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

TARA J. HAMACHER GAIL KENNARD OZ SCOTT

FELY C. PINGOL COMMISSION EXECUTIVE ASSISTANT (213) 978-1294

FEB 19 2014 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-2013-3616-HCM ABICHANDANI RESIDENCE 7129 W. LA PRESA DRIVE

At the Cultural Heritage Commission meeting of February 6, 2014, 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:

 ~ 10

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

Vote: 5-0

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Fely C. Pingol, Commission Executive Assistant Cultural Heritage Commission

Attachment: Application

1).4 1 Ċ. Councilmember Tom LaBonge, Fourth Council District Lisa and Thomas Thurnauer Historic Preservation Partners GIS

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI

MAYOR

EXECUTIVE OFFICES MICHAEL LOGRANDE

DIRECTOR (213) 978-1271

ALAN BELL, AICP DEPUTY DIRECTOR (213) 978-1272

LISA WEBBER, AICP DEPLITY DIRECTOR (213) 978-1274

FAX: (213) 978-1275

INFORMATION (213) 978-1270 www.planning.lacity.org

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

TARA J. HAMACHER GAIL KENNARD OZ SCOTT

FELY C. PINGOL COMMISSION EXECUTIVE ASSISTANT (213) 978-1294

Date:

FEB 19 2014

Lisa and Thomas Thurnauer 7129 W. La Presa Drive Los Angeles, CA 90068

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDF DIRECTOR (213) 978-1271

> ALAN BELL AICP DEPUTY DIRECTOR (213) 978-1272

LISA WEBBER, AICP DEPUTY DIRECTOR (213) 978-1274

FAX: (213) 978-1275

INFORMATION (213) 978-1270 www.planning.lacity.org

CERTIFIED MAIL RETURN RECEIPT REQUESTED

CASE NUMBER: CHC-2013-3616-HCM **ABICHANDANI RESIDENCE** 7129 W. LA PRESA 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 Louie **Commissioner Barron** Seconded: Commissioners Hamacher, Kennard, and Scott Ayes:

Vote: 5-0

Fely C. Pingol Commission Executive Assistant Cultural Heritage Commission

Attachment: Application

Councilmember Tom LaBonge, Fourth Council District C: Historic Preservation Partners GIS

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERIT	GE COMMISSION	CASE NO.: CHC-2013-3616-HCM ENV-2013-3617-CE			
HEARING DATE: TIME: PLACE:	February 6, 2014 10:00 AM City Hall, Room 1010 200 N. Spring Street Los Angeles, CA 90012	Location: 7129 W. La Presa Drive Council District: 4 Community Plan Area: Hollywood Area Planning Commission: Central Neighborhood Council: Hollywood Hills West Legal Description: TR 9408, Lot 44			
PROJECT:	Historic-Cultural Monu ABICHANDANI RESI	• •			
REQUEST:	ST: Declare the property a Historic-Cultural Monument				
APPLICANT/ OWNER:	7129 W. La Presa Driv	Lisa and Thomas Thurnauer 7129 W. La Presa Drive Los Angeles, CA 90068			
OWNER'S REPRESENTATIVE:	Historic Preservation I 419 Concord Ave. Monrovia, CA 91016	Partners			
RECOMMENDATION	That the Cultural Her	ritage 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

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

Attachments:

Historic-Cultural Monument Application

Abichandani Residence CHC-2013-3616-HCM Page 2 of 4

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 the Mid-Century Modern residential style.
- 2) The building is associated with a master builder, designer, or architect, as a work by the noted architect Carl Maston and landscaping by landscape architect Emmet Wemple.

<u>CRITERIA</u>

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 1970, this two-story single-family residence in the Hollywood Hills exhibits character defining features of the Mid-Century Modern style. The subject building has a rectangular floor plan with horizontal massing, visible structural elements, and a flat roof with open, overhanging eaves. The structure, partially obscured by trees, presents a façade of rectangular floor-to-ceiling windows situated between thin, vertical redwood beams. The floor between the first and second story is visible and bisects the structure in two equal horizontal portions. The front entrance in the center of the building is recessed and bisects the mass vertically. Two structural concrete columns stand inside the entryway. A parking space occupying the first floor on the west side of the building is the only element breaking the overall symmetry and repetition, though the treatment above the parking area continues the same pattern of vertical rectangles. A low, asymmetrical concrete wall and redwood-faced sliding gate front the property. The face of the gate matches the treatment above the parking, and the top of the gate is level with the bottom of the treatment.

The same pattern of rectangular sections continues around the sides and the rear of the structure. A portion of the sections at the rear are finished in wood rather than glass. An enclosed veranda extends from the first floor at the back to meet a patio; both interior and exterior paved with the same glazed brick. Concrete columns on the sides of the building match those found in the entryway.

The subject building was designed by Carl L. Maston, a prolific architect within the Los Angeles area. Maston received a bachelor's degree from the USC School of Architecture in 1937 and was honored by the school with a Distinguished Alumni Award in 1989. He is known for his modern designs and prolific use of structural concrete. Notable works include the Hillside House (HCM #668), the Cal Poly Pomona College of Environmental Design building, the Chiat House in South Pasadena, and the Valley Ice Skating Center in Tarzana (razed). The landscaping was designed by Emmet L. Wemple, a renowned landscape architect who with his firm worked on thousands of project nationally and internationally. Notable works include the Getty Villa, J. Paul Getty Center, and the Richard M. Nixon Library.

Abichandani Residence CHC-2013-3616-HCM Page 3 of 4

The only known alterations to the subject building include a reconfiguration of the master bath, flooring replaced in bathrooms, and a cabinet removed in the kitchen.

DISCUSSION

The Abichandani Residence historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) the property "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) it constitutes "a notable work of a master builder, designer or architect whose individual genius influenced his age." As a Mid-Century Modern structure with exposed structural elements, extensive use of floor-to-ceiling windows, flat roof with overhanging eaves, and repetition and symmetry of form, and as a project of acclaimed architect Carl L. Maston, with landscaping by Emmet Wemple, the property qualifies for Historic Cultural Monument status based on these criteria.

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 Abichandani Residence 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.

Abichandani Residence CHC-2013-3616-HCM Page 4 of 4

BACKGROUND

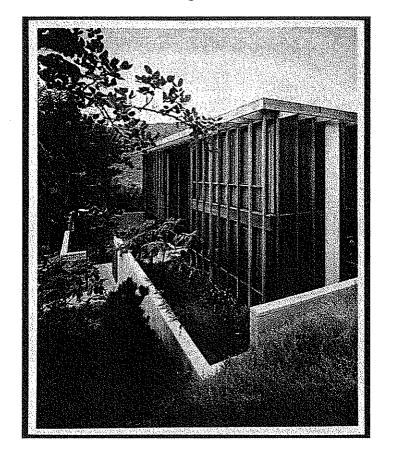
On December 5, 2013, the City Council adopted a motion to initiate consideration of the Abichandani Residence as a Historic-Cultural Monument. On January 27, 2014, the Office of Historic Resources Staff toured the site.

