

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

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ROELLA H. LOUIE  
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GAIL KENNARD  
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www.planning.lacity.org

MAR 27 2013

Date:

Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street, Room 410  
Los Angeles, California 90012

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

CASE NUMBER: **CHC-2012-3499-HCM**  
**1513 FOREST KNOLL DRIVE RESIDENCE**  
**1513 FOREST KNOLL DRIVE**

At the Cultural Heritage Commission meeting of **March 7, 2013**, 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 Hamacher  
Seconded: Commissioner Kennard  
Ayes: Commissioners Louie, Scott, and Barron

**Vote: 5-0**

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District  
Paul Street  
Sian Winship  
GIS

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CULTURAL HERITAGE COMMISSION

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[www.planning.lacity.org](http://www.planning.lacity.org)

Date:

MAR 27 2013

Paul Street  
1513 Forest Knoll Drive  
Los Angeles, CA 90059

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: **CHC-2012-3499-HCM**  
**1513 FOREST KNOLL DRIVE RESIDENCE**  
**1513 FOREST KNOLL 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 Hamacher  
Seconded: Commissioner Kennard  
Ayes: Commissioners Louie, Scott, and Barron

**Vote: 5-0**

  
\_\_\_\_\_  
Feely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application, Modified Findings

c: Councilmember Tom LaBonge, Fourth Council District  
Sian Winship  
GIS

**Los Angeles Department of City Planning  
RECOMMENDATION REPORT**

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2012-3499-HCM  
ENV-2012-3450-CE**

**HEARING DATE:** March 7, 2013  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 1513 Forest Knoll Drive  
Council District: 4  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Bel-Air - Beverly Crest  
Legal Description: Lot 25 Tract 8286

**PROJECT:** Historic-Cultural Monument Application for the  
1513 FOREST KNOLL DRIVE RESIDENCE

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

**OWNER:** Paul Street  
1513 Forest Knoll Dr.  
Los Angeles, CA 90069

**PREPARED BY:** Sian Winship  
2146 Westridge Rd.  
Los Angeles, CA 90049

**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



Lambert M. Glessinger, Preservation Architect  
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner  
Office of Historic Resources

**Attachments:** Historic-Cultural Monument Application

## FINDINGS

The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Modern style.

## 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 1959, this two-story single-family residence exhibits character defining features of the mid-20<sup>th</sup> century Modern style. The subject building is T-shaped in plan with a detached carport on a hillside lot. Both the carport and residence exhibit a front-gabled roof clad in rock composition roofing. Consisting of a post-and-beam construction, building is clad with tongue and groove wood-plank siding and textured stucco. The front elevation is characterized by simple geometric volumes. Windows consist of large wood fixed-pane, single pane, and louver windows. The primary entrance is accessed via a series of square pebble and concrete paver steps with a simple geometric handrail located. A single panel wood-plank entry door is flanked by floor to ceiling glass windows with a clerestory window above the entry door. Exteriors are unadorned and feature minimal fenestration. The western elevation of the building has steel sliding glass doors leading to a second-floor balcony. Steel columns with exposed saddle connectors support the wooden beams above a covered wooden deck. Significant interior details include a freestanding fireplace supported by steel columns, built-in furniture, white globe light fixtures, mosaic tiling in bathrooms, original kitchen cabinetry and wooden interior doors.

The subject building was designed by noted architect Richard L. Dorman. Graduating from the USC School of Architecture in 1951, Dorman worked for Welton Becket and Associates before starting his own practice in 1956 and received numerous national and regional awards.

Alterations to the subject building include the addition of hopper windows on the south elevation in 2001, new railing and plexi-glass safety panels, and new flooring.

## DISCUSSION

The 1513 Forest Knoll Drive historic property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As a significant Modern style residential building, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

## **BACKGROUND**

At its meeting of January 10, 2013, the Cultural Heritage Commission voted to take the application under consideration. On February 7, 2013, 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 1513 Forest Knoll Drive property 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-2012-3499-HCM  
ENV-2012-3450-CE

HEARING DATE: January 10, 2013  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 1513 Forest Knoll Drive  
Council District: 4  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Bel-Air - Beverly Crest  
Legal Description: Lot 25 Tract 8286

**PROJECT:** Historic-Cultural Monument Application for the  
1513 FOREST KNOLL DRIVE RESIDENCE

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


**OWNER:** Paul Street  
1513 Forest Knoll Dr.  
Los Angeles, CA 90069

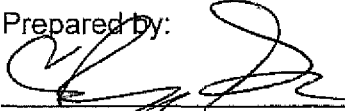
**PREPARED BY:** Sian Winship  
2146 Westridge Rd.  
Los Angeles, CA 90049

**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 warrants further investigation.
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

## **SUMMARY**

Built in 1959, this two-story single-family residence exhibits character defining features of the mid-20<sup>th</sup> century Modern style. The subject building is T-shaped in plan with a detached carport on a hillside lot. Both the carport and residence exhibit a front-gabled roof clad in rock composition roofing. Consisting of a post-and-beam construction, building is clad with tongue and groove wood-plank siding and textured stucco. The front elevation is characterized by simple geometric volumes. Windows consist of large wood fixed-pane, single pane, and louver windows. The primary entrance is accessed via a series of square pebble and concrete paver steps with a simple geometric handrail located. A single panel wood-plank entry door is flanked by floor to ceiling glass windows with a clerestory window above the entry door. Exteriors are unadorned and feature minimal fenestration. The western elevation of the building has steel sliding glass doors leading to a second-floor balcony. Steel columns with exposed saddle connectors support the wooden beams above a covered wooden deck. Significant interior details include a freestanding fireplace supported by steel columns, built-in furniture, white globe light fixtures, mosaic tiling in bathrooms, original kitchen cabinetry and wooden interior doors.

The subject building was designed by noted architect Richard L. Dorman. Graduating from the the USC School of Architecture in 1951, Dorman worked for Welton Becket and Associates before starting his own practice in 1956 and received numerous national and regional awards.

Alterations to the subject building include the addition of hopper windows on the south elevation in 2001, new railing and plexi-glass safety panels, and new flooring.

## **CRITERIA**

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

## **FINDINGS**

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

**SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page*

**ARCHITECTURAL SIGNIFICANCE**

THE 1513 Forest Knoll Drive IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT

Mid-Century Modern ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

**A N D / O R**

**HISTORICAL SIGNIFICANCE**

THE 1513 Forest Knoll Drive WAS BUILT IN \_\_\_\_\_  
NAME OF PROPOSED MONUMENT YEAR BUILT

\_\_\_\_\_ WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT 1513 Forest Knoll Drive
2. STREET ADDRESS 1513 Forest Knoll Drive  
CITY Los Angeles ZIP CODE \_\_\_\_\_ COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 5558009005
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 8286  
BLOCK None LOT(S) 25 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY N/A
6. PRESENT OWNER Paul Street  
STREET ADDRESS 1513 Forest Knoll Drive E-MAIL ADDRESS: streetster@mac.com  
CITY Los Angeles STATE CA ZIP CODE 90069 PHONE (310) 266-1951  
OWNERSHIP: PRIVATE  PUBLIC \_\_\_\_\_
7. PRESENT USE Single-Family Residence + Carport ORIGINAL USE Single-Family Residence + Carport

**DESCRIPTION**

8. ARCHITECTURAL STYLE Mid-Century Modern  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)  
See attached
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

NAME OF PROPOSED MONUMENT 1513 Forest Knoll Drive

10. CONSTRUCTION DATE: 1959 FACTUAL:  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Richard L. Dorman, FAIA

12. CONTRACTOR OR OTHER BUILDER Unknown

13. DATES OF ENCLOSED PHOTOGRAPHS September 1, 2012  
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACTY.ORG)

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

15. ALTERATIONS Roof replaced/downspouts added, first-floor decks replaced in ipe, railing added to south deck, low retaining wall to the north of the residence and jalousie windows on south elevation were replaced with hopper windows circa 2001. HVAC was added in 1988. Reversible plexi-glass safety panels tied to railings. Carport cabinets added. Interior: Flooring materials replaced and 2nd bathroom sink/counter top replaced.

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)

See attached

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

See attached

20. DATE FORM PREPARED 09/30/2012 PREPARER'S NAME Sian Winship

ORGANIZATION Independent STREET ADDRESS 2146 Westridge Road

CITY Los Angeles STATE CA ZIP CODE 90049 PHONE (310) 560-6436

E-MAIL ADDRESS: sianwinship@gmail.com

## **9. Description**

1513 Forest Knoll Drive is a two-story, single-family residence with T-shaped plan and detached carport on a graded hillside lot. It was constructed in the Mid-Century Modern style using post-and-beam construction on the 7' module. The residence faces east onto Forest Knoll Drive and is clad with narrow vertical tongue and groove wood-plank siding and lightly-textured stucco and has a cross-gabled rock/composition roof. The carport has a front-gabled roof and is also clad in vertical tongue and groove wood-plank siding and lightly-textured stucco. Posts and support beams are rectangular, in contrast with tapered roof rafters.

Simple geometric volumes characterize the front façade, with the main residence façade located below street grade. Large fixed-pane clerestory windows exist beneath the low-pitched front gable of the main façade. The primary entrance is accessed down a series of small pebble and concrete paver steps with a simple, geometric steel hand railing located at right angle to a wooden tongue and groove balcony/bridge entryway beneath the extended front gable roof. Wooden grape-stake fencing lines the south side of the balcony and the slope of the lot falls steeply away below. A single-paneled wood entry door is flanked on the north side by a single narrow fixed-paned floor-to-ceiling glass window and to the south by two large single-paneled floor-to-ceiling glass windows. Angled clerestory windows above the door follow the low-pitched gable roofline.

In keeping with the Mid-Century Modern style, facades are unadorned and the fenestration is minimal; consisting of large steel sliding doors, large fixed-paned windows framed in wood, rectangular, triangular fixed-paned clerestory windows and jalousie windows for air circulation. The north façade, which is not visible from the street has jalousie and fixed-paned clerestory windows. The south façade has clerestory and two non-original hopper windows. The western (rear) façade of the house has large fixed-paned windows and steel sliding doors to a second-floor balcony as well as to the lawn and lower deck areas on the bottom floor. Steel columns with exposed saddle connectors support the wooden beams of the living/dining room volume above the covered deck with a tension cable X-brace at the western end. The six steel columns are surrounded by a floating wooden deck. Another floating wooden deck with geometric steel railings is located adjacent to the second bedroom and slightly cantilevered off the southern slope of the lot.

The interior palette of materials is the same as the exterior including narrow vertical tongue and groove wood-plank siding, smooth finished plaster, small pebble concrete pavers, glass and exposed wood tongue-and-groove roof sheathing on upper floor ceilings. The visible relationship of these materials through glass to their use on the exterior of the building reinforces the integration of interior and exterior space that is characteristic of the Mid-Century Modern style.

Character defining features include:

- Simple, geometric volumes without ornament
- Exposed structure of post-and-beam construction; rectangular posts and beams and tapered roof rafters
- Open plan
- Floor-to-ceiling windows in wooden frames and floor-to-ceiling glass sliding doors of steel
- Square pebble-finish pavers at the entry way
- Exposed tongue-and-groove roof sheathing
- Steel columns with exposed steel saddle connectors
- Geometric steel railings at entry, rear balcony and interior stair
- Grape stake slats for balcony railings and side yard fence
- Exterior and interior clerestory windows dividing rooms
- Circular steel staircase with small pebble and concrete paver treads and steel saddle connector
- Indoor planter at base of stair
- Other interior features such as the floating, freestanding fireplace supported by steel columns, built-in furniture (e.g., wet bar, desk, closets, sinks) floating above the floor, historical white globe light fixtures, original mosaic tile in master and second bedroom bathrooms, original kitchen cabinetry and slatted wooden interior doors
- Expression of the 7' module on interior plaster walls through recessed edge and baseboard detail
- Expression of post, beam and rafter connector hardware
- Historic skylights in the kitchen and master and second bathrooms

Related features include small retaining wall at base west façade of carport and square pebble-finish pavers at the walk-able perimeters of the parcel. The tract lacks sidewalk improvements at the street level.

