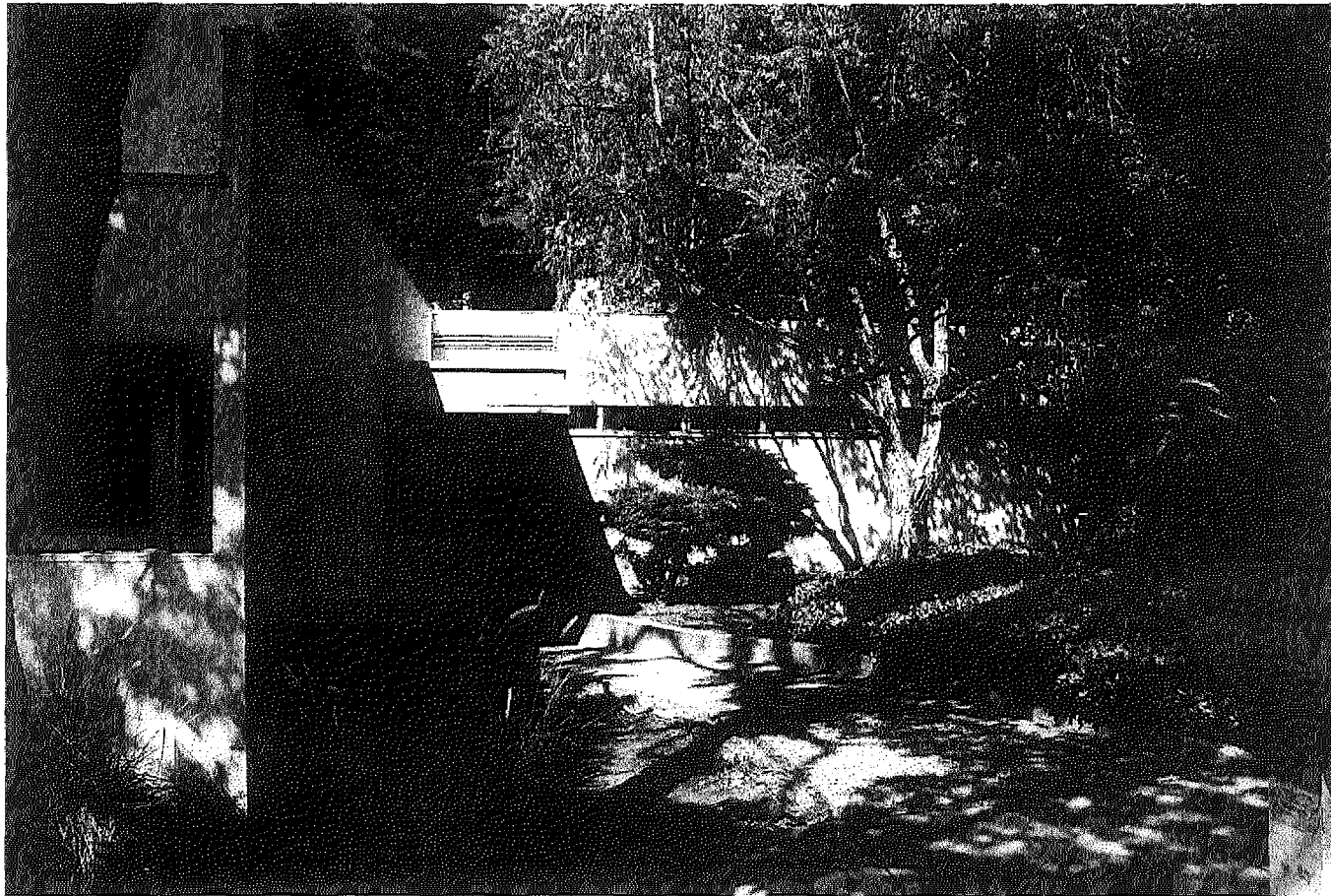


Street view, looking north from Lake Hollywood Drive.
Photographer: Laura Orozco. 20 August 2011.

Photo 3: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560

Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson

August 28, 2011



Street view, looking northeast from Lake Hollywood Drive.