ć

The Abichandani Residence

7129 LA PRESA

Los Angeles, Ca



HISTORIC CULTURAL MONUMENT APPLICATION

Prepared by:

Historic Preservation Partners

on behalf of Lisa and Thomas Thurnauer,

property owners

419 Concord Avenue - Monrovia, Ca 91016 • telephone: 626.605.5007 • www.historiepreservationpartners.com

CITY OF LOS ANGELES

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	The Abichandani Residence	IS AN IMPORTANT EXAMPLE O
	NAME OF PROPOSED MONUMENT	
	Mid Century Modern	
- ·	ARCHITECTURAL STYLE (SEE LINE 8)	ARCHITECTURI
AND MEETS THE CU	JLTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH	QUALITY OF ITS DESIGN AND THE RETENTION
OF ITS ORIGINAL F	ORM, DETAILING AND INTEGRITY.	
	AND/OR	
	HISTORICAL SIGNIFICA	
	HISTORICAL SIGNIFICA	
	The Abichandani Residence	1970 No. 1
THE	NAME OF PROPOSED MONUMENT	WAS BUILT IN YEAR BUILT
	NAME OF FIRST OR SIGNIFICANT OTHER	WAS IMPORTANT TO THE
	I OC ANOTI EC DECATION	
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HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

٥I	ENTIFICATION						
1.	NAME OF PROPOSED MONUMENT The Abichandani Residence						
2.	STREET ADDRESS 7129 W. La Presa Drive						
	CITYLos AngelesZIP CODE90068COUNCIL DISTRICT4						
3.	ASSESSOR'S PARCEL NO 5549012020						
4.	COMPLETE LEGAL DESCRIPTION: TRACT TR 9408						
	BLOCK None LOT(S) 44 ARB. NO. 2						
5.	RANGE OF ADDRESSES ON PROPERTY 7129 W. La Presa Drive - Los Angeles, Ca 90068						
6	PRESENT OWNERLisa and Thomas Thurnauer						
U.	STREET ADDRESS 7129 W. La Presa Drive E-MAIL ADDRESS: lgt14@mac.com						
	CITY Los Angeles STATE Ca ZIP CODE 90068 PHONE (323) 646-1699						
	OWNERSHIP: PRIVATE X PUBLIC						
7.	PRESENT USE Single-family residence ORIGINAL USE Single-family residence						
Di	ESCRIPTION						
8.	ARCHITECTURAL STYLE Mid Century Modern						
9.	STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DECRIPTION WORK SHEET. 1 PAGE MAXIMUM)						
	(see attached sheet)						

HISTORIC-CULTURAL MONUMENT APPLICATION

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NAME OF PROPOSED MONUMENT	NAME OF PROPOSED MONUMENT The Abichandani Residence				
10. CONSTRUCTION DATE:	1970	FACTUAL:	ESTIMATED:		
11. ARCHITECT, DESIGNER, OR ENGINEER Car	I Maston (arch	itect)	· · · · · · · · · · · · · · · · · · ·		
12. CONTRACTOR OR OTHER BUILDER Emme	t Wemple (land	Iscape architect)			
13. DATES OF ENCLOSED PHOTOGRAPHS hist (1 8x10 black and white glossy and 1 digital e-m					
14. CONDITION: C EXCELLENT 7 GOOD	FAIR	C DETERIORATED	NO LONGER IN EXISTENCE		
15. ALTERATIONS No maior alterations. Maste	er Bath and clo	eset re-configured (recent) a	and upper cabinet in kitchen		
removed (recent). Some flooring replaced	in bathrooms	(recent).			

16. THREATS TO SITE: NONE KNOWN			PUBLIC WORKS PROJECT		
17. IS THE STRUCTURE: M ON ITS ORIGINAL S					
SIGNIFICANCE					
18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTU WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEE (see attached sheet)					
	·····				
••••••••••••••••••••••••••••••••••••••		······			
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PER	SONAL INTERVIEW	s with dates) (See attached	sheet)		

20. DATE FORM PREPARED 08/26/2	013	PREPARER'S NAME	Vanessa Withers		
ORGANIZATION HPP		_STREET ADDRESS 419 Cor	cord Ave.		
CITY Monrovia	STATE	Ca ZIP CODE 91016	PHONE (626)605-5007		
E-MAIL ADDRESS: vanessa@hppgroup.net		······			

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DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE _	The Abichanda		IS ASTORY,
	NAME OF PROPOSED MON	UMENT	NUMBER OF STORIES
	Mid Century Modern	· •	PLAN
	ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)	PLAN SHAPE (Click to See Chart)	STRUCTURE USE (RESIDENCE, ETC.)
WITH	A	Les, brick, stucco, etc.)	H AND TRIM TRIM.
IT'S_	ROOF IS ROOF SHAPE (Click to See Chart) MATERIA	al (clay tile, asphalt or wood shingles,	ETC.) WINDOW MATERIAL ,
WI	NDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASE	MENT (OPENS OUT), HORIZONTAL SLIDING, E	WINDOWS ARE PART OF THE DESIGN. TC.]
THE E	NTRY FEATURES A DOOR L	OCATION (RECESSED, CENTERED, OFF-CENTEI	, corner, etc.)
	ENTRY DOOR STYLE (Click to See Chart)	DOOR. ADDITIO	DNAL CHARACTER DEFINING ELEMENTS
	TE STRUCTURE ARE IDENTIFY ORIGINAL FEATUR R AND LOCATION OF CHIMNEYS; SHUTTERS; SECOND		TES; NUMBER AND SHAPE OF DORMERS (Click to See Chi
ORNAM	iental woodwork; symmetry or asymmetry; ca	ORNICES; FRIEZES; TOWERS OR TURRETS;	BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;
VERTIC	ally; formality or informality; garden walls, etc	2.	
SECON	JDARY BUILDINGS CONSIST OF A	IDENTIFY GARAGE; GARE	en shelter, etc:
SIGNII	TCANT INTERIOR SPACES INCLUDE	DRIGENAL FEATURES SUCH AS WOOD PANELI	NG; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;
ORNAT	e Ceilings; plaster moldings; light fixtures; painti	ED DECORATION; CERAMIC TIME; STAIR BALU	STRADES; BUILT-IN FURNITURE, ETC.
IMPOF	TANT LANDSCAPING INCLUDES	IDENTIFY NOTABLE MATURE TREES A	ND SHRUBS

9. Architectural Description

7129 La Presa Drive, located in Hollywood, is a two-story Mid Century Modern style residence with a rectangular plan designed by architect Carl Maston. Situated in the hills, the home presents to the street as a two-story redwood and glass form with full-height inset front entry; the symmetrical structure is a testament to Maston's utilization of concrete and glass. The home was completed in 1970, measuring approximately 2,728 square feet.

The overall exterior of the residence is characterized by full-height ribs of redwood that create almost a delicate birdcage effect -- with glass inbetween the wooden ribs. Concrete block walls and round columns serve as both structural and decorative elements. A flat roof structure extends out to become open beamed eaves. Large round concrete columns punctuate and support the recessed entry. The building is in good condition. It has retained remarkable historic integrity and exhibits many of its original characterdefining features. Observed alterations include:

- Re-organization of Master Bedroom closet and bath (recent)
- Removal of upper kitchen cabinet (recent)
- Some flooring replacement primarily in bathrooms (recent)

The interior of the residence is anchored by a large central atrium-like space, with stairs on the east side. Organized around the central open space, second floor rooms have open redwood railings to view the space below. Redwood, glass, and concrete are the dominant materials with tile floors in some spaces. The transparency of the large cubic structure of the home creates a strong connection between interior spaces and exterior views and landscape. The ground floor has access to the rear garden, which graduates to a point with stacked railroad ties creating a terraced effect.

18. Significance

7129 La Presa is significant as the work of architect Carl L. Maston, one of Southern California's most well-known exponents of contemporary architecture, with garden designed by landscape architect Emmet Wemple. The home was built for Krishin P. and Helen R. Abichandani; Krishin was an inventor and aeronautical engineer. (Gregory, 2013)

The Abichandani Residence stands virtually unaltered since its construction and makes a strong, cohesive architectural statement of the period with both house and garden intact.