### **18. Statement of Significance**

1513 Forest Knoll Drive meets two of the criteria for designation as a Los Angeles Historic-Cultural Monument. Specifically, the property:

- Embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for study of period, style or method of construction; and
- Is a notable work of a master builder, designer or architect whose individual genius influences his or her age or possesses high artistic values

The two-story residence and detached carport at 1513 Forest Knoll Drive were constructed in 1959 and designed by master architect, Richard L. Dorman, FAIA for Mr. and Mrs. William M. Niehart.<sup>1</sup> The structures are excellent examples of the Mid-Century Modern style of post-and-beam construction and retain their form, detailing and integrity.

1513 Forest Knoll Drive is representative of post-WWII suburban residential development in Los Angeles. After the War, demand for housing in Southern California was acute and architects were eager to explore how new materials, ideas and construction methods could be used to facilitate modern living in the postwar period. National media frequently presented the California lifestyle as an idealized model for the future. *Life* magazine's feature, "The California Way of Life" exemplifies this trend.<sup>2</sup> The most significant example of this trend, however, was John Entenza's Case Study House Program in *Arts + Architecture* magazine between 1945-1962. The program embodied the goal of using modern architecture and new technology to reinvent the house and redefine living. During the late 1950s and 1960s, Case Study houses prominently featured the Mid-Century Modern style of post-and-beam construction.

Building on the precepts of the International style, the Mid-Century Modern style adapted the forms and materials and matured into an "inherently regional style."<sup>3</sup> Character defining features of the style include simple geometric volumes, horizontal massing, direct expression of the structural system (through steel or wood post-and-beam), flat or gabled roof, unornamented wall surfaces, and floor-to-ceiling glass windows with flush-mounted metal frames. The establishment of a standard module or unit of design is also common for the Mid-Century Modern style and the post-and-beam subtype. The use of steel posts (vs. load bearing walls) enables an open plan; interior spaces are often integrated with one another as well as integrated with exterior patio spaces, decks and view corridors.

Recently, scholars have begun to recognize the importance of a sub-group of Mid-Century Modern architects practicing in Southern California: the "USC School." Although the term was originally coined by Esther Mc Coy in 1975,<sup>4</sup> scholarship has begun to give deeper meaning to the concept. Typically identified with University of Southern California (USC) faculty members such as Calvin Straub (of Case Study house architects Buff, Straub and Hensman), the "USC School" is associated with "an aesthetic effect achieved through asymmetrical but balanced arrangement of modular infill panels and the use of post-and-beam construction...for an open,

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<sup>1</sup> In early 1959, Mr. and Mrs. William M. Niehart, Jr. filed for two building permits on the property (main house and carport, respectively).<sup>1</sup> According to Permit # LA9307, the property was graded in 1952 when it was tied to Lot 24 next door. Plans to build by previous owners were never realized until the Niehart's ownership.

<sup>2</sup> "The California Way of Life," *Life*, October 22, 1945, 105.

<sup>3</sup> Office of Historic Resources, City of Los Angeles, SurveyLA: CTP for Architecture and Engineering/LA Modernism/Postwar Modernism, 1946-76, Draft June 2010.

<sup>4</sup> Esther Mc Coy, "Arts and Architecture Case Study Houses," *Perspecta*, Vol 15, 1975, 55-73.

flexible plan... (and) a concern for site-specific design in which the topography was understood as a canvas half filled."<sup>5</sup> Architect Richard Dorman, graduated from USC in 1951, during Straub's tenure as professor there (1946-61).

The residence and carport at 1513 Forest Knoll Drive are Mid-Century Modern in style and a rare and excellent example of the USC School: simple geometric volumes, direct expression of the structural system (through steel or wood post-and-beam), use of the 7' module, gabled roof, clerestory windows, open plan, unornamented wall surfaces, and floor-to-ceiling glass windows with flush-mounted metal frames. The residence responds uniquely to its steep hillside site in a way that evokes the iconic Case Study House #22 (Pierre Koenig, 1959).

1513 Forest Knoll Drive is also a rare and intact example of the residential architecture of significant architect Richard Dorman, FAIA. It represents an important shift in Dorman's aesthetic and is an important stepping-stone to his later residential commissions in which detached pavilions become dynamic in both plan and section. The residence and carport at 1513 Forest Knoll Drive retain all of the exceptional architectural features associated with Dorman's architecture.

Dorman was a well-known and well-revered modern architect in his day. His work has largely been overlooked by historians because he sold his California practice and retired to New Mexico in 1977. Dorman was a prolific architect who worked on a wide range of projects: custom residential, merchant-built homes, commercial office buildings, industrial facilities and educational institutions. By design, custom residential commissions represented a relatively low percentage of his body of work; "...no more than 15 houses per year, each with a budget of \$10,000 or greater."<sup>6</sup> During his career, Dorman received over 25 national and regional design awards. He was advanced to the College of Fellows (FAIA) by the American Institute of Architects in 1968.<sup>7</sup>

Dorman graduated from the School of Architecture at the University of Southern California in 1951. Upon graduation, he was immediately hired by Welton Becket and Associates, where he rose to Vice President and Assistant Director of Design and embraced Becket's philosophy of "Total Design." Dorman became a member of the AIA and left the firm to start his own practice in 1956. At the time of 1513 Forest Knoll Drive's construction, Dorman was three years into his independent practice and had already been widely published, including several features in *Arts + Architecture* magazine and the *Los Angeles Times*. He had also received an AIA Award of Merit for the Lakenan Residence (1957). In 1961, he was profiled by seminal architectural critic/historian Esther Mc Coy in her article, "Young Architects in the United States," as an architect interested in "enclosing space plastically."

1513 Forest Knoll Drive adapts the architectural vocabulary of Dorman's widely published Neil Lakenan Residence (1955) to this hillside site: strongly expressed post-and-beam construction on a 7' module with tongue and groove ceiling, vertical wood siding, stucco, floor-to-ceiling glass, textured pebble-concrete pavers and steel sliding doors in a more refined and less Japanese influenced design. In plan, 1513 Forrest Knoll Drive represents one of the earliest extant examples of Dorman dividing a residence into a series of vertical zones—with the two-story zone at the western edge of the building allocated to public space and the two-story zone at the

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<sup>5</sup> Deborah Howell-Ardila, "Writing Our Own Program: An Experiment in Modern Architectural Pedagogy, 1930-1960." MHP Thesis, University of Southern California, 2010.1.

<sup>6</sup> James Hubbart, "Architect Dorman: A Testimonial to Value of Vocational Guidance," *Los Angeles Times*, September 24, 1961, H1.

<sup>7</sup> Richard Dorman, AIA Nomination for Fellowship by Chapter August 28, 1967. American Institute of Architects Archives. Washington, D.C., Continuation Sheet #3.

southern end of the building allocated to private space. The nexus of the T-shaped plan of 1513 Forest Knoll Drive houses core circulation elements, including the entry hall and spiral stair. The use of functional glass pavilions as a key element of Dorman's architecture characterizes his later work such as the widely acclaimed Sidenbaum Residence (1965). Seidenbaum, the respected architecture critic for the *Los Angeles Times*, could have selected any architect for his commission, but chose Dorman. The result was a building that not only received the Architectural Grand Prix Award from the Southern California chapter of the AIA, but was named one of the top 20 residences in the nation by *Architectural Record* in 1967.<sup>8</sup> The Seidenbaum Residence represents quintessential Dorman; Mid-Century Modern glass pavilions that become dynamic in both plan and section.

Dorman's work was also called out by Reyner Banham in his seminal book *Los Angeles: The Four Ecologies* as an exemplar of hillside residential design using a framed substructure to compensate for a steeply sloping lot.<sup>9</sup>

In 1962, Dorman was featured on the cover of *Life* magazine and in its feature "The Takeover Generation." His work was widely published in *Arts + Architecture*, *Architectural Record*, *House and Home*, *Better Homes and Gardens*, *Sunset* and the *Los Angeles Times Home Magazine*. By the time 1513 Forest Knoll Drive was for sale in 1969, the ad prominently featured that the residence was a "Richard Dorman" design.<sup>10</sup>

Richard Dorman's most published and awarded works include the Lakenan Residence (1955), the Briggs Residence (1957), Rand Corporation Research Building (1957) Electronics Center for John Stahl (1959), 10-story Office Building in Manilla (1959), Ivory Tower Restaurant and Art Gallery (1960), Salton Riviera Hotel and Salton Bay Yacht Club (1960), Mullikin Residence (1964), Beverly Hills National Bank (1965), USC Married Student Housing (1964-5), Seidenbaum Residence (1966) and the Richard Dorman Residence (1971).

Placed in the context of Richard L. Dorman's body of work in Los Angeles, the building and detached carport at 1513 Forest Knoll Drive are significant as a rare early and intact example of the architect's residential designs. 1513 Forest Knoll Drive exhibits the high artistic values of the Dorman's Mid-Century Modern aesthetic, his strong structural expression and the nascent connection of functional zones to the design of discrete pavilions that characterize Dorman's work as a member of the "USC School." With the self-imposed limitation on residential commissions, intact examples of Dorman designs are rare. As such, this building is essential to understanding the evolution of Dorman's body of work and is representative of the high artistic values of the custom, Mid-Century Modern hillside houses that would become synonymous with postwar Los Angeles. In sum, 1513 Forest Knoll Drive is an important example of Mid-Century Modern architecture and meets the criteria of the Cultural Heritage Ordinance because of the high quality of its design and the retention of its original form, detailing and integrity.

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<sup>8</sup> Sian Winship, "Quantity and Quality: Architects Working for Developers in Southern California, 1960-1973." MHP Thesis, University of Southern California, 2011, 164.

<sup>9</sup> Reyner Banham, *Los Angeles: The Architecture of Four Ecologies* (Baltimore, MD: Penguin Books, 1971) 103-4.

<sup>10</sup> "Display Ad 278," *Los Angeles Times* Jun 8, 1969, A3.

Los Angeles Historic-Cultural Monument Application—1513 Forest Knoll Drive  
30 September 2012

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Los Angeles Department of City Planning  
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-3499-HCM  
ENV-2012-3450-CE

HEARING DATE: March 7, 2013  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 1513 Forest Knoll Drive  
Council District: 4  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Bel-Air - Beverly Crest  
Legal Description: Lot 25 Tract 8286

PROJECT: Historic-Cultural Monument Application for the  
1513 FOREST KNOLL DRIVE RESIDENCE  
REQUEST: Declare the property a Historic-Cultural Monument  
OWNER: Paul Street  
1513 Forest Knoll Dr.  
Los Angeles, CA 90069  
PREPARED BY: Sian Winship  
2146 Westridge Rd.  
Los Angeles, CA 90049

RECOMMENDATION That the Cultural Heritage Commission:

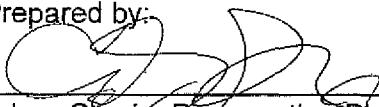
1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning



Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## FINDINGS

The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Modern style.

## 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 1959, this two-story single-family residence exhibits character defining features of the mid-20<sup>th</sup> century Modern style. The subject building is T-shaped in plan with a detached carport on a hillside lot. Both the carport and residence exhibit a front-gabled roof clad in rock composition roofing. Consisting of a post-and-beam construction, building is clad with tongue and groove wood-plank siding and textured stucco. The front elevation is characterized by simple geometric volumes. Windows consist of large wood fixed-pane, single pane, and louver windows. The primary entrance is accessed via a series of square pebble and concrete paver steps with a simple geometric handrail located. A single panel wood-plank entry door is flanked by floor to ceiling glass windows with a clerestory window above the entry door. Exteriors are unadorned and feature minimal fenestration. The western elevation of the building has steel sliding glass doors leading to a second-floor balcony. Steel columns with exposed saddle connectors support the wooden beams above a covered wooden deck. Significant interior details include a freestanding fireplace supported by steel columns, built-in furniture, white globe light fixtures, mosaic tiling in bathrooms, original kitchen cabinetry and wooden interior doors.