Photographer Laura Orozco. 20 August 2011.

Photo 4: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



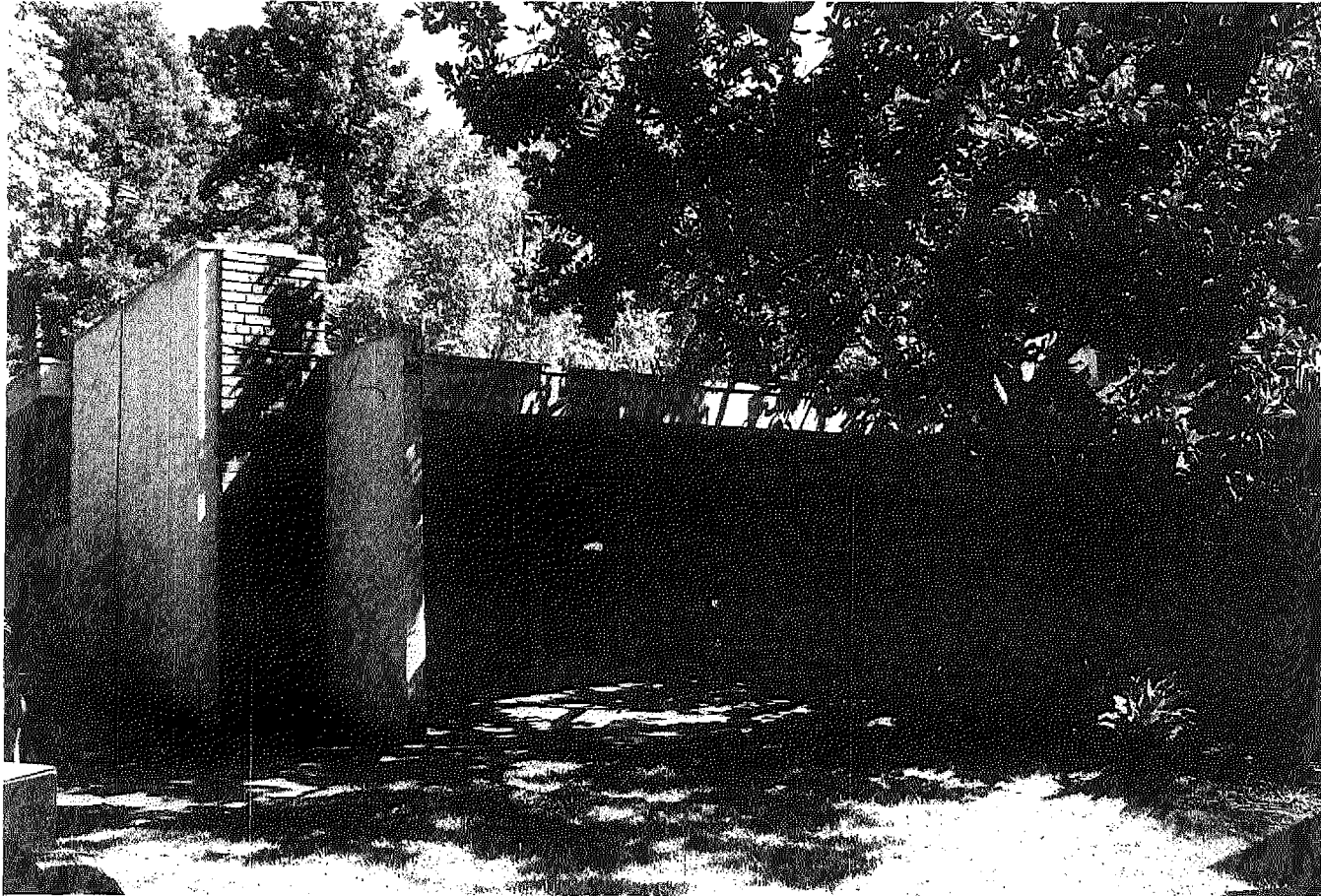
Street view, looking northeast from Lake Hollywood Drive.
Photographer Laura Orozco. 20 August 2011.