Carl L. Maston (1915 – 1992)

"Carl Louis Maston was a leading exponent in post-war Los Angeles of contemporary, almost avant garde, style of architecture and of the inventive use of concrete for solving structural challenges." Born in Illinois, Maston was educated at the University of Southern California and worked in concert with many well-known architects and designers of the time, including A. Quincy Jones, Gordon Kaufmann, and Fred Emmons. Maston's work was recognized through the granting of various awards and appearances in architectural publications. (Gregory, 2013)

The Abichandani Residence was built during a time in Maston's career when he was well-established and articulating his architectural point of view. Maston had been named an AIA Fellow in 1968 – two years before building 7129 La Presa. Emphasis on the geometric and cubic forms can be seen in La Presa and other works during this time period. A uniquely intact record of Maston's residential work, the Abichandani Residence remains relatively unchanged since its original construction.

Other examples of Maston's work include both residential and institutional buildings; Personal residence at 1657 Marmont Lane (1948), Herman House (1948), National Boulevard Apartments (1955), and Chiat House (1967). A more extensive biography of Maston and a list of his work is included in the attached research report provided by Building Biographer Tim Gregory.

Maston's archive of work is held at the University of Southern California, his alma mater where he continued to teach until his death in 1992.

Emmet L. Wemple (1921-1996)

Emmet Wemple designed the landscape of 7129 La Presa. Wemple was an internationally known Southern California landscape architect, credited with designing the gardens of the Getty Museum in Malibu, UCLA, and the Nixon Library. Like Maston, Wemple also taught at the University of Southern California.

News of Wemple's death was reported in the *Los Angeles Times* and staff writer Myrna Oliver interviewed Stephen Rountree of the J. Paul Getty Trust:

"Emmet Wemple was a genius," said Stephen D. Rountree, director of operations and planning for the J. Paul Getty Trust who worked with Wemple for more than two decades, "in creating gardens and public spaces which were exquisitely sensitive to Southern California conditions. He loved California's native landscape and drew inspiration from it. . . . He was the dean of his profession in this region and will be sorely missed." (Oliver, 1996)

Original landscape plan of the Abichandani Residence garden is available and attached to this application.

Krishin Pahlaj Abichandani (1910 – 2005)

Abichandani was born in India in 1926 and sailed to England in 1948. By 1950, Krishin was studying aeronautical engineering at the University of Washington. He continued his education, earning a Ph.D. from U.C.L.A. Krishin was also an inventor, holding the patent on an aircraft acceleration limiter he invented circa 1960. (Gregory, 2013)

Additional biographical information on both Carl Maston and Krishin Pahlaj Abichandani is included as an attachment to this application.

Sources

American Architects Directory, 1962, 1970.

Avery Index of Architectural Periodicals.

Building Permit Record

Los Angeles County Assessor (Culver City district office and Los Angeles archives)

Los Angeles Public Library

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*.

Salt Lake City, Gibbs-Smith, 2003.

Gregory, Tim. 7129 La Presa Drive Historical Report. Pasadena, 2013

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York, Knopf, 1984.

Los Angeles Times:

Oliver, Myrna. "Emmet Wemple; Landscape Architect on Major Projects." *Los Angeles Times*. 7 June 1996. *Maston Obituary.* 3 June 1992.

Owner provided copies of plans drawn by landscape architect Emmet Wemple, obtained through the Getty.

University of Southern California Archive

Internet Resources, including California Index, California Death Index, Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times* Database.



THE BUILDING BIOGRAPHER TIM GREGORY * Building Histories

Archival Consulting

Cultural Resource Studies

Historic Resources Surveys

Local, State and National Landmarking

7129 LA PRESA DRIVE

LOS ANGELES

Style: Contemporary

Year of Completion: 1970

Building Permits: Permit #11485 was issued by the City of Los Angeles on July 10, 1970 for a two-story, 2,972-square-foot dwelling and attached garage. The house, not to exceed 23 feet tall, would have walls of wood and glass, a composition roof, and wood floors.

Also on that day, permit #11486 was issued for the construction of sixty linear feet of five-foot concrete-block retaining wall. A supplementary permit was issued on September 10, 1970 to change the maximum height of the wall to eight feet.

Copies of these permits are attached. No other permits for this property were found in the files of the City's building department, indicating the house has remained virtually unchanged since it was first built.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

Cost to Build: \$51,000 total

Architect: Carl L. Maston, one of Southern California's most well-known exponents of contemporary architecture. Please see the attached biographical information.

Landscape Architect: Emmet Wemple (from current owner's files)

400 E. California Blvd. #3 * Pasadena, CA 91106-3763 (626) 792-7465 * timgregory@sbcglobal.net www.buildingbiographer.com

Sources:

City of Los Angeles, Building Department Los Angeles County Assessor (Culver City district office and Los Angeles archives) Los Angeles Public Library

Gebhard, David and Robert Winter. An Architectural Guidebook to Los Angeles. Salt Lake City, Gibbs-Smith, 2003.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, Knopf, 1984.

Los Angeles Times:

Internet Resources, including California Index, California Death Index, Gale Biography Master Index, Ancestry.com, and Historic Los Angeles Times Database.

Tim Gregory The Building Biographer 400 East California Blvd., #3 Pasadena, CA 91106-3763 Phone: 626-792-7465; Fax: 626-793-5219 timgregory@sbcglobal.net www.buildingbiographer.com

Copyright August 2013 by Tim Gregory School of Environmental Design at California State Polytechnic University, Pomona (1971) -- an

asymmetrical massing of cubic forms. Creative Arts Building at California State University, San Bernardino. Valley Ice Skating Center, Tarzana-constructed of precast concrete in the shape of a tortoise's shell (demolished).

Sources:

American Architects Directory, 1962, 1970. Avery Index of Architectural Periodicals. Gebhard, David and Robert Winter. An Architectural Guidebook to Los Angeles. Salt Lake City, Gibbs-Smith, 2003. Los Angeles Times: June 3, 1992.

Tim Gregory The Building Biographer 400 East California Blvd., #3 Pasadena, CA 91106-3763 626-792-7465 <u>timgregory@sbcglobal.net</u> www.buildingbiographer.com

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Los Angeles Department of City Planning RECOMMENDATION REPORT

ITEN

CASE NO .: CHC-2013-3616-HCM CULTURAL HERITAGE COMMISSION ENV-2013-3617-CE HEARING DATE: February 6, 2014 Location: 7129 W. La Presa Drive TIME: 10:00 AM Council District: 4 City Hall, Room 1010 PLACE: Community Plan Area: Hollywood 200 N. Spring Street Area Planning Commission: Central Neighborhood Council: Hollywood Hills West Los Angeles, CA 90012 Legal Description: TR 9408, Lot 44 **PROJECT:** Historic-Cultural Monument Application for ABICHANDANI RESIDENCE **REQUEST:** Declare the property a Historic-Cultural Monument Lisa and Thomas Thurnauer APPLICANT/ 7129 W. La Presa Drive **OWNER:** Los Angeles, CA 90068 **OWNER'S Historic Preservation Partners** 419 Concord Ave. **REPRESENTATIVE:**

RECOMMENDATION That the Cultural Heritage Commission:

Monrovia, CA 91016

- 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

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

Attachments:

Historic-Cultural Monument Application

Abichandani Residence CHC-2013-3616-HCM Page 2 of 4

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 the Mid-Century Modern residential style.
- 2) The building is associated with a master builder, designer, or architect, as a work by the noted architect Carl Maston and landscaping by landscape architect Emmet Wemple.

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 1970, this two-story single-family residence in the Hollywood Hills exhibits character defining features of the Mid-Century Modern style. The subject building has a rectangular floor plan with horizontal massing, visible structural elements, and a flat roof with open, overhanging eaves. The structure, partially obscured by trees, presents a façade of rectangular floor-to-ceiling windows situated between thin, vertical redwood beams. The floor between the first and second story is visible and bisects the structure in two equal horizontal portions. The front entrance in the center of the building is recessed and bisects the mass vertically. Two structural concrete columns stand inside the entryway. A parking space occupying the first floor on the west side of the building is the only element breaking the overall symmetry and repetition, though the treatment above the parking area continues the same pattern of vertical rectangles. A low, asymmetrical concrete wall and redwood-faced sliding gate front the property. The face of the gate matches the treatment above the parking, and the top of the gate is level with the bottom of the treatment.