The subject building was designed by noted architect Richard L. Dorman. Graduating from the the USC School of Architecture in 1951, Dorman worked for Welton Becket and Associates before starting his own practice in 1956 and received numerous national and regional awards.

Alterations to the subject building include the addition of hopper windows on the south elevation in 2001, new railing and plexi-glass safety panels, and new flooring.

## DISCUSSION

The 1513 Forest Knoll Drive historic property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As a significant Modern style residential building, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

## **BACKGROUND**

At its meeting of January 10, 2013, the Cultural Heritage Commission voted to take the application under consideration. On February 7, 2013, 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 1513 Forest Knoll Drive property 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-2012-3499-HCM  
ENV-2012-3450-CE

HEARING DATE: January 10, 2013  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 1513 Forest Knoll Drive  
Council District: 4  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Bel-Air - Beverly Crest  
Legal Description: Lot 25 Tract 8286

**PROJECT:** Historic-Cultural Monument Application for the  
1513 FOREST KNOLL DRIVE RESIDENCE

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

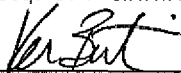
**OWNER:** Paul Street  
1513 Forest Knoll Dr.  
Los Angeles, CA 90069

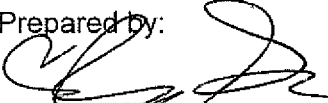
**PREPARED BY:** Sian Winship  
2146 Westridge Rd.  
Los Angeles, CA 90049

**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 warrants further investigation.
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

## **SUMMARY**

Built in 1959, this two-story single-family residence exhibits character defining features of the mid-20<sup>th</sup> century Modern style. The subject building is T-shaped in plan with a detached carport on a hillside lot. Both the carport and residence exhibit a front-gabled roof clad in rock composition roofing. Consisting of a post-and-beam construction, building is clad with tongue and groove wood-plank siding and textured stucco. The front elevation is characterized by simple geometric volumes. Windows consist of large wood fixed-pane, single pane, and louver windows. The primary entrance is accessed via a series of square pebble and concrete paver steps with a simple geometric handrail located. A single panel wood-plank entry door is flanked by floor to ceiling glass windows with a clerestory window above the entry door. Exteriors are unadorned and feature minimal fenestration. The western elevation of the building has steel sliding glass doors leading to a second-floor balcony. Steel columns with exposed saddle connectors support the wooden beams above a covered wooden deck. Significant interior details include a freestanding fireplace supported by steel columns, built-in furniture, white globe light fixtures, mosaic tiling in bathrooms, original kitchen cabinetry and wooden interior doors.

The subject building was designed by noted architect Richard L. Dorman. Graduating from the USC School of Architecture in 1951, Dorman worked for Welton Becket and Associates before starting his own practice in 1956 and received numerous national and regional awards.

Alterations to the subject building include the addition of hopper windows on the south elevation in 2001, new railing and plexi-glass safety panels, and new flooring.

## **CRITERIA**

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

## **FINDINGS**

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

**SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page*

**ARCHITECTURAL SIGNIFICANCE**

THE 1513 Forest Knoll Drive IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT

Mid-Century Modern ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

**A N D / O R**

**HISTORICAL SIGNIFICANCE**

THE 1513 Forest Knoll Drive WAS BUILT IN \_\_\_\_\_  
NAME OF PROPOSED MONUMENT YEAR BUILT

\_\_\_\_\_ WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT 1513 Forest Knoll Drive
2. STREET ADDRESS 1513 Forest Knoll Drive  
CITY Los Angeles ZIP CODE \_\_\_\_\_ COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 5558009005
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 8286  
BLOCK None LOT(S) 25 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY N/A
6. PRESENT OWNER Paul Street  
STREET ADDRESS 1513 Forest Knoll Drive E-MAIL ADDRESS: streetster@mac.com  
CITY Los Angeles STATE CA ZIP CODE 90069 PHONE (310) 266-1951  
OWNERSHIP: PRIVATE  PUBLIC \_\_\_\_\_
7. PRESENT USE Single-Family Residence + Carport ORIGINAL USE Single-Family Residence + Carport

**DESCRIPTION**

8. ARCHITECTURAL STYLE Mid-Century Modern  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)  
See attached
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

**NAME OF PROPOSED MONUMENT** 1513 Forest Knoll Drive

10. CONSTRUCTION DATE: 1959 FACTUAL:  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Richard L. Dorman, FAIA

12. CONTRACTOR OR OTHER BUILDER Unknown

13. DATES OF ENCLOSED PHOTOGRAPHS September 1, 2012  
(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 Roof replaced/downspouts added, first-floor decks replaced in ipe, railing added to south deck, low retaining wall to the north of the residence and jalousie windows on south elevation were replaced with hopper windows circa 2001. HVAC was added in 1988. Reversible plexi-glass safety panels tied to railings. Carport cabinets added. Interior: Flooring materials replaced and 2nd bathroom sink/counter top replaced.

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)

See attached

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) \_\_\_\_\_

See attached

20. DATE FORM PREPARED 09/30/2012 PREPARER'S NAME Sian Winship

ORGANIZATION Independent STREET ADDRESS 2146 Westridge Road

CITY Los Angeles STATE CA ZIP CODE 90049 PHONE (310) 560-6436

E-MAIL ADDRESS: sianwinship@gmail.com

## **9. Description**

1513 Forest Knoll Drive is a two-story, single-family residence with T-shaped plan and detached carport on a graded hillside lot. It was constructed in the Mid-Century Modern style using post-and-beam construction on the 7' module. The residence faces east onto Forest Knoll Drive and is clad with narrow vertical tongue and groove wood-plank siding and lightly-textured stucco and has a cross-gabled rock/composition roof. The carport has a front-gabled roof and is also clad in vertical tongue and groove wood-plank siding and lightly-textured stucco. Posts and support beams are rectangular, in contrast with tapered roof rafters.

Simple geometric volumes characterize the front façade, with the main residence façade located below street grade. Large fixed-pane clerestory windows exist beneath the low-pitched front gable of the main façade. The primary entrance is accessed down a series of small pebble and concrete paver steps with a simple, geometric steel hand railing located at right angle to a wooden tongue and groove balcony/bridge entryway beneath the extended front gable roof. Wooden grape-stake fencing lines the south side of the balcony and the slope of the lot falls steeply away below. A single-paneled wood entry door is flanked on the north side by a single narrow fixed-paned floor-to-ceiling glass window and to the south by two large single-paneled floor-to-ceiling glass windows. Angled clerestory windows above the door follow the low-pitched gable roofline.

In keeping with the Mid-Century Modern style, facades are unadorned and the fenestration is minimal; consisting of large steel sliding doors, large fixed-paned windows framed in wood, rectangular, triangular fixed-paned clerestory windows and jalousie windows for air circulation. The north façade, which is not visible from the street has jalousie and fixed-paned clerestory windows. The south façade has clerestory and two non-original hopper windows. The western (rear) façade of the house has large fixed-paned windows and steel sliding doors to a second-floor balcony as well as to the lawn and lower deck areas on the bottom floor. Steel columns with exposed saddle connectors support the wooden beams of the living/dining room volume above the covered deck with a tension cable X-brace at the western end. The six steel columns are surrounded by a floating wooden deck. Another floating wooden deck with geometric steel railings is located adjacent to the second bedroom and slightly cantilevered off the southern slope of the lot.

The interior palette of materials is the same as the exterior including narrow vertical tongue and groove wood-plank siding, smooth finished plaster, small pebble concrete pavers, glass and exposed wood tongue-and-groove roof sheathing on upper floor ceilings. The visible relationship of these materials through glass to their use on the exterior of the building reinforces the integration of interior and exterior space that is characteristic of the Mid-Century Modern style.

Character defining features include:

- Simple, geometric volumes without ornament
- Exposed structure of post-and-beam construction; rectangular posts and beams and tapered roof rafters
- Open plan
- Floor-to-ceiling windows in wooden frames and floor-to-ceiling glass sliding doors of steel
- Square pebble-finish pavers at the entry way
- Exposed tongue-and-groove roof sheathing
- Steel columns with exposed steel saddle connectors
- Geometric steel railings at entry, rear balcony and interior stair
- Grape stake slats for balcony railings and side yard fence
- Exterior and interior clerestory windows dividing rooms
- Circular steel staircase with small pebble and concrete paver treads and steel saddle connector
- Indoor planter at base of stair
- Other interior features such as the floating, freestanding fireplace supported by steel columns, built-in furniture (e.g., wet bar, desk, closets, sinks) floating above the floor, historical white globe light fixtures, original mosaic tile in master and second bedroom bathrooms, original kitchen cabinetry and slatted wooden interior doors
- Expression of the 7' module on interior plaster walls through recessed edge and baseboard detail
- Expression of post, beam and rafter connector hardware
- Historic skylights in the kitchen and master and second bathrooms

Related features include small retaining wall at base west façade of carport and square pebble-finish pavers at the walk-able perimeters of the parcel. The tract lacks sidewalk improvements at the street level.

### **18. Statement of Significance**

1513 Forest Knoll Drive meets two of the criteria for designation as a Los Angeles Historic-Cultural Monument. Specifically, the property:

- Embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for study of period, style or method of construction; and
- Is a notable work of a master builder, designer or architect whose individual genius influences his or her age or possesses high artistic values

The two-story residence and detached carport at 1513 Forest Knoll Drive were constructed in 1959 and designed by master architect, Richard L. Dorman, FAIA for Mr. and Mrs. William M. Niehart.<sup>1</sup> The structures are excellent examples of the Mid-Century Modern style of post-and-beam construction and retain their form, detailing and integrity.

1513 Forest Knoll Drive is representative of post-WWII suburban residential development in Los Angeles. After the War, demand for housing in Southern California was acute and architects were eager to explore how new materials, ideas and construction methods could be used to facilitate modern living in the postwar period. National media frequently presented the California lifestyle as an idealized model for the future. *Life* magazine's feature, "The California Way of Life" exemplifies this trend.<sup>2</sup> The most significant example of this trend, however, was John Entenza's Case Study House Program in *Arts + Architecture* magazine between 1945-1962. The program embodied the goal of using modern architecture and new technology to reinvent the house and redefine living. During the late 1950s and 1960s, Case Study houses prominently featured the Mid-Century Modern style of post-and-beam construction.

Building on the precepts of the International style, the Mid-Century Modern style adapted the forms and materials and matured into an "inherently regional style."<sup>3</sup> Character defining features of the style include simple geometric volumes, horizontal massing, direct expression of the structural system (through steel or wood post-and-beam), flat or gabled roof, unornamented wall surfaces, and floor-to-ceiling glass windows with flush-mounted metal frames. The establishment of a standard module or unit of design is also common for the Mid-Century Modern style and the post-and-beam subtype. The use of steel posts (vs. load bearing walls) enables an open plan; interior spaces are often integrated with one another as well as integrated with exterior patio spaces, decks and view corridors.

Recently, scholars have begun to recognize the importance of a sub-group of Mid-Century Modern architects practicing in Southern California: the "USC School." Although the term was originally coined by Esther Mc Coy in 1975,<sup>4</sup> scholarship has begun to give deeper meaning to the concept. Typically identified with University of Southern California (USC) faculty members such as Calvin Straub (of Case Study house architects Buff, Straub and Hensman), the "USC School" is associated with "an aesthetic effect achieved through asymmetrical but balanced arrangement of modular infill panels and the use of post-and-beam construction...for an open,

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<sup>1</sup> In early 1959, Mr. and Mrs. William M. Niehart, Jr. filed for two building permits on the property (main house and carport, respectively).<sup>1</sup> According to Permit # LA9307, the property was graded in 1952 when it was tied to Lot 24 next door. Plans to build by previous owners were never realized until the Niehart's ownership.

<sup>2</sup> "The California Way of Life," *Life*, October 22, 1945, 105.