Photo 5: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



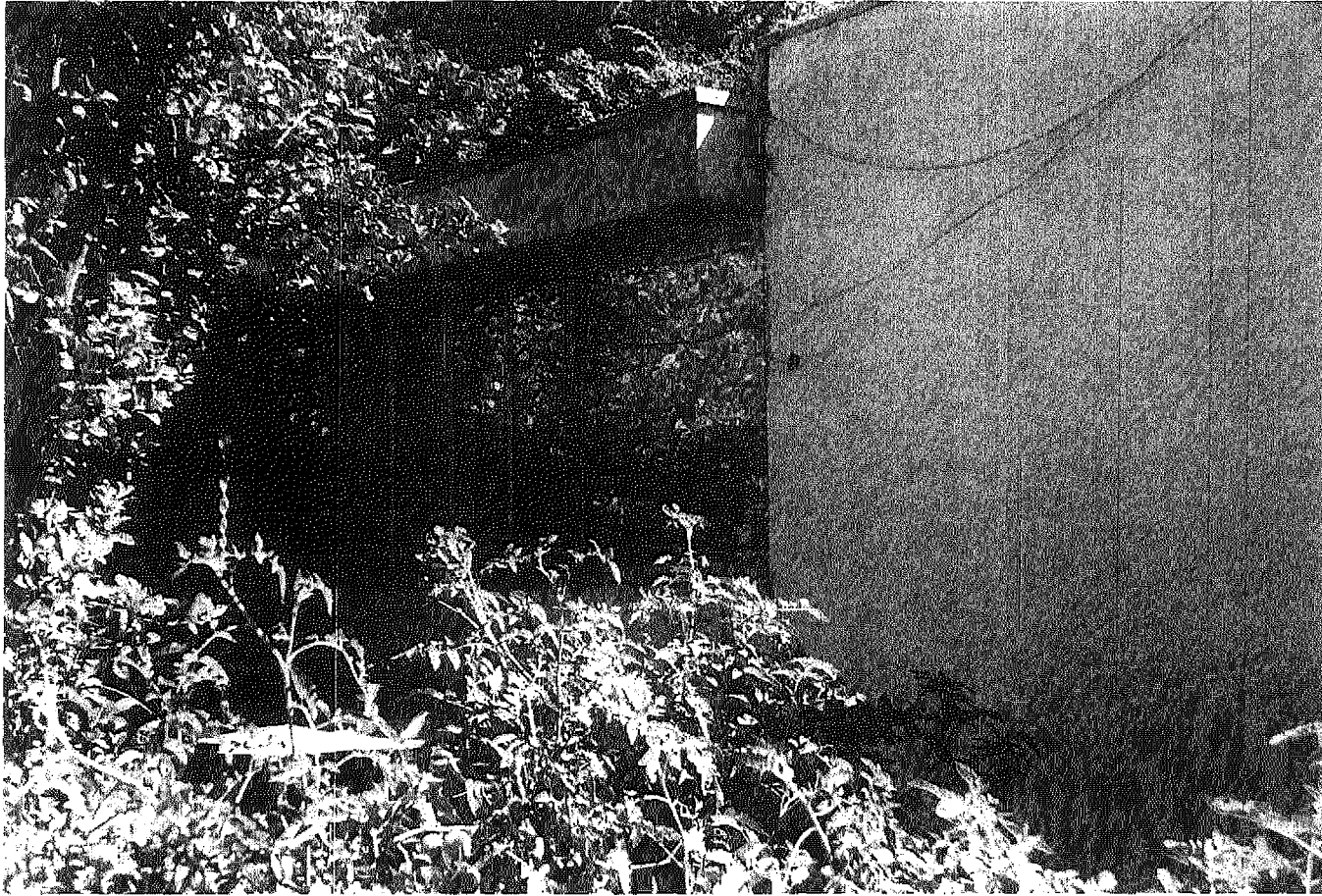
Kitchen entrance,
looking northeast from Lake Hollywood Drive.
Photographer Laura Orozco. 20 August 2011.