The same pattern of rectangular sections continues around the sides and the rear of the structure. A portion of the sections at the rear are finished in wood rather than glass. An enclosed veranda extends from the first floor at the back to meet a patio; both interior and exterior paved with the same glazed brick. Concrete columns on the sides of the building match those found in the entryway.

The subject building was designed by Carl L. Maston, a prolific architect within the Los Angeles area. Maston received a bachelor's degree from the USC School of Architecture in 1937 and was honored by the school with a Distinguished Alumni Award in 1989. He is known for his modern designs and prolific use of structural concrete. Notable works include the Hillside House (HCM #668), the Cal Poly Pomona College of Environmental Design building, the Chiat House in South Pasadena, and the Valley Ice Skating Center in Tarzana (razed). The landscaping was designed by Emmet L. Wemple, a renowned landscape architect who with his firm worked on thousands of project nationally and internationally. Notable works include the Getty Villa, J. Paul Getty Center, and the Richard M. Nixon Library.

Abichandani Residence CHC-2013-3616-HCM Page 3 of 4

The only known alterations to the subject building include a reconfiguration of the master bath, flooring replaced in bathrooms, and a cabinet removed in the kitchen.

DISCUSSION

The Abichandani Residence historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) the property "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) it constitutes "a notable work of a master builder, designer or architect whose individual genius influenced his age." As a Mid-Century Modern structure with exposed structural elements, extensive use of floor-to-ceiling windows, flat roof with overhanging eaves, and repetition and symmetry of form, and as a project of acclaimed architect Carl L. Maston, with landscaping by Emmet Wemple, the property qualifies for Historic Cultural Monument status based on these criteria.

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 Abichandani Residence 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.

Abichandani Residence CHC-2013-3616-HCM Page 4 of 4

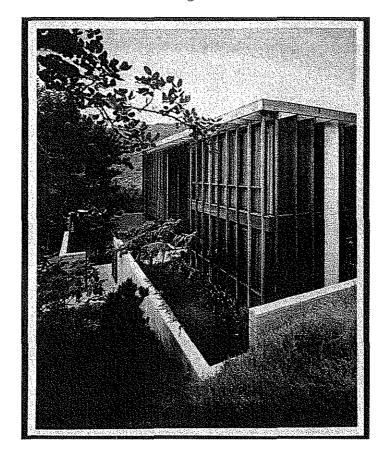
BACKGROUND

On December 5, 2013, the City Council adopted a motion to initiate consideration of the Abichandani Residence as a Historic-Cultural Monument. On January 27, 2014, the Office of Historic Resources Staff toured the site.

The Abichandani Residence

7 1 2 9 L A P R E...S. A

Los Angeles, Ca



HISTORIC CULTURAL MONUMENT APPLICATION

Prepared by:

Historic Preservation Partners

on behalf of Lisa and Thomas Thurnauer;

property owners

419 Concord Avenue - Monrovia, Ca 91016 • telephone: 626.605.5007 • www.historicpreservationpartners.com

CITY OF LOS ANGELES

ł

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	The Abichandani Residence	IS AN IMPORTANT EXAMPLE OF
	NAME OF PROPOSED MONUMENT	
		ARCHITECTURE
	ARCHITECTURAL STYLE (SEE LINE 8)	
AND MEETS THE	CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QU	ality of its design and the retention
OF ITS ORIGINA	L FORM, DETAILING AND INTEGRITY.	
	AND/OR	
	ARD/OR	
	HISTORICAL SIGNIFICANC	E
THE	The Abichandani Residence	WAS BUILT IN 1970
	NAME OF PROPOSED MONUMENT	YEAR BUILT
		WAS IMPORTANT TO THE
	NAME OF FIRST OR SIGNIFICANT OTHER	
DEVELOPMENT	OF LOS ANGELES BECAUSE	
		//###
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HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1.	. NAME OF PROPOSED MONUMENT	DNUMENT The Abichandani Residence					
2.	STREET ADDRESS 7129 W. La Presa Drive						
	CITYLos Angeles	ZIP CODE90068 COUNCIL DISTRICT4					
3.	3. ASSESSOR'S PARCEL NO.	5549012020					
4.	4. COMPLETE LEGAL DESCRIPTION: TRACT IR	<u>R 9408</u>					
	BLOCK None	LOT(S) 44 ARB. NO. 2					
5.	5. RANGE OF ADDRESSES ON PROPERTY	7129 W. La Presa Drive - Los Angeles, Ca 90068					
6.	5. PRESENT OWNER	Lisa and Thomas Thurnauer					
	STREET ADDRESS 7129 W. La Pr	resa Drive E-MAIL ADDRESS: lgt14@mac.com					
	CITYLos Angeles	STATE ZIP CODE PHONE (323) 646-1699					
	OWNERSHIP: PRIVATE X	PUBLIC					
7.	7. PRESENT USE single-family reside	once ORIGINAL USE single-family residence					
D	DESCRIPTION						
8.	3. ARCHITECTURAL STYLE	Mid Century Modern					
9.). STATE PRESENT PHYSICAL DESCRIPTION OF	THE SITE OR STRUCTURE (SEE OPTIONAL DECRIPTION WORK SHEET. 1 PAGE MAXIMUM)					
	(see attached sheet)						
		¥					

HISTORIC-CULTURAL MONUMENT APPLICATION

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1

NAME OF PROPOSED MONUMENT The Abichandani Residence				
10. CONSTRUCTION DATE: 1970	FACTUAL: 🔽 ESTIMATED:			
11. ARCHITECT, DESIGNER, OR ENGINEER Carl Maston (archit	ect)			
12. CONTRACTOR OR OTHER BUILDER Emmet Wemple (lands	cape architect)			
13. DATES OF ENCLOSED PHOTOGRAPHS historic photograph (1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL H				
14. CONDITION: \Box EXCELLENT ∇ GOOD \Box FAIR	DETERIORATED			
15. ALTERATIONS No major alterations. Master Bath and clos removed (recent). Some flooring replaced in bathrooms (r				
16. THREATS TO SITE: NONE KNOWN PRIVATE DEVEL	ust east of property			
SIGNIFICANCE				
18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIM (see attached sheet)				
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS	WITH DATES) (See attached sheet)			
20. DATE FORM PREPARED 08/26/2013				
ORGANIZATION HPP	STREET ADDRESS 419 Concord Ave.			
CITY Monrovia STATE C	a zip code 91016 phone (626) 605-5007			
E-MAIL ADDRESS: vanessa@hppgroup.net				

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE The Abichandani Reside	ence IS ASTORY,
NAME OF PROPOSED MONUMENT	IS ASTORY,
Mid Century Modern	ΡΙΔΝ
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)	PLAN SHAPE (Click to See Chart) PLAN
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THE ENTRY FEATURES A DOOR LOCATION (R	ECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)
ENTRY DOOR STYLE (Click to See Chart)	DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
OF THE STRUCTURE ARE	S PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH	MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; F	RIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.	
SECONDARY BUILDINGS CONSIST OF A	IDENTIFY GARAGE; GARDEN SHELTER, ETC.
SIGNIFICANT INTERIOR SPACES INCLUDE	ATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORA	IION; CERAMIC TIME; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.
IMPORTANT LANDSCAPING INCLUDESIDE	NTIFY NOTABLE MATURE TREES AND SHRUBS

9. Architectural Description

7129 La Presa Drive, located in Hollywood, is a two-story Mid Century Modern style residence with a rectangular plan designed by architect Carl Maston. Situated in the hills, the home presents to the street as a two-story redwood and glass form with full-height inset front entry; the symmetrical structure is a testament to Maston's utilization of concrete and glass. The home was completed in 1970, measuring approximately 2,728 square feet.