<sup>3</sup> Office of Historic Resources, City of Los Angeles, SurveyLA: CTP for Architecture and Engineering/LA Modernism/Postwar Modernism, 1946-76, Draft June 2010.

<sup>4</sup> Esther Mc Coy, "Arts and Architecture Case Study Houses," *Perspecta*, Vol 15, 1975, 55-73.

flexible plan...(and) a concern for site-specific design in which the topography was understood as a canvas half filled.”<sup>5</sup> Architect Richard Dorman, graduated from USC in 1951, during Straub’s tenure as professor there (1946-61).

The residence and carport at 1513 Forest Knoll Drive are Mid-Century Modern in style and a rare and excellent example of the USC School: simple geometric volumes, direct expression of the structural system (through steel or wood post-and-beam), use of the 7’ module, gabled roof, clerestory windows, open plan, unornamented wall surfaces, and floor-to-ceiling glass windows with flush-mounted metal frames. The residence responds uniquely to its steep hillside site in a way that evokes the iconic Case Study House #22 (Pierre Koenig, 1959).

1513 Forest Knoll Drive is also a rare and intact example of the residential architecture of significant architect Richard Dorman, FAIA. It represents an important shift in Dorman’s aesthetic and is an important stepping-stone to his later residential commissions in which detached pavilions become dynamic in both plan and section. The residence and carport at 1513 Forest Knoll Drive retain all of the exceptional architectural features associated with Dorman’s architecture.

Dorman was a well-known and well-revered modern architect in his day. His work has largely been overlooked by historians because he sold his California practice and retired to New Mexico in 1977. Dorman was a prolific architect who worked on a wide range of projects: custom residential, merchant-built homes, commercial office buildings, industrial facilities and educational institutions. By design, custom residential commissions represented a relatively low percentage of his body of work; “...no more than 15 houses per year, each with a budget of \$10,000 or greater.”<sup>6</sup> During his career, Dorman received over 25 national and regional design awards. He was advanced to the College of Fellows (FAIA) by the American Institute of Architects in 1968.<sup>7</sup>

Dorman graduated from the School of Architecture at the University of Southern California in 1951. Upon graduation, he was immediately hired by Welton Becket and Associates, where he rose to Vice President and Assistant Director of Design and embraced Becket’s philosophy of “Total Design.” Dorman became a member of the AIA and left the firm to start his own practice in 1956. At the time of 1513 Forest Knoll Drive’s construction, Dorman was three years into his independent practice and had already been widely published, including several features in *Arts + Architecture* magazine and the *Los Angeles Times*. He had also received an AIA Award of Merit for the Lakenan Residence (1957). In 1961, he was profiled by seminal architectural critic/historian Esther Mc Coy in her article, “Young Architects in the United States,” as an architect interested in “enclosing space plastically.”

1513 Forest Knoll Drive adapts the architectural vocabulary of Dorman’s widely published Neil Lakenan Residence (1955) to this hillside site: strongly expressed post-and-beam construction on a 7’ module with tongue and groove ceiling, vertical wood siding, stucco, floor-to-ceiling glass, textured pebble-concrete pavers and steel sliding doors in a more refined and less Japanese influenced design. In plan, 1513 Forrest Knoll Drive represents one of the earliest extant examples of Dorman dividing a residence into a series of vertical zones—with the two-story zone at the western edge of the building allocated to public space and the two-story zone at the

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<sup>5</sup> Deborah Howell-Ardila, “Writing Our Own Program: An Experiment in Modern Architectural Pedagogy, 1930-1960.” MHP Thesis, University of Southern California, 2010.1.

<sup>6</sup> James Hubbard, “Architect Dorman: A Testimonial to Value of Vocational Guidance,” *Los Angeles Times*, September 24, 1961, H1.

<sup>7</sup> Richard Dorman. AIA Nomination for Fellowship by Chapter August 28, 1967. American Institute of Architects Archives. Washington, D.C., Continuation Sheet #3.

southern end of the building allocated to private space. The nexus of the T-shaped plan of 1513 Forest Knoll Drive houses core circulation elements, including the entry hall and spiral stair. The use of functional glass pavilions as a key element of Dorman's architecture characterizes his later work such as the widely acclaimed Sidenbaum Residence (1965). Seidenbaum, the respected architecture critic for the *Los Angeles Times*, could have selected any architect for his commission, but chose Dorman. The result was a building that not only received the Architectural Grand Prix Award from the Southern California chapter of the AIA, but was named one of the top 20 residences in the nation by *Architectural Record* in 1967.<sup>8</sup> The Seidenbaum Residence represents quintessential Dorman; Mid-Century Modern glass pavilions that become dynamic in both plan and section.

Dorman's work was also called out by Reyner Banham in his seminal book *Los Angeles: The Four Ecologies* as an exemplar of hillside residential design using a framed substructure to compensate for a steeply sloping lot.<sup>9</sup>

In 1962, Dorman was featured on the cover of *Life* magazine and in its feature "The Takeover Generation." His work was widely published in *Arts + Architecture*, *Architectural Record*, *House and Home*, *Better Homes and Gardens*, *Sunset* and the *Los Angeles Times Home Magazine*. By the time 1513 Forest Knoll Drive was for sale in 1969, the ad prominently featured that the residence was a "Richard Dorman" design.<sup>10</sup>

Richard Dorman's most published and awarded works include the Lakenan Residence (1955), the Briggs Residence (1957), Rand Corporation Research Building (1957) Electronics Center for John Stahl (1959), 10-story Office Building in Manilla (1959), Ivory Tower Restaurant and Art Gallery (1960), Salton Riviera Hotel and Salton Bay Yacht Club (1960), Mullikin Residence (1964), Beverly Hills National Bank (1965), USC Married Student Housing (1964-5), Seidenbaum Residence (1966) and the Richard Dorman Residence (1971).

Placed in the context of Richard L. Dorman's body of work in Los Angeles, the building and detached carport at 1513 Forest Knoll Drive are significant as a rare early and intact example of the architect's residential designs. 1513 Forest Knoll Drive exhibits the high artistic values of the Dorman's Mid-Century Modern aesthetic, his strong structural expression and the nascent connection of functional zones to the design of discrete pavilions that characterize Dorman's work as a member of the "USC School." With the self-imposed limitation on residential commissions, intact examples of Dorman designs are rare. As such, this building is essential to understanding the evolution of Dorman's body of work and is representative of the high artistic values of the custom, Mid-Century Modern hillside houses that would become synonymous with postwar Los Angeles. In sum, 1513 Forest Knoll Drive is an important example of Mid-Century Modern architecture and meets the criteria of the Cultural Heritage Ordinance because of the high quality of its design and the retention of its original form, detailing and integrity.

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<sup>8</sup> Sian Winship, "Quantity and Quality: Architects Working for Developers in Southern California, 1960-1973." MHP Thesis, University of Southern California, 2011, 164.

<sup>9</sup> Reyner Banham, *Los Angeles: The Architecture of Four Ecologies* (Baltimore, MD: Penguin Books, 1971) 103-4.

<sup>10</sup> "Display Ad 278," *Los Angeles Times* Jun 8, 1969, A3.

Los Angeles Historic-Cultural Monument Application—1513 Forest Knoll Drive  
30 September 2012

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**14** APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY Form B-1  
 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY 7017-6

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

1. LEGAL LOT: 25, BLK., TRACT: 8286 MD 115 27/27, DIST. MAP: 7022

JOB ADDRESS: 1513 ~~1517~~ Forestknoll Drive, APPROVED: RJA, ZONE: R-1-1

2. BETWEEN CROSS STREETS: SUISET PLAZA DR AND TERM.

3. PURPOSE OF BUILDING: Dwelling & carport

4. OWNER: Mr. & Mrs. Wm. M. Niehart Jr. WE 53217, PHONE: [blank], DIST. MAP: [blank]

5. OWNER'S ADDRESS: 720 S. Plymouth, P.O.: [blank], ZONE: [blank], REV. COR. LOT SIZE: 61.92 118

6. CERT. ARCH: H.L. Dorman, CL 8992, STATE LICENSE: BR26666, PHONE: 75.00 121.0

7. LIC. ENGR: NESTER ERKEL, STATE LICENSE: 5807 H-2951, PHONE: [blank], REAR ALLEY: [blank], SIDE ALLEY: [blank], DOCK LEAD: [blank]

8. CONTRACTOR: NOT SELECTED, STATE LICENSE: [blank], PHONE: [blank], AFFIDAVITS: [blank]

9. CONTRACTOR'S ADDRESS: [blank], P.O.: [blank], ZONE: [blank]

10. SIZE OF NEW BLDG. STORIES: 2296, HEIGHT: 33 19'6, NO. OF EXISTING BUILDINGS ON LOT AND USE: none

11. DISTRICT OFFICE: L.A.

11. MATERIAL:  WOOD,  METAL,  CONC. BLOCK,  ROOF CONST.  WOOD,  STEEL, ROOFING: rock, SPRINKLERS REQ'D. SPECIFIED: [blank]

EXT. WALLS:  STUCCO,  BRICK,  CONC. CONCRETE,  OTHER

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 30,000

BLDG. AREA: 1930

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 workmen's compensation insurance.

*[Signature]*  
 SIGNED

VALIDATION APPROVED: [Signature]

APPLICATION CHECKED: [Signature]

PLANS CHECKED: [Signature]

CORRECTIONS VERIFIED: [Signature]

PLANS APPROVED: [Signature]

APPLICATION APPROVED: [Signature]

DWELL. UNITS: 1

PARKING SPACES: 100

GUEST ROOMS: [blank]

FILE WITH: [blank]

CONT. INSP.: [blank]

INSPECTOR: [blank]

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE: [blank], GROUP: R-1, MAX. OCC.: [blank], P.C.: 40, S.P.C.: [blank], B.P.: [blank], I.F.: [blank], C/O: [blank]

VALIDATOR: [blank], CASHIER'S USE ONLY: GRADING

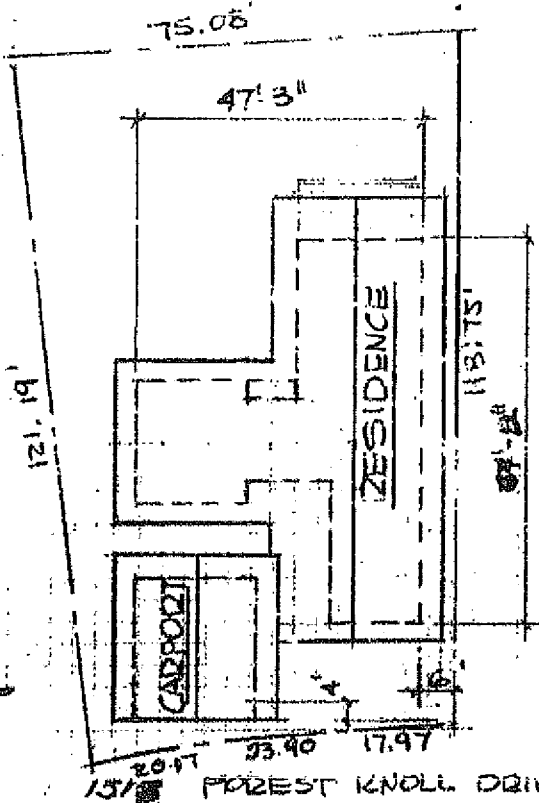
|               |               |             |        |
|---------------|---------------|-------------|--------|
| 1 APR 15 1959 | 24791         | C - 2 CK    | 40.00  |
| OCT - 2 59    | 64815         | C - [blank] | 107.00 |
| N-7357        | B'S.S.E. REAR |             |        |

LOT 25 TRACT. 8286 MB MS 2/27

Occupancy will not be permitted until approved private sewage disposal facilities or sewer connection authorized by the Board of Public Works is ready for use.