Photo 6: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



Rear view,
looking south.
Photographer Laura Orozco. 20 August 2011.

Photo 7: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



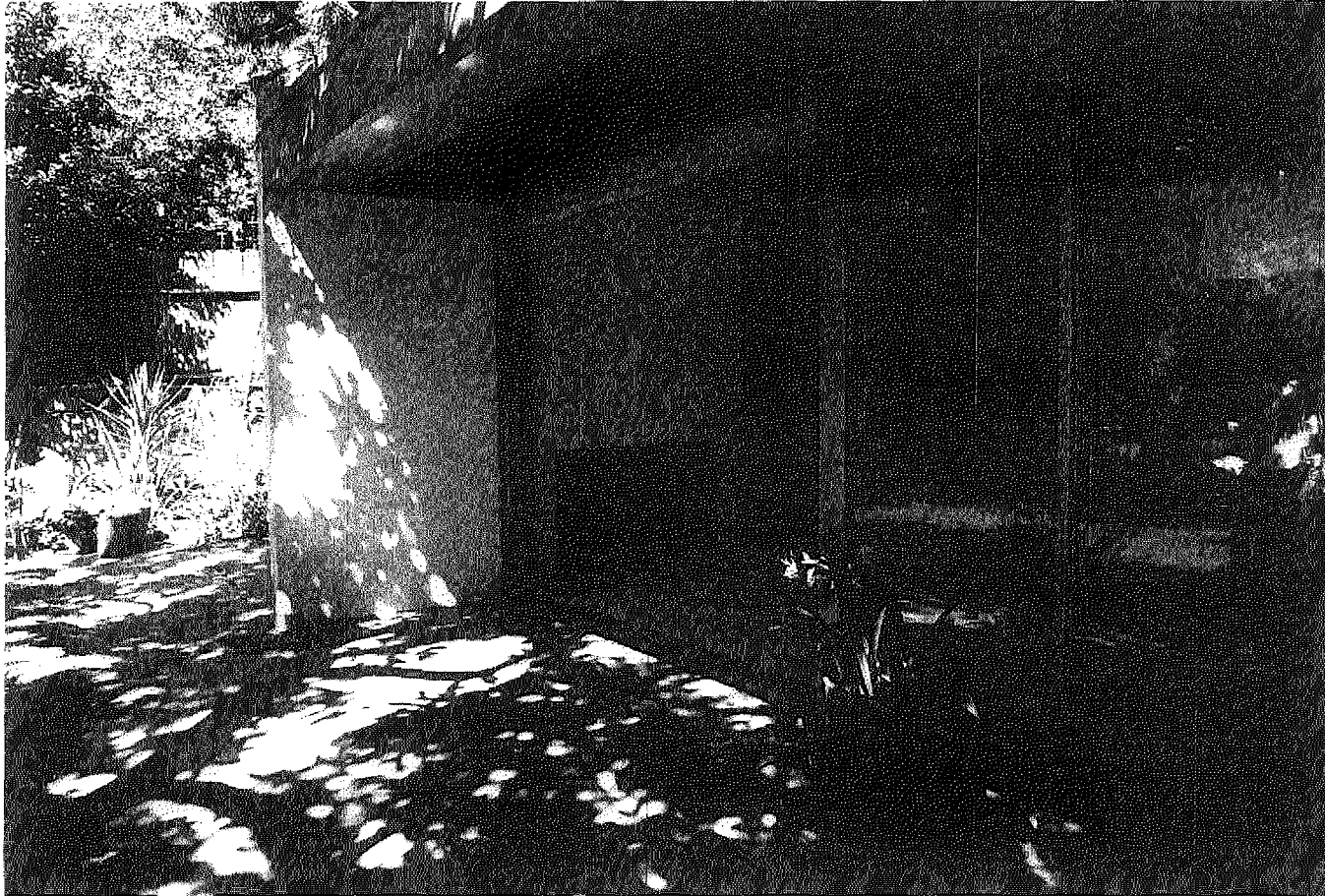
North elevation,
looking south.
Photographer Laura Orozco. 20 August 2011.