The overall exterior of the residence is characterized by full-height ribs of redwood that create almost a delicate birdcage effect -- with glass inbetween the wooden ribs. Concrete block walls and round columns serve as both structural and decorative elements. A flat roof structure extends out to become open beamed eaves. Large round concrete columns punctuate and support the recessed entry. The building is in good condition. It has retained remarkable historic integrity and exhibits many of its original characterdefining features. Observed alterations include:

- Re-organization of Master Bedroom closet and bath (recent)
- Removal of upper kitchen cabinet (recent)
- Some flooring replacement primarily in bathrooms (recent)

The interior of the residence is anchored by a large central atrium-like space, with stairs on the east side. Organized around the central open space, second floor rooms have open redwood railings to view the space below. Redwood, glass, and concrete are the dominant materials with tile floors in some spaces. The transparency of the large cubic structure of the home creates a strong connection between interior spaces and exterior views and landscape. The ground floor has access to the rear garden, which graduates to a point with stacked railroad ties creating a terraced effect.

18. Significance

7129 La Presa is significant as the work of architect Carl L. Maston, one of Southern California's most well-known exponents of contemporary

architecture, with garden designed by landscape architect Emmet Wemple. The home was built for Krishin P. and Helen R. Abichandani; Krishin was an inventor and aeronautical engineer. (Gregory, 2013)

The Abichandani Residence stands virtually unaltered since its construction and makes a strong, cohesive architectural statement of the period with both house and garden intact.

Carl L. Maston (1915 – 1992)

"Carl Louis Maston was a leading exponent in post-war Los Angeles of contemporary, almost avant garde, style of architecture and of the inventive use of concrete for solving structural challenges." Born in Illinois, Maston was educated at the University of Southern California and worked in concert with many well-known architects and designers of the time, including A. Quincy Jones, Gordon Kaufmann, and Fred Emmons. Maston's work was recognized through the granting of various awards and appearances in architectural publications. (Gregory, 2013)

The Abichandani Residence was built during a time in Maston's career when he was well-established and articulating his architectural point of view. Maston had been named an AIA Fellow in 1968 – two years before building 7129 La Presa. Emphasis on the geometric and cubic forms can be seen in La Presa and other works during this time period. A uniquely intact record of Maston's residential work, the Abichandani Residence remains relatively unchanged since its original construction.

Other examples of Maston's work include both residential and institutional buildings; Personal residence at 1657 Marmont Lane (1948), Herman House (1948), National Boulevard Apartments (1955), and Chiat House (1967). A more extensive biography of Maston and a list of his work is included in the attached research report provided by Building Biographer Tim Gregory.

Maston's archive of work is held at the University of Southern California, his alma mater where he continued to teach until his death in 1992.

Emmet L. Wemple (1921-1996)

Emmet Wemple designed the landscape of 7129 La Presa. Wemple was an internationally known Southern California landscape architect, credited with designing the gardens of the Getty Museum in Malibu, UCLA, and the Nixon Library. Like Maston, Wemple also taught at the University of Southern California.

News of Wemple's death was reported in the *Los Angeles Times* and staff writer Myrna Oliver interviewed Stephen Rountree of the J. Paul Getty Trust:

"Emmet Wemple was a genius," said Stephen D. Rountree, director of operations and planning for the J. Paul Getty Trust who worked with Wemple for more than two decades, "in creating gardens and public spaces which were exquisitely sensitive to Southern California conditions. He loved California's native landscape and drew inspiration from it. . . . He was the dean of his profession in this region and will be sorely missed." (Oliver, 1996)

Original landscape plan of the Abichandani Residence garden is available and attached to this application.

Krishin Pahlaj Abichandani (1910 – 2005)

Abichandani was born in India in 1926 and sailed to England in 1948. By 1950, Krishin was studying aeronautical engineering at the University of Washington. He continued his education, earning a Ph.D. from U.C.L.A. Krishin was also an inventor, holding the patent on an aircraft acceleration limiter he invented circa 1960. (Gregory, 2013)

Additional biographical information on both Carl Maston and Krishin Pahlaj Abichandani is included as an attachment to this application.

Sources

American Architects Directory, 1962, 1970.

Avery Index of Architectural Periodicals.

Building Permit Record

Los Angeles County Assessor (Culver City district office and Los Angeles archives)

Los Angeles Public Library

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles.*

Salt Lake City, Gibbs-Smith, 2003.

Gregory, Tim. 7129 La Presa Drive Historical Report. Pasadena, 2013

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York, Knopf, 1984.

Los Angeles Times:

Oliver, Myrna. "Emmet Wemple; Landscape Architect on Major Projects." *Los Angeles Times.* 7 June 1996. *Maston Obituary.* 3 June 1992.

Owner provided copies of plans drawn by landscape architect Emmet Wemple, obtained through the Getty.

University of Southern California Archive

Internet Resources, including California Index, California Death Index, Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times* Database.



THE BUILDING BIOGRAPHER TIM GREGORY & Building Histories

Archival Consulting

Cultural Resource Studies

Historic Resources Surveys

Local, State and National Landmarking

7129 LA PRESA DRIVE

LOS ANGELES

Style: Contemporary

Year of Completion: 1970

Building Permits: Permit #11485 was issued by the City of Los Angeles on July 10, 1970 for a two-story, 2,972-square-foot dwelling and attached garage. The house, not to exceed 23 feet tall, would have walls of wood and glass, a composition roof, and wood floors.

Also on that day, permit #11486 was issued for the construction of sixty linear feet of five-foot concrete-block retaining wall. A supplementary permit was issued on September 10, 1970 to change the maximum height of the wall to eight feet.

Copies of these permits are attached. No other permits for this property were found in the files of the City's building department, indicating the house has remained virtually unchanged since it was first built.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

Cost to Build: \$51,000 total

Architect: Carl L. Maston, one of Southern California's most well-known exponents of contemporary architecture. Please see the attached biographical information.

Landscape Architect: Emmet Wemple (from current owner's files)

400 E. California Blvd. #3 * Pasadena, CA 91106-3763 (626) 792-7465 * timgregory@sbcglobal.net www.buildingbiographer.com

Sources:

City of Los Angeles, Building Department Los Angeles County Assessor (Culver City district office and Los Angeles archives) Los Angeles Public Library

Gebhard, David and Robert Winter. An Architectural Guidebook to Los Angeles. Salt Lake City, Gibbs-Smith, 2003.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, Knopf, 1984.

Los Angeles Times:

Internet Resources, including California Index, California Death Index, Gale Biography Master Index, Ancestry.com, and Historic Los Angeles Times Database.

Tim Gregory The Building Biographer 400 East California Blvd., #3 Pasadena, CA 91106-3763 Phone: 626-792-7465; Fax: 626-793-5219 timgregory@sbcglobal.net www.buildingbiographer.com

Copyright August 2013 by Tim Gregory School of Environmental Design at California State Polytechnic University, Pomona (1971)--an asymmetrical massing of cubic forms. Creative Arts Building at California State University, San Bernardino. Valley Ice Skating Center, Tarzana-constructed of precast concrete in the shape of a tortoise's shell (demolished).

Sources:

American Architects Directory, 1962, 1970. Avery Index of Architectural Periodicals. Gebhard, David and Robert Winter. An Architectural Guidebook to Los Angeles. Salt Lake City, Gibbs-Smith, 2003. Los Angeles Times: June 3, 1992.