*[Handwritten Signature]*

DRIVEWAY APPROVED 6 TO 20 FT. WIDTH BY *[Handwritten Signature]*  
NOTE: PERMIT REQUIRED FOR ALL WORK WITHIN STREET DESIGNATION



PLOT PLAN  
SCALE: 1" = 30' ON

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

|  |      |                                  |  |
|--|------|----------------------------------|--|
| 1. LEGAL LOT<br>25   | BLK. | TRACT<br>8226 MD 115 27          | DIST. MAP<br>7022                              |
| JOB ADDRESS<br>1513 Forestknoll Drive  |      | APPROVED<br>EJA                  | ZONE<br>R-1-1                                  |
| 2. BETWEEN CROSS STREETS<br>Sunset Plaza Dr. AND Term.   |      |                                  | FIRE DIST.                                     |
| 3. PURPOSE OF BUILDING<br>Garage   |      |                                  | INSIDE KEY<br>COR. LOT<br>REV. COR.            |
| 4. OWNER<br>Mr. & Mrs. Wm. M. Nohart Jr. WE 53217  |      | PHONE<br>WE 53217                | LOT SIZE<br>61 97x118.75                       |
| 5. OWNER'S ADDRESS<br>720 S. Plymouth  |      | P.O.<br>ZONE                     | 61 97x118.75                                   |
| 6. CERT. ARCH.<br>E. L. Dorman   |      | STATE LICENSE<br>C1 992 BH 26666 | PHONE<br>75 00 121.19                          |
| 7. LIC. ENGR.<br>Albert Erkel  |      | STATE LICENSE<br>S807 HO 20951   | PHONE  |
| 8. CONTRACTOR<br>not selected  |      | STATE LICENSE<br>PHONE           | REAR ALLEY<br>SIDE ALLEY<br>BLOG. LINE<br>Hill |
| 9. CONTRACTOR'S ADDRESS  |      | P.O.<br>ZONE                     | AFFIDAVITS                                     |
| 10. SIZE OF NEW BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE<br>21x21 1 10'6 none |      |                                  |  |

1 1513 Forestknoll Drive DISTRICT OFFICE L.A.

|   |   |   |                      |
|---|---|---|----------------------|
| 11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> SPRINKLERS REQ'D. SPECIFIED | <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE | <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER | SOOFING COMBO gravel |
| 12. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 12,000   |   | VALUATION APPROVED  | BLDG. AREA           |
| Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit. PLANS SUBMITTED BEFORE MAY-30   |   | APPLICATION CHECKED   | DWELL UNITS          |
| 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 workmen's compensation insurance  |   | PLANS CHECKED   | PARKING SPACES       |
| SIGNED <i>[Signature]</i>   |   | CORRECTIONS VERIFIED  | GUEST ROOMS          |
|   |   | PLANS APPROVED  | FILE WITH            |
|   |   | APPLICATION APPROVED  | CONT. INSP.          |
|   |   |   | INSPECTOR            |

This Form When Properly Validated is a Permit to Do the Work Described.

| TYPE | GROUP | MAX. OCC. | P.C. | S.P.C. | B.P. | F.F. | GR. | C/O |
|------|-------|-----------|------|--------|------|------|-----|-----|
|------|-------|-----------|------|--------|------|------|-----|-----|

|                         |                   |          |       |          |  |  |  |      |
|-------------------------|-------------------|----------|-------|----------|--|--|--|------|
| VALIDATION              | CARTER'S USE ONLY |          |       |          |  |  |  |      |
| ---                     |                   | OCT--259 | 64813 | C - 2 CK |  |  |  | 2.00 |
| ---                     |                   | OCT--259 | 64314 | C - 1 CK |  |  |  | 6.00 |
| grading, 8' S.S.E. rear |                   |          |       |          |  |  |  |      |

Address of  
Building

1513 Forestknoll Drive



CITY OF LOS ANGELES  
**Certificate of Occupancy**

**NOTE:** Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Issued: 10/5/60 Permit No. and Year LA 43812/1959

1 story, type V, 21' x 21' carport,  
accessory to an R-1 Occupancy

Owner Mr & Mrs. Wm. M. Niehart Jr.  
Owner's Address 720 So. Plymouth  
Los Angeles, California



Address of Building

1513 Forestknoll Drive  
CITY OF LOS ANGELES

### Certificate of Occupancy

**NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.**  
This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Issued 9-26-60 Permit No. and Year LA43813 - 59

2 story, type V, 48' x 72' 1 family dwelling and attached carport.  
R-1 occupancy.

Owner Mr & Mrs Wm. M. Niehart Jr.  
Owner's Address 720 So. Plymouth  
Los Angeles, Calif.

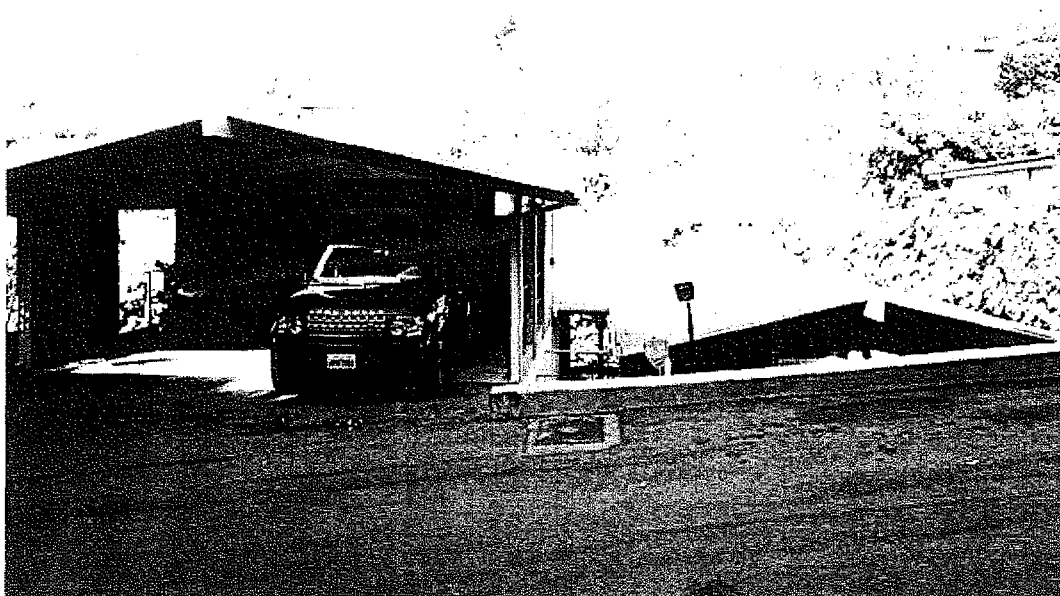
Form B-95b—500—7-60 (R-37)

J. C. MONNING, Superintendent of Building — By

K. W. Hull ar

Los Angeles Historic-Cultural Monument Application—1513 Forest Knoll Drive  
30 September 2012