Photo 8: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



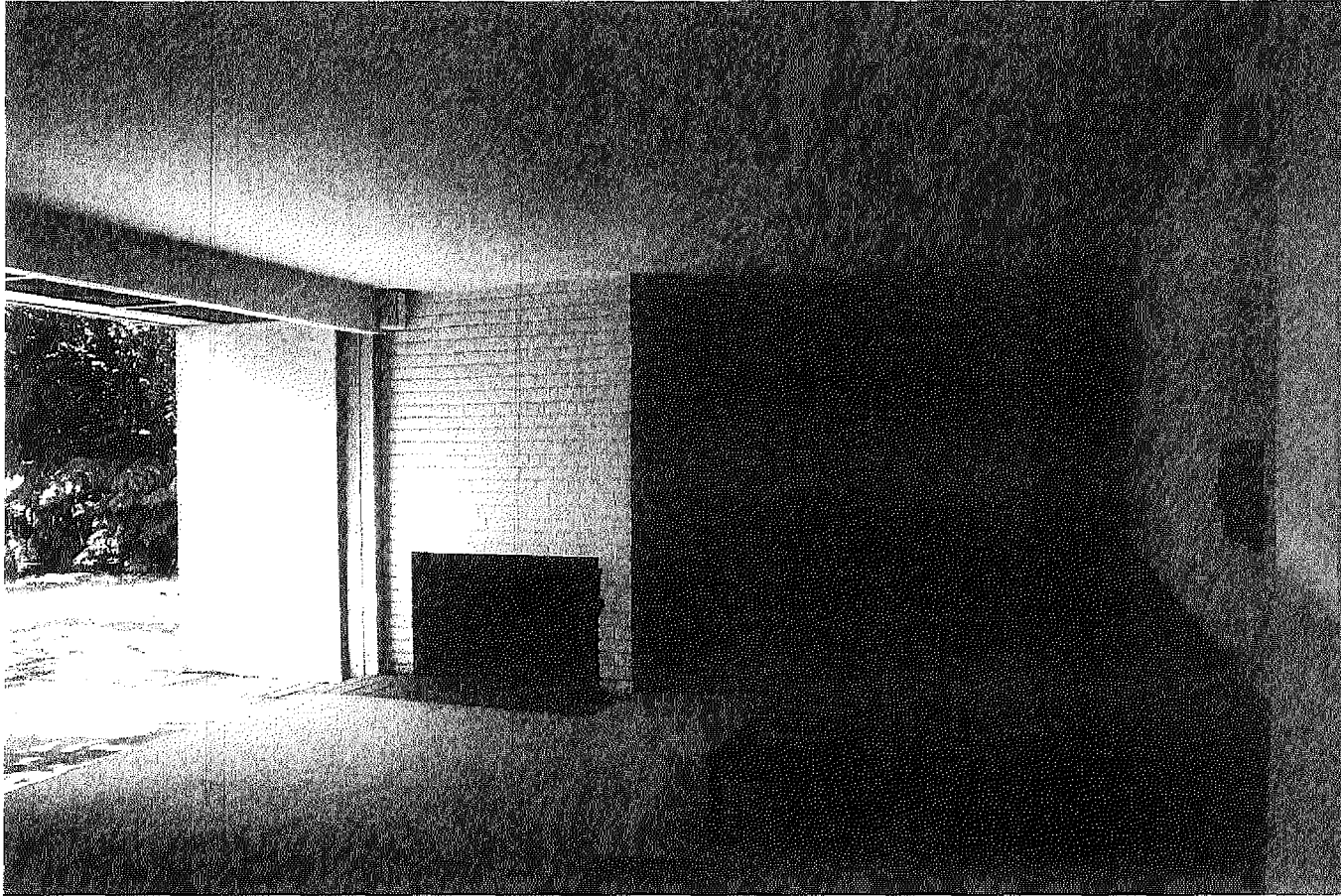
Northwest elevation,
looking southeast.
Photographer Laura Orozco. 20 August 2011.

Photo 9: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



Northwest elevation,
looking northeast.
Photographer Laura Orozco. 20 August 2011.