Tim Gregory The Building Biographer 400 East California Blvd., #3 Pasadena, CA 91106-3763 626-792-7465 <u>timgregorv@sbcglobal.net</u> www.buildingbiographer.com

Copyright August 2013

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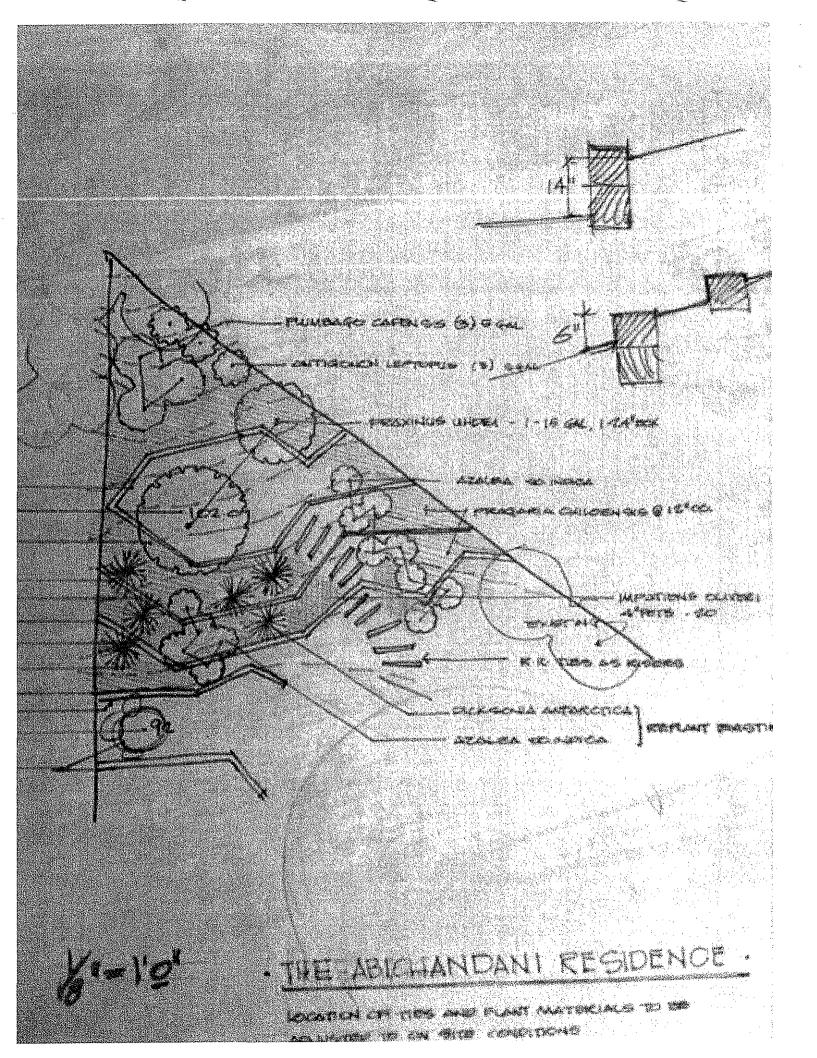
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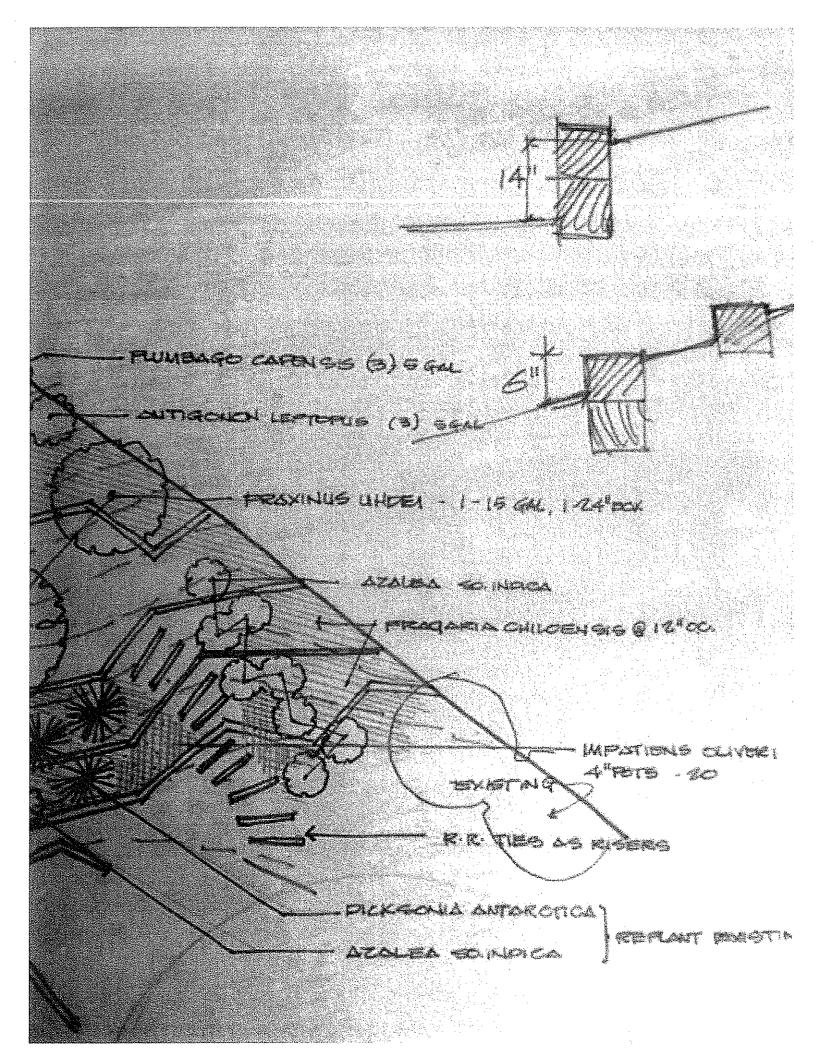