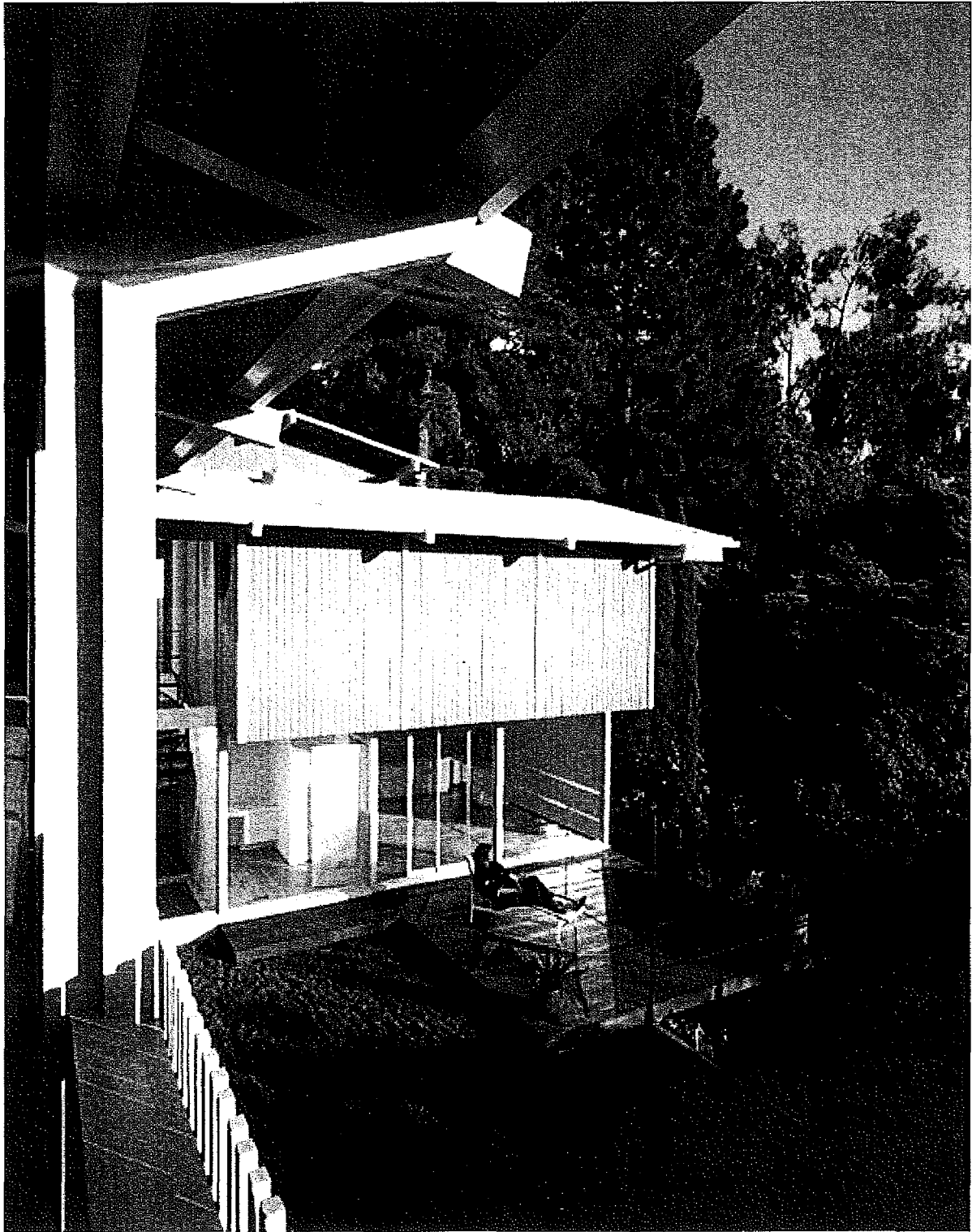
### 13. Photographs



1513 Forest Knoll Drive, east façade



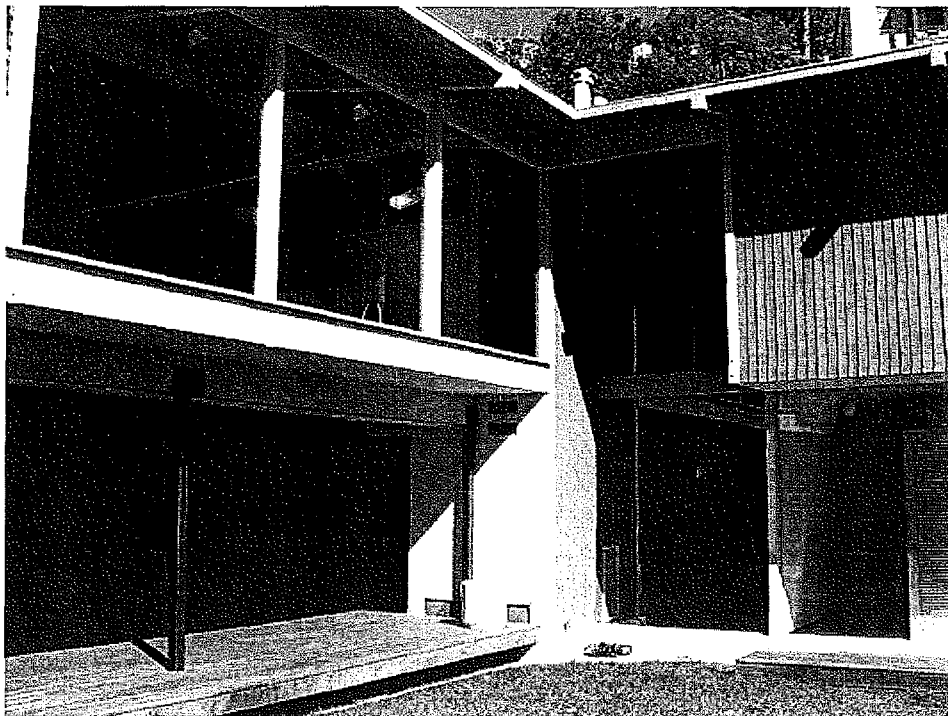
1513 Forest Knoll Drive, south facade



1513 Forest Knoll Drive, west façade/rear elevation

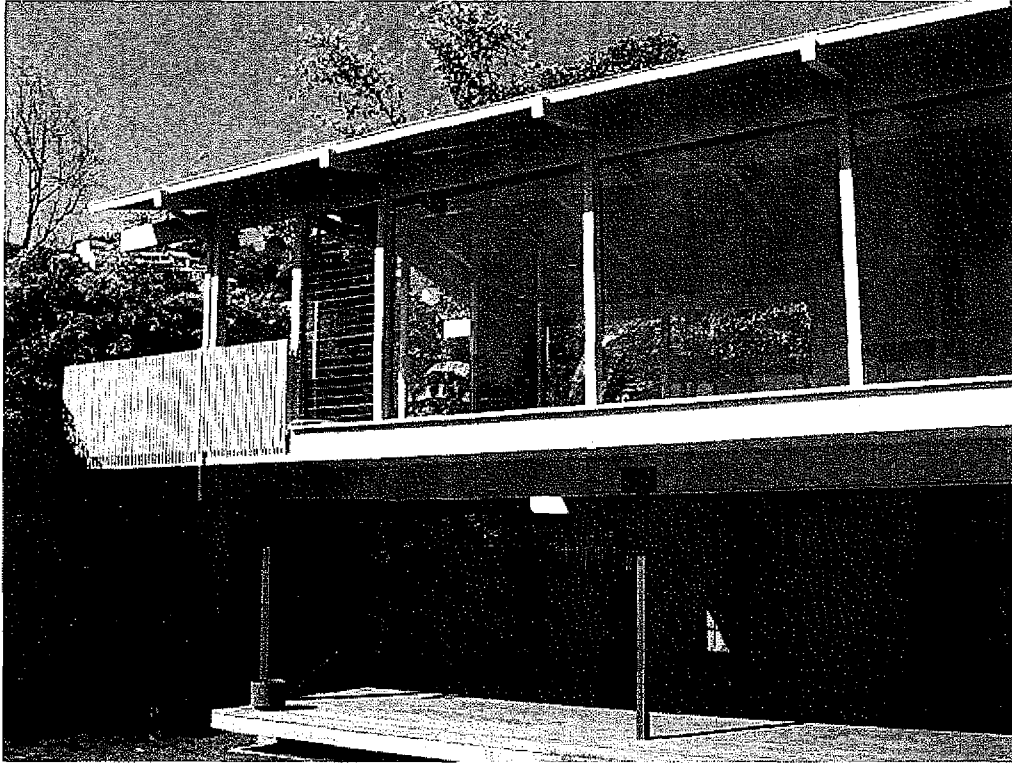


1513 Forest Knoll Drive, west façade south end of parcel

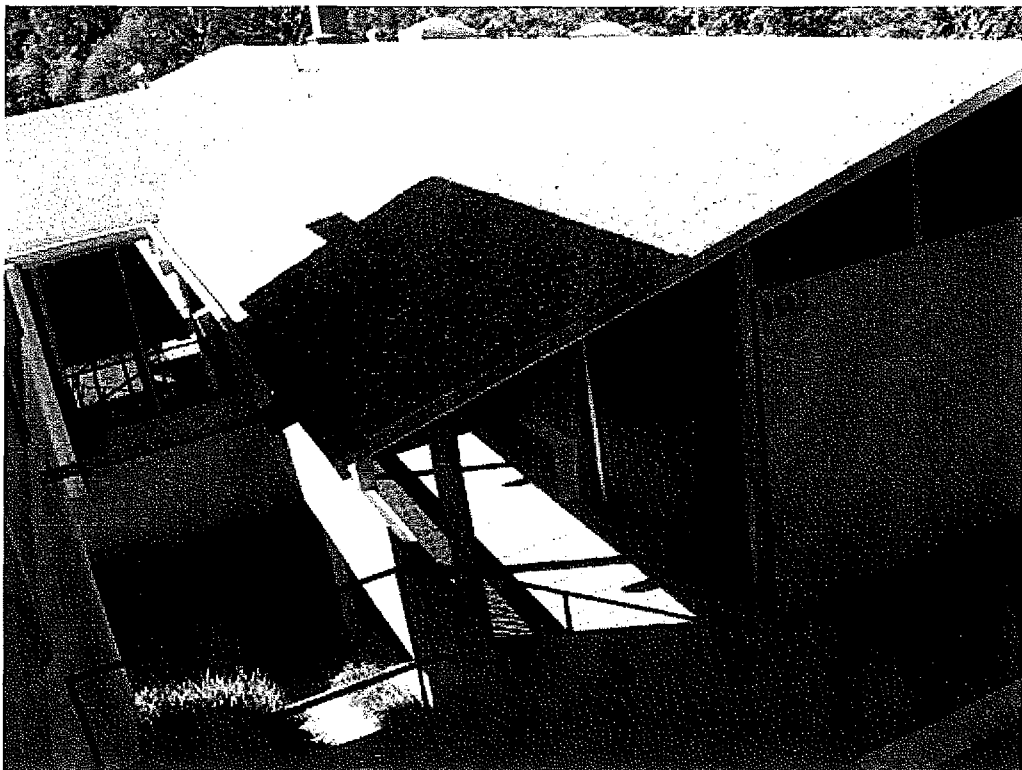


1513 Forest Knoll Drive, intersection of south façade and west facade

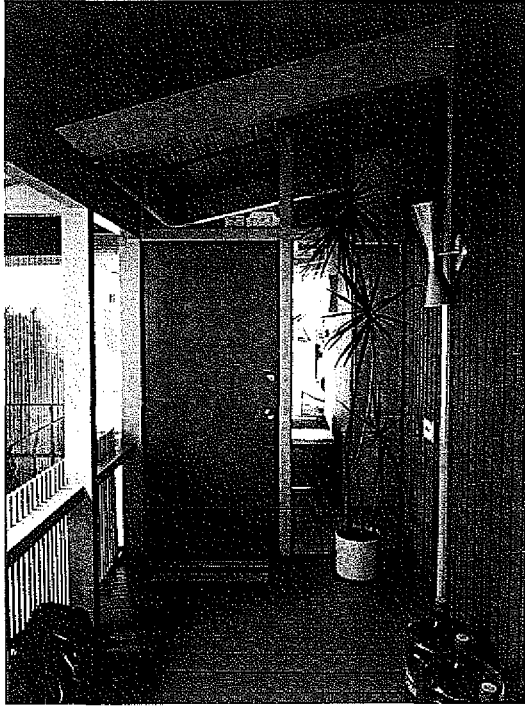




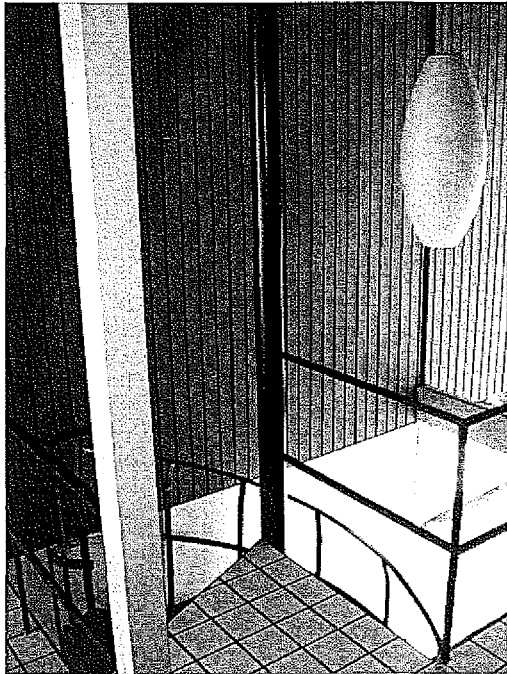
1513 Forest Knoll Drive, south façade from lower level with steel saddle columns



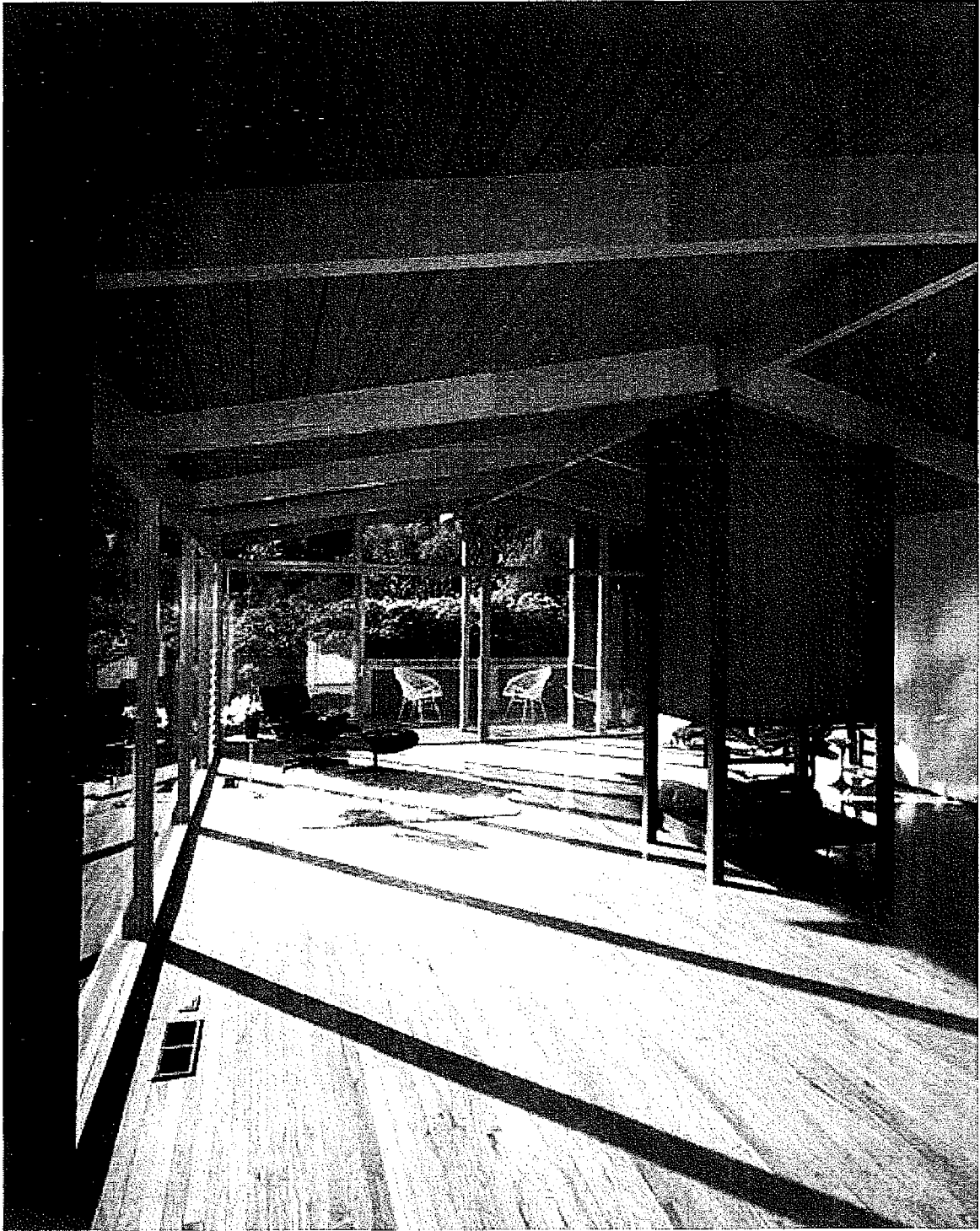
1513 Forest Knoll Drive, east façade from top of entry stairs