Photo 10: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



Interior, Living Room
looking northeast.
Photographer Laura Orozco. 20 August 2011.

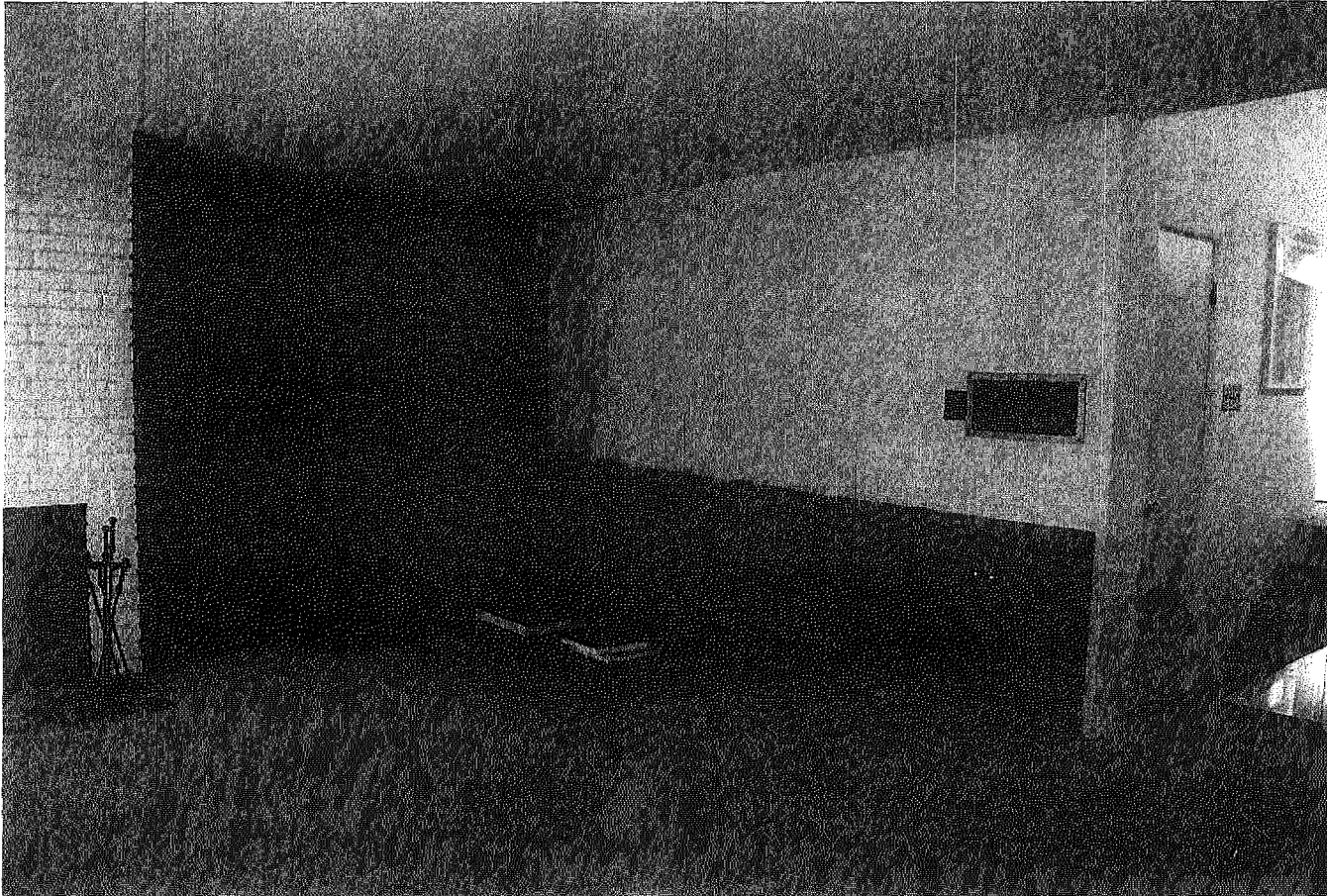
Photo 10A: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



Interior, Living Room,
looking northeast.
Photographer Luckhaus Studios. Approximately 1940.