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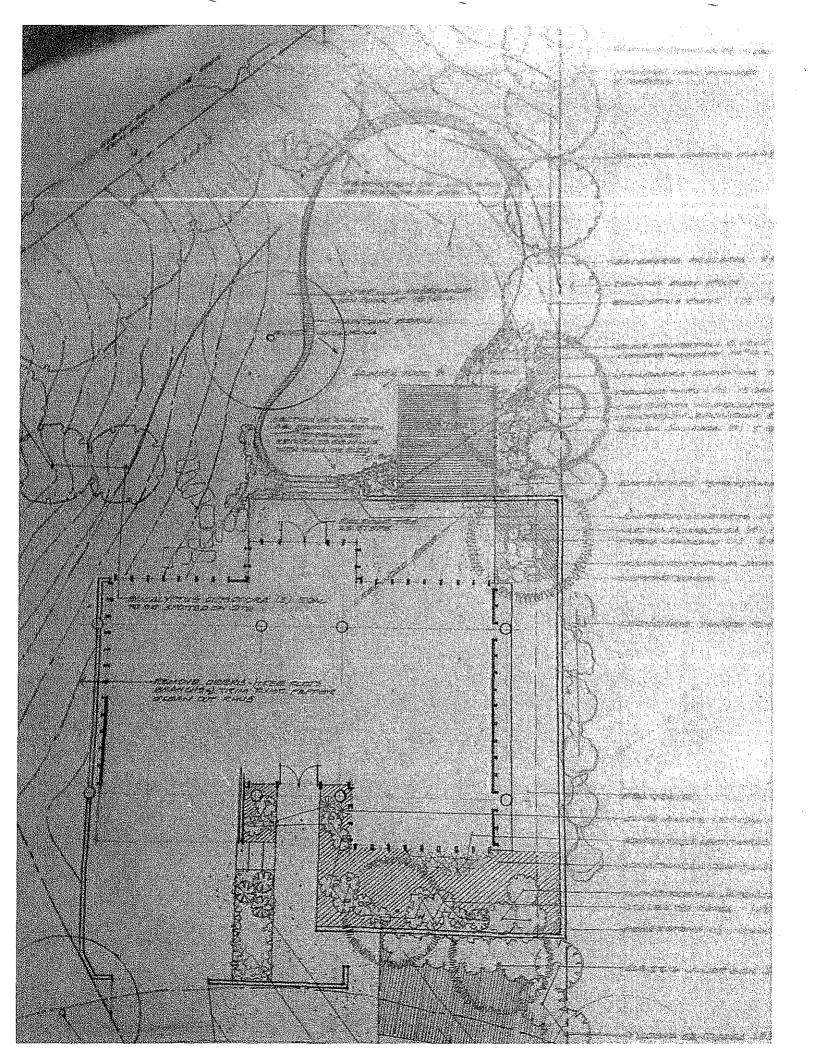
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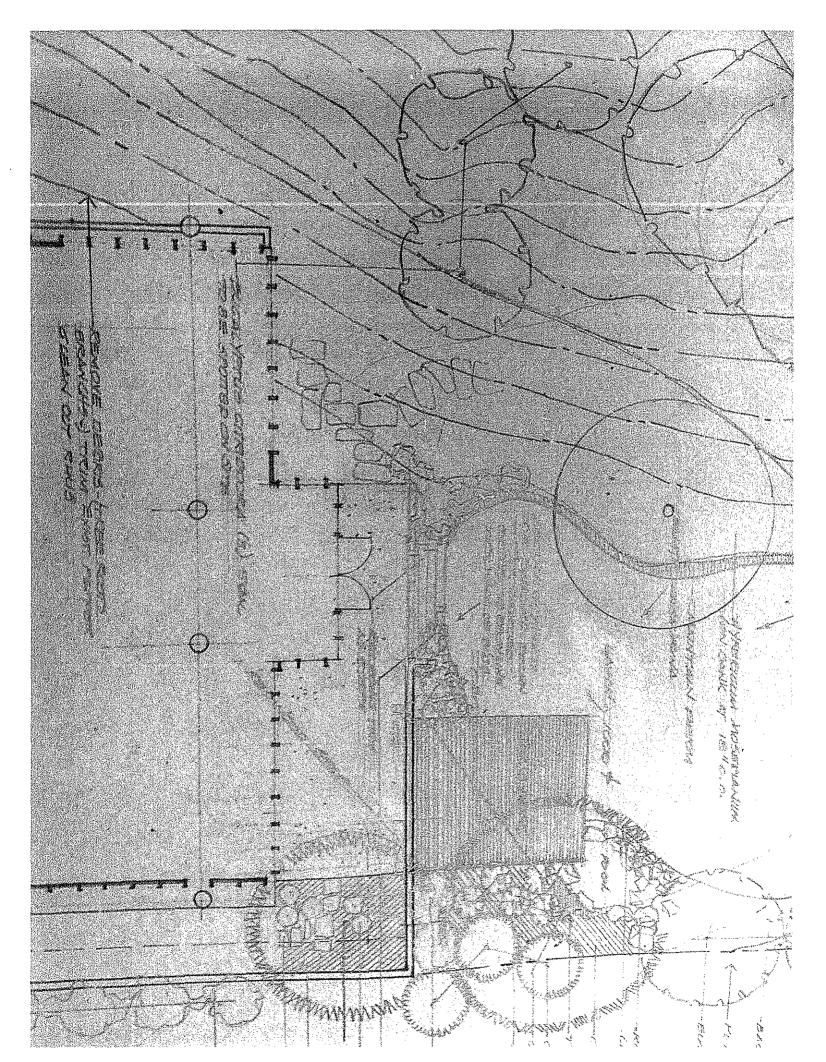
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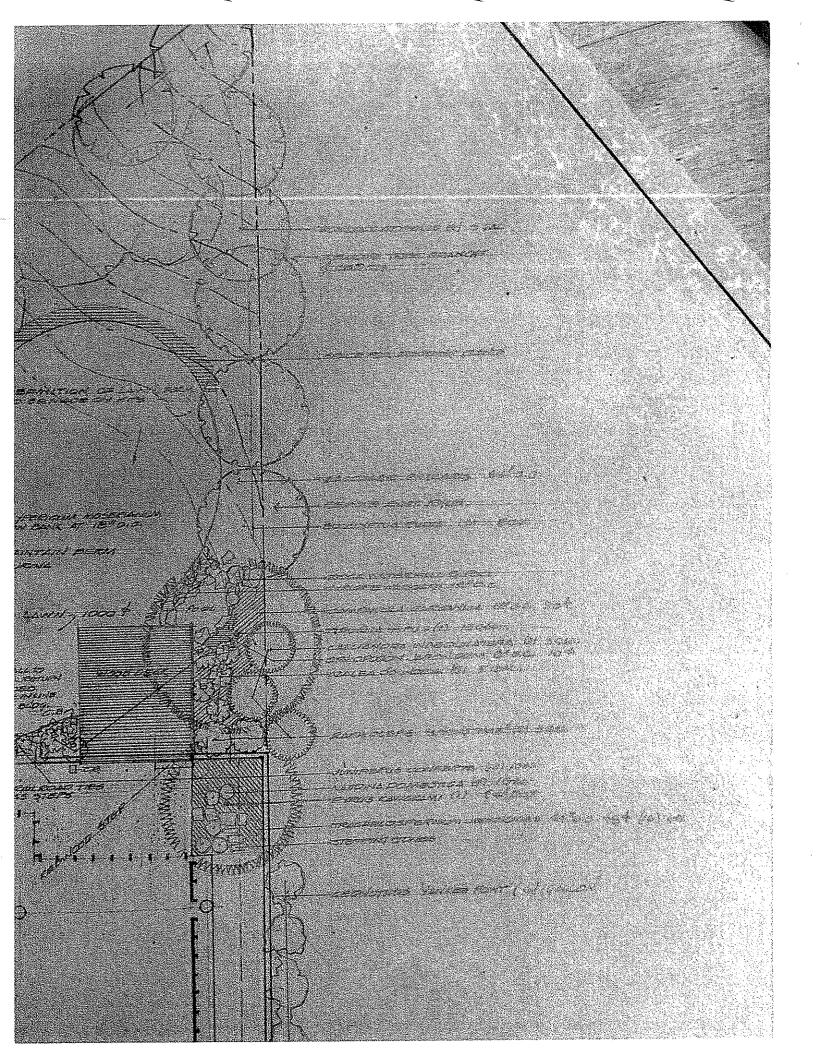
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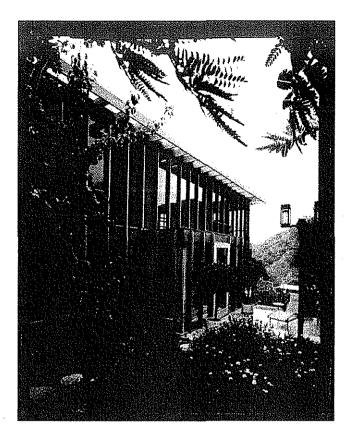