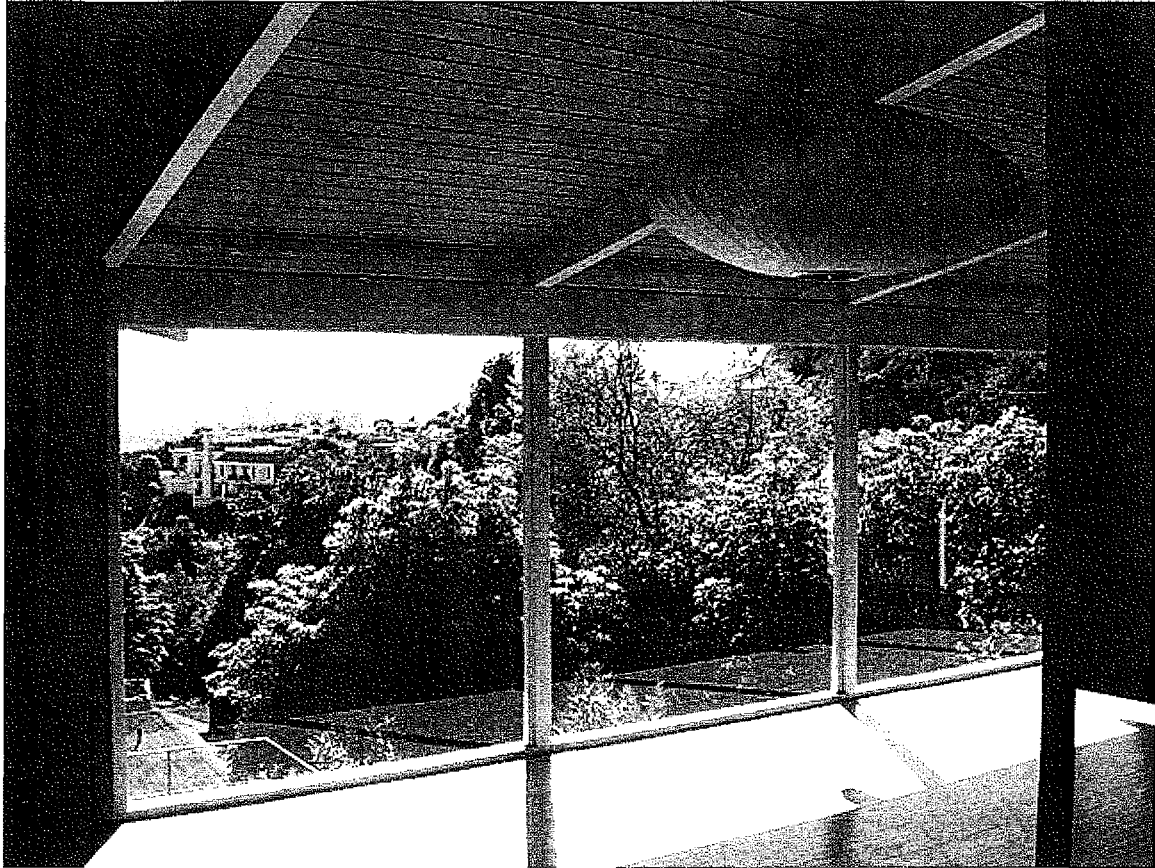
1513 Forest Knoll Drive, single panel front door from balcony bridge entry



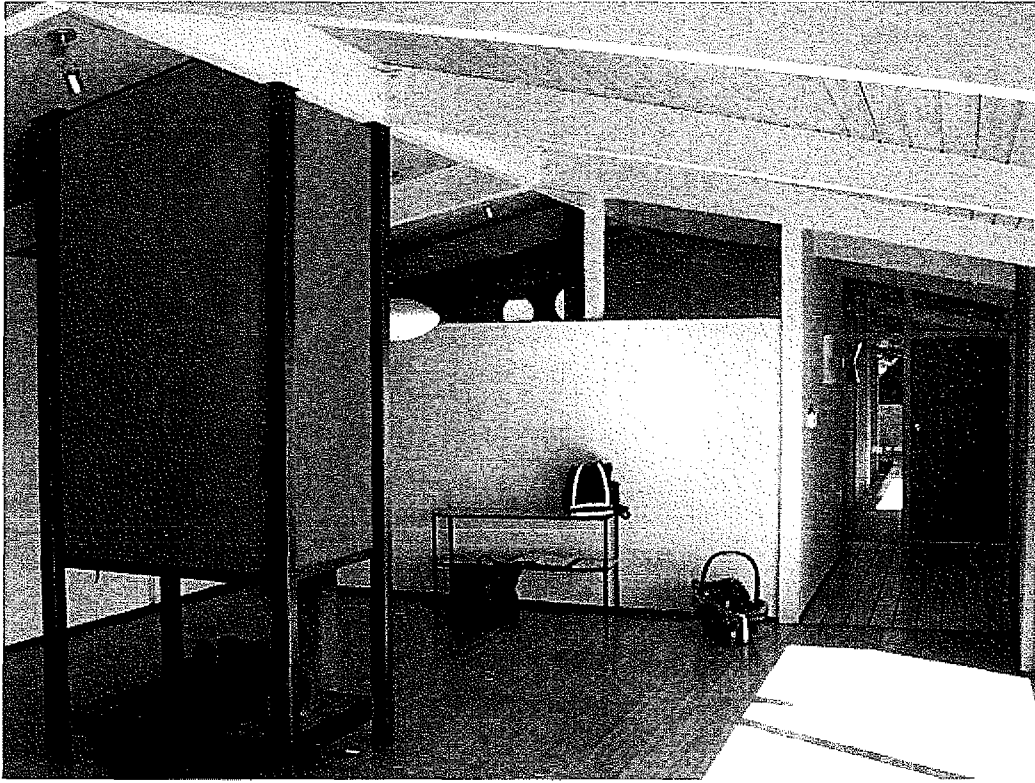
1513 Forest Knoll Drive, steel and small pebble concrete paver circular stair and planter



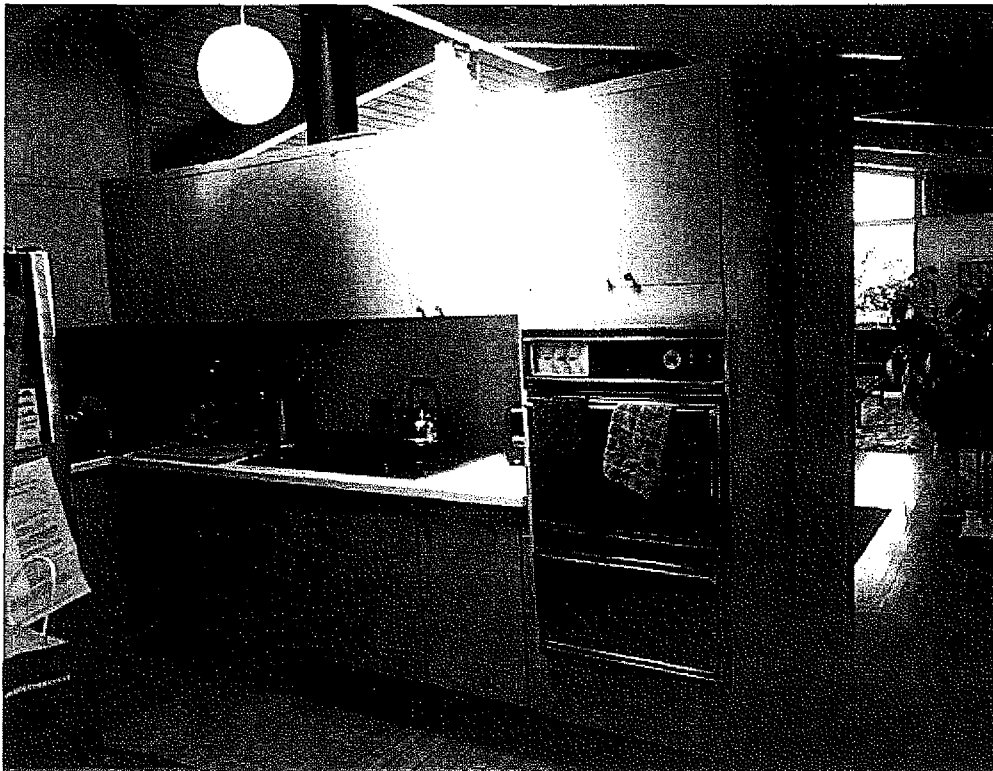
1513 Forest Knoll Drive, living room/dining room open plan with free-standing fireplace



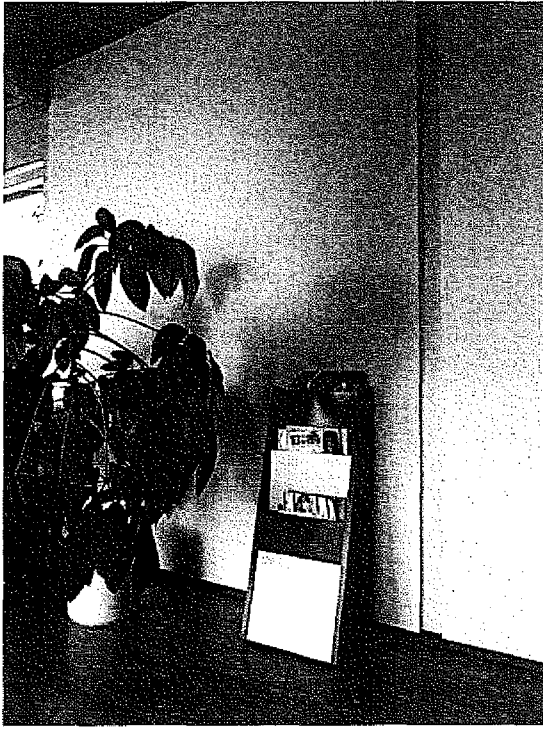
1513 Forest Knoll Drive, looking south from living/dining room



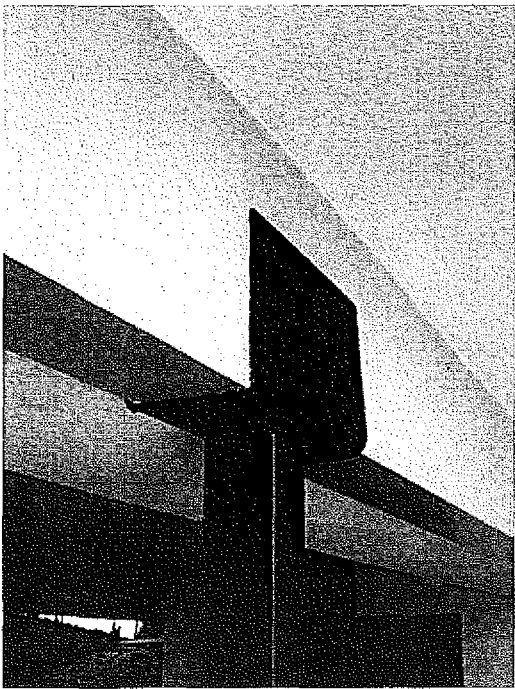
1513 Forest Knoll Drive, dining room with interior clerestory windows to kitchen