Department of Special
Collections, Collect
1179, Charles Young
Research Library,
University of
California, Los
Angeles.
Box 890, Folder 4.

Photo 11: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



Interior, Living Room, Stairs leading to bedroom wing.
looking northeast.
Photographer Laura Orozco. 20 August 2011.

Photo 12: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



Interior, Looking to Stairs, Original Bedroom wing, Bathroom.
Looking southeast.
Photographer Laura Orozco. 20 August 2011.

Photo 13: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



Interior, Bathroom, with southwest-facing clerestories,
looking southeast.
Photographer Laura Orozco. 20 August 2011.

Photo 14: Ward House, 3156 Lake Hollywood Drive, Los Angeles, CA 90068-1560
Barbara Lamprecht, M.Arch., for Mr. and Mrs. Sam and Janet Robertson
August 28, 2011



Interior, Kitchen,
looking southeast.
Photographer Barbara Lamprecht. 20 August 2011.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH

BAS Form B-3

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT 11 BLK. TRACT 6822

2. PRESENT USE OF BUILDING: DWELLING NEW USE OF BUILDING: 101 - SAME

3. JOB ADDRESS: 3156 Lake Hollywood Drive

4. BETWEEN CROSS STREETS: La Sombra Drive AND La Juuiga Drive

5. OWNER'S NAME: Mr. P. Lora Harry A. Berner PHONE

6. OWNER'S ADDRESS: 3156 Lake Hollywood P.O. BOX ZIP

7. ARCHITECT OR DESIGNER: Kurt Anderson AIR STATE LICENSE NO. PHONE 3-5-3228

8. CONTRACTOR: Paul Lacava 31-75643 STATE LICENSE NO. PHONE PO 340-4

9. SIZE OF EXISTING BLDG: 48x28 STORIES 1 HEIGHT 14 NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 dwelling

10. MATERIAL OF CONSTRUCTION: ext. walls: comp/stucco ROOF: compo FLOOR: conc.

CENSUS TRACT

DIST. MAP: 15-161

ZONE: R-11

FIRE DIST: M1ED

INSIDE COR. LOT: 4

REV. COR. LOT SIZE: 96.4' x 46.5'

123' x 46.5'

REAR ALLEY

SIDE ALLEY

BLDG. LINE

AFFIDAVITS: TILLS

11. JOB ADDRESS: 3156 Lake Hollywood Drive

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: \$ 6,000

13. NEW WORK: (describe) convert garage to studio, add garage

DISTRICT OFFICE: LA

GRADING: YES

CRIM. SOIL

HIGHWAY DEED

NEW USE OF BUILDING: 1 fam. dwelling

SIZE OF ADDITION: 20x23 STORIES 1 HEIGHT 12 FLOOR

TYPE: U PERMITS: E

SPRINKLERS: RED'D SPECIFIED

VALIDATION APPROVED: [Signature]

PLANS CHECKED: [Signature]

SEALS APPROVED: [Signature]

ASSIGNATION APPROVED: [Signature]

INSPECTOR: [Signature]

P.C. No. 11 5399

P.F. 16.90 S.P.C. G.P.I. 5.22 B.P. 26.00 I.F. 0.05 C.T.O. TYRIST

48
28
38 4
96 0
13 4 4

11-85	29476 E	96980	X-2 CK	16.90
11-85	32934 E	98292	2-7 CK	5.00
11-85	32935 E	98292	2-1 CK	26.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workman's compensation insurance.

This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof, make any warranty or shall be responsible for the performance or faults of any work described herein, or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 L.A.M.C.)