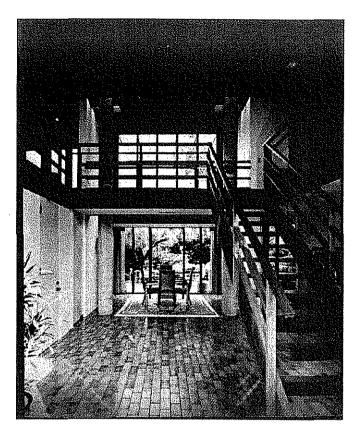




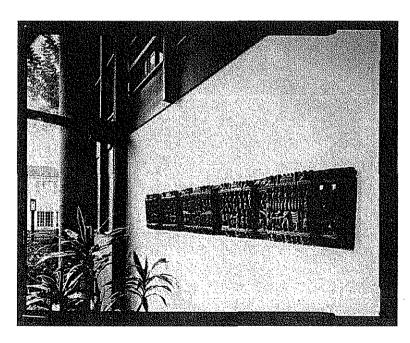


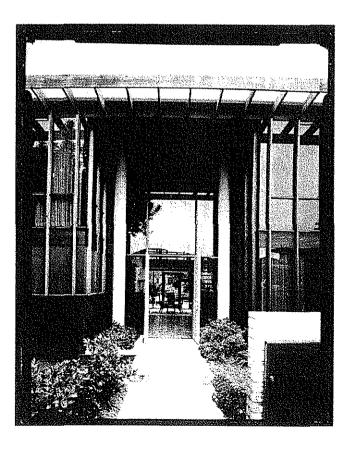


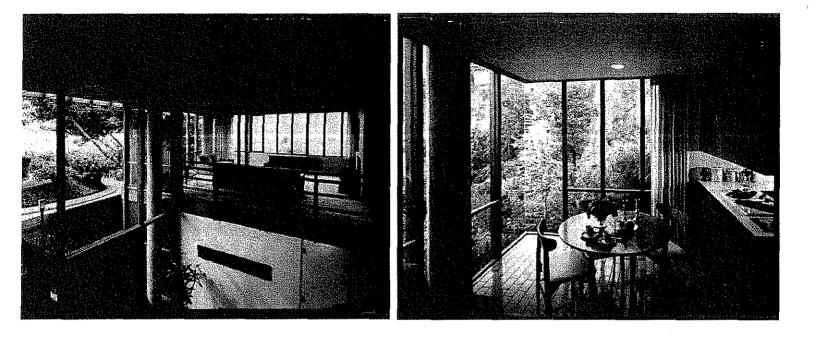
Julius Shulman - Rear Facade



Julius Shulman - Central Space (view N)



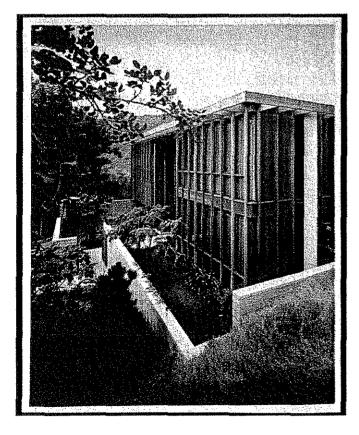




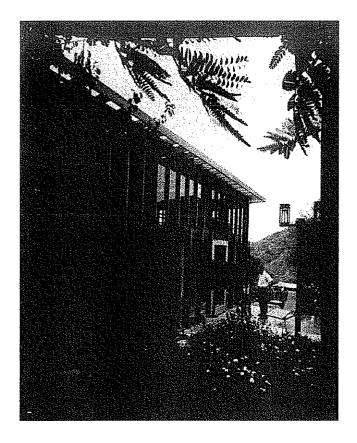
Julius Shulman - Interior

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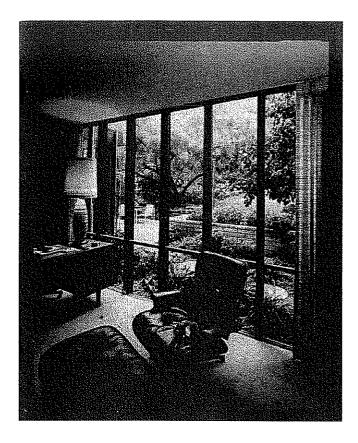
Julius Shulman - Kitchen



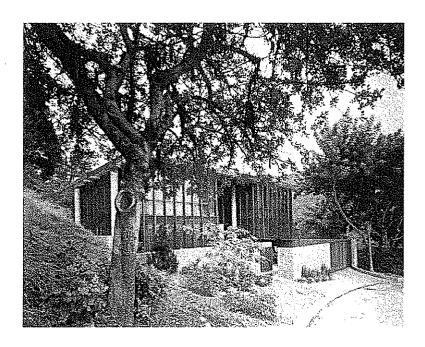


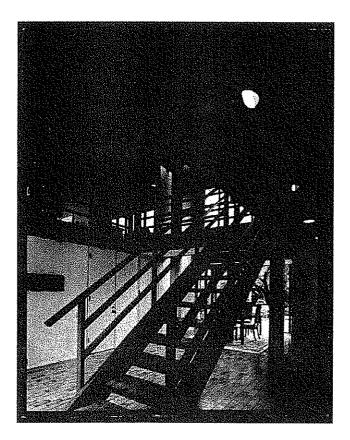


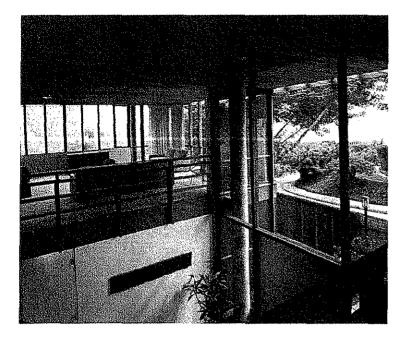
Julius Shulman - Rear Facade



Julius Shulman - Office







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Julius Shulman - Interior

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City of Los Angeles Department of City Planning

11/7/2013 PARCEL PROFILE REPORT (modified version) A data service and the service service

PROPERTY ADDRESSES	Address/Legal Information	
7129 W LA PRESA DR	PIN Number	150B181 253
	Lot/Parcel Area (Calculated)	8,628.0 (sq ft)
ZIP CODES	Thomas Brothers Grid	PAGE 593 - GRID D3
90068	Assessor Parcel No. (APN)	5549012020
	Tract	TR 9408
RECENT ACTIVITY	Map Reference	M B 137-70/80
None	Block	None
	Lot	44
CASE NUMBERS	Arb (Lot Cut Reference)	2
CPC-1986-831-GPC	Map Sheet	- 150B181
ORD-164721	Jurisdictional Information	
YV-8453	Community Plan Area	Hollywood
PRIOR-07/29/1962	Area Planning Commission	Central
	Neighborhood Council	Hollywood Hills West
	Council District	CD 4 - Tom LaBonge
	Census Tract #	1897.02
	LADBS District Office	Los Angeles Metro
	Planning and Zoning Information	
	Special Notes	None
	Zoning	RE9-1
	Zoning Information (ZI)	None
	General Plan Land Use	Low I 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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessor Information

Assessor Parcel No. (APN) Ownership (Assessor) Owner1 Address

Ownership (City Clerk) Owner Address

APN Area (Co. Public Works)* Use Code Assessed Land Val. Assessed Improvement Val. Last Owner Change Last Sale Amount Tax Rate Area Deed Ref No. (City Clerk)

Building 1

Year Built Building Class Number of Units Number of Bedrooms Number of Bathrooms Building Square Footage Building 2 Building 3 Building 4 Building 5

5549012020

THURNAUER, THOMAS 7129 LA PRESA DR LOS ANGELES CA 90068

ABICHANDANI FAMILY TRUST C/O HELEN R. ABICHANDANI 7129 LA PRESA DR LOS ANGELES CA 90068 0.201 (ac) 0100 - Single Residence \$900,328 \$270,182 04/25/11 \$1,103,011 67 4-578 1576680 1970 D9B 1 3 3 2,728.0 (sq ft) No data for building 2 No data for building 3

No data for building 4 No data for building 5

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.tacity.org (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Case Number: CPC-1986-831-GPC

Project Descriptions(s): HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES

DATA NOT AVAILABLE

ORD-164721 YV-8453 PRIOR-07/29/1962

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



Case Number: CHC-2013-3616-HCM Declaration Letter Mailing List MAILING DATE: Feb 19, 2013

Lisa & Thomas Thurnauer 7129 W. La Presa Dr. Los Angeles, CA 90068 GIS/Fae Tsukamoto City Hall, Room 825 Mail Stop 395

Vanessa Withers 419 Concord Ave Monrovia, CA 91016 Council District 4 City Hall, Room 480 Mail Stop 206

OOLST OANANA

1-800-GO-AVERY

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