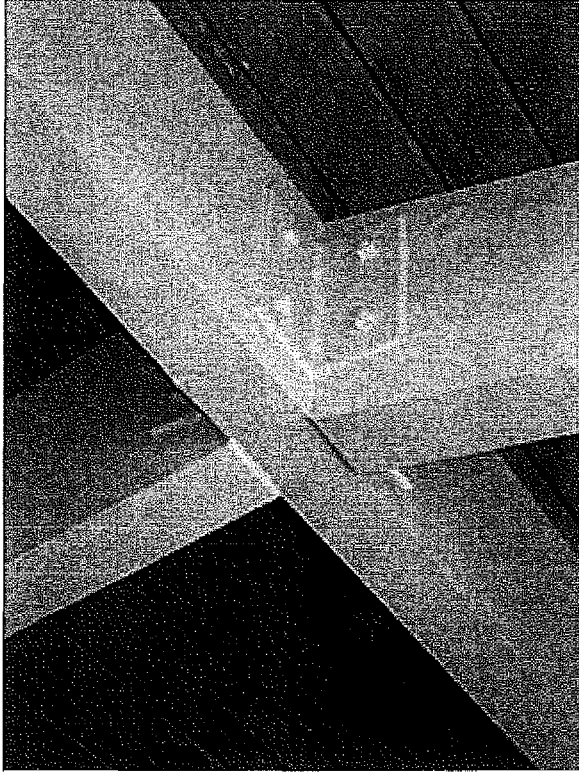
1513 Forest Knoll Drive, kitchen



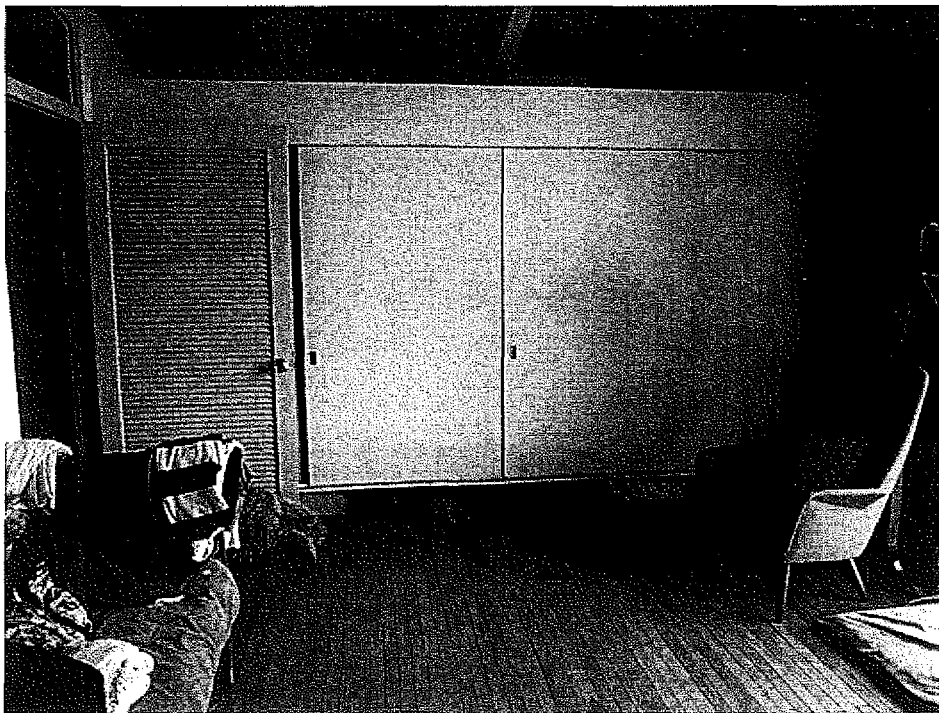
1513 Forest Knoll Drive, recessed wall and baseboard detail on 7' module



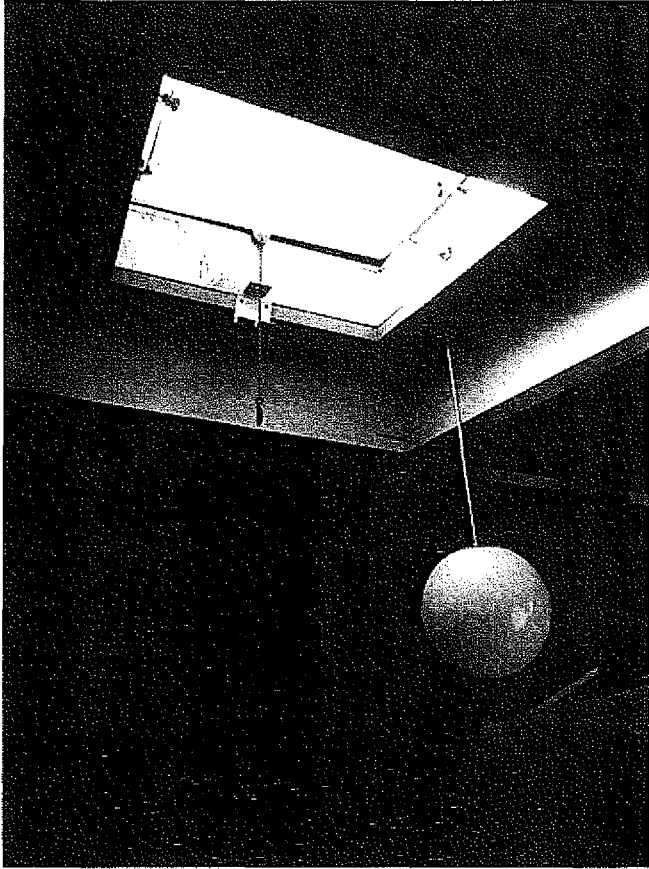
1513 Forest Knoll Drive, expressed steel saddle column support detail, lower deck



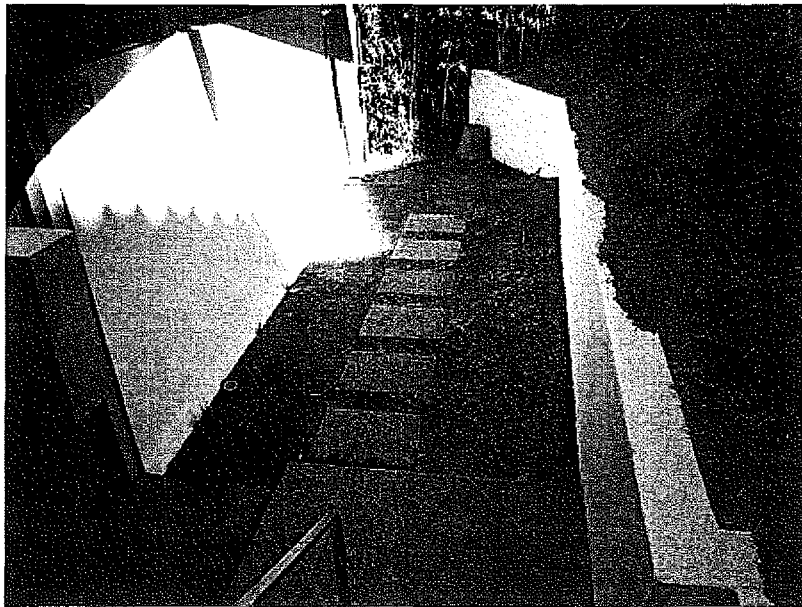
1513 Forest Knoll Drive, living room/dining room detail of exposed hardware on beam and rafter connection



1513 Forest Knoll Drive, floating built-in cabinetry and slatted interior door

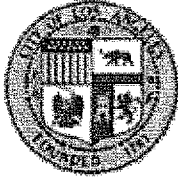
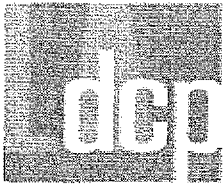


1513 Forest Knoll Drive, original operable kitchen skylight and historic white globe lighting fixture



1513 Forest Knoll Drive, pebble paver entry stairs and exterior circulation pavers





City of Los Angeles  
Department of City Planning

12/19/2012  
PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

1513 N FOREST KNOLL DR

**ZIP CODES**

90069

**RECENT ACTIVITY**

None

**CASE NUMBERS**

**Address/Legal Information**

|                              |                    |
|------------------------------|--------------------|
| PIN Number                   | 147B169 627        |
| Lot/Parcel Area (Calculated) | 8,091.3 (sq ft)    |
| Thomas Brothers Grid         | PAGE 592 - GRID J5 |
| Assessor Parcel No. (APN)    | 5558009005         |
| Tract                        | TR 8286            |
| Map Reference                | M B 115-21/27      |
| Block                        | None               |
| Lot                          | 25                 |
| Arb (Lot Cut Reference)      | None               |
| Map Sheet                    | 147B169            |

**Jurisdictional Information**

|                          |                         |
|--------------------------|-------------------------|
| Community Plan Area      | Hollywood               |
| Area Planning Commission | Central                 |
| Neighborhood Council     | Bel Air - Beverly Crest |
| Council District         | CD 4 - Tom LaBonge      |
| Census Tract #           | 1942.00                 |
| 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                 |

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

**Assessor Information**

|                              |                         |
|------------------------------|-------------------------|
| Assessor Parcel No. (APN)    | 5558009005              |
| APN Area (Co. Public Works)* | 0.191 (ac)              |
| Use Code                     | 0100 - Single Residence |
| Assessed Land Val.           | \$1,200,000             |
| Assessed Improvement Val.    | \$250,000               |
| Last Owner Change            | 04/03/08                |
| Last Sale Amount             | \$0                     |
| Tax Rate Area                | 67                      |
| Deed Ref No. (City Clerk)    | 774624                  |
|                              | 574757                  |
|                              | 3107448                 |
|                              | 2329420                 |
|                              | 1762593                 |
|                              | 1-283                   |

**Building 1**

|                         |                        |
|-------------------------|------------------------|
| Year Built              | 1959                   |
| Building Class          | D95D                   |
| Number of Units         | 1                      |
| Number of Bedrooms      | 2                      |
| Number of Bathrooms     | 3                      |
| Building Square Footage | 2,069.0 (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            |

**Seismic Hazards****Active Fault Near-Source Zone**

|                                |   |
|--------------------------------|---|
| Nearest Fault (Distance in km) | Within Fault Zone                       |
| Nearest Fault (Name)           | Hollywood Fault                         |
| Region                         | Transverse Ranges and Los Angeles Basin |
| Fault Type                     | B                                       |
| Slip Rate (mm/year)            | 1                                       |
| Slip Geometry                  | Left Lateral - Reverse - Oblique        |
| Slip Type                      | Poorly Constrained                      |
| Down Dip Width (km)            | 14                                      |
| Rupture Top                    | 0                                       |
| Rupture Bottom                 | 13                                      |
| Dip Angle (degrees)            | 70                                      |
| Maximum Magnitude              | 6.4                                     |
| Alquist-Priolo Fault Zone      | No                                      |

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|                         |     |
|-------------------------|-----|
| Landslide               | Yes |
| Liquefaction            | No  |
| Tsunami Inundation Zone | No  |

**Economic Development Areas**

|                                  |      |
|----------------------------------|------|
| Business Improvement District    | None |
| Renewal Community                | No   |
| Revitalization Zone              | None |
| State Enterprise Zone            | None |
| State Enterprise Zone Adjacency  | No   |
| Targeted Neighborhood Initiative | None |

**Public Safety**

Police Information

|                    |           |
|--------------------|-----------|
| Bureau             | West      |
| Division / Station | Hollywood |
| Reporting District | 632       |

Fire Information

|                             |    |
|-----------------------------|----|
| Division                    | 3  |
| Battalion                   | 5  |
| District / Fire Station     | 41 |
| Red Flag Restricted Parking | No |

12/19/2012

Generalized Zoning

ZIMAS PUBLIC



Address: 1513 N FOREST KNOLL DR  
APN: 5558009005  
PIN #: 147B169 627  
Tract: TR 8286  
Block: None  
Lot: 25  
Arb: None

Zoning: R1-1  
General Plan: Low II Residential



Case Number:

**CHC-2012-3499-HCM**

Declaration Letter Mailing List

MAILING DATE: **Mar 27, 2013**

Council District 4  
City Hall, Room 480  
**Mail Stop 206**

Paul Street  
1513 Forest Knoll Dr.  
Los Angeles, CA 90069

Sian Winship

2146 Westridge Rd.

Los Angeles, CA 90049