Signed: Paul Lacava (owner or agent)

Name: J. Seymour Date: 6-3-65

Bureau of Engineering: ADDRESS APPROVED SEWERS AVAILABLE NOT AVAILABLE DRIVEWAY APPROVED HIGHWAY DEDICATION REQUIRED COMPLETED FLOOD CLEARANCE APPROVED APPROVED FOR ISSUE FILE # PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED APPROVED UNDER CASE # APPROVED (TITLE 19) (L.A.M.C. 5700) APPROVED FOR

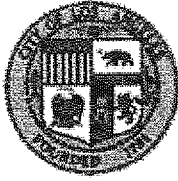
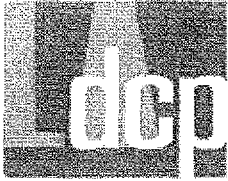
Conservation

Plumbing

Planning

Fire

Traffic



City of Los Angeles
Department of City Planning

9/27/2011

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3156 N LAKE HOLLYWOOD DR

ZIP CODES

90068

RECENT ACTIVITY

CHC-2011-2516-HCM

ENV-2011-2517-CE

CASE NUMBERS

Address/legal Information

PIN Number	159B181 380
Lot/Parcel Area (Calculated)	6,126.8 (sq ft)
Thomas Brothers Grid	PAGE 563 - GRID D7
Assessor Parcel No. (APN)	5579027026
Tract	TR 6822
Map Reference	M B 96-59/60
Block	None
Lot	11
Arb (Lot Cut Reference)	None
Map Sheet	159B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - Tom LaBonge
Census Tract #	1897.01
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	None
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5579027026
Ownership (Assessor)	ROBERTSON,SAMUEL E AND ROBERTSON,BENJAMIN D 3156 LAKE HOLLYWOOD DR LOS ANGELES CA 90068
Ownership (City Clerk)	ROBERTSON, SAMUEL E. & JANET D. 3156 LAKE HOLLYWOOD DR LOS ANGELES CA 90068
APN Area (Co. Public Works)*	0.140 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$503,934
Assessed Improvement Val.	\$86,196
Last Owner Change	12/30/97
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	676158
	6-294
	2034380
	1860676-77
	1721822
	1451442
	126467
Building 1	
Year Built	1939
Building Class	D6D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,510.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	Within Fault Zone
Landslide	No
Liquefaction	No

Economic Development Areas

Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	None

State Enticement Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	615

Fire Information

Division	3
Battalion	5
District / Fire Station	76
Red Flag Restricted Parking	No

barbara lamprecht, m.arch.
architectural historian / preservation consulting
626 264 7600 mobile 626 794 5878 office
bmlamprecht@gmail.com

Lamprecht ArchiteXtural at barbaralamprecht.com

4 September 2011

Mr. Lambert Giessinger
Historic Preservation Architect / Mills Act Administration
Office of Historic Resources
Department of City Planning
City of Los Angeles
200 N. Spring Street, Room 620
Los Angeles CA 90012

Dear Mr. Giessinger, Lambert,

Enclosed please find our application for the Ward House, also known as the Ward-Berger House. Designed by Modernist architect Richard Neutra and built in 1939, the residence, a pivotal design within the Neutra canon, exhibits an exceptionally high level of integrity and high artistic value.

The owners seek the Nomination as a Historic-Cultural Monument, City of Los Angeles, both because of listing's inherent prestige and later they hope to avail themselves of the Mills Act as a means to mitigate the cost of long desired and needed restoration.

Please note that the CD contains 28 images, seen in the Photo Map and Log, while the printed images are Photos 1 = 14, including one historic photograph.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "barbara lamprecht". The signature is written in a cursive, lowercase style.

Barbara Lamprecht, M.Arch.



Address: 3156 N LAKE HOLLYWOOD DR
 APN: 5579027026
 PIN #: 159B181 380

Tract: TR 6822
 Block: None
 Lot: 11
 Arb: None

Zoning: R1-1
 General Plan: Low II Residential



Case Number:
CHC-2011-2516-HCM
Declaration Letter Mailing List
MAILING DATE: **Dec. 16, 2011**

GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395

Council District 4
City Hall, Room 480
Mail Stop 206

CRA/LA
Attn: Cynthia Foronda
354 S. Spring St., Ste. 800
Mail Stop 182

Sam & Janet Robertson
3156 Lake Hollywood Dr.
Los Angeles, CA 90068

Barbara Lamprecht
550 Jackson St.
Pasadena, CA 91104

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

▲
Sens de
chargement

Repliez à la hachure afin de
révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY