

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

CITY OF LOS ANGELES
CALIFORNIA



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www.planning.lacity.org

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**

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.

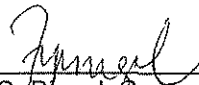
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause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

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

Vote: **5-0**



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

cc: Councilmember Tom LaBonge, Fourth Council District
Lisa and Thomas Thurnauer
Historic Preservation Partners
GIS

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(213) 978-1294

Date: FEB 19 2014

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

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

Vote: 5-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

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

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-3616-HCM
ENV-2013-3617-CE

HEARING DATE: February 6, 2014
TIME: 10:00 AM
PLACE: 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 Monument Application for
ABICHANDANI RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Lisa and Thomas Thurnauer
7129 W. La Presa Drive
Los Angeles, CA 90068

**OWNER'S
REPRESENTATIVE:** Historic Preservation Partners
419 Concord Ave.
Monrovia, CA 91016

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

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

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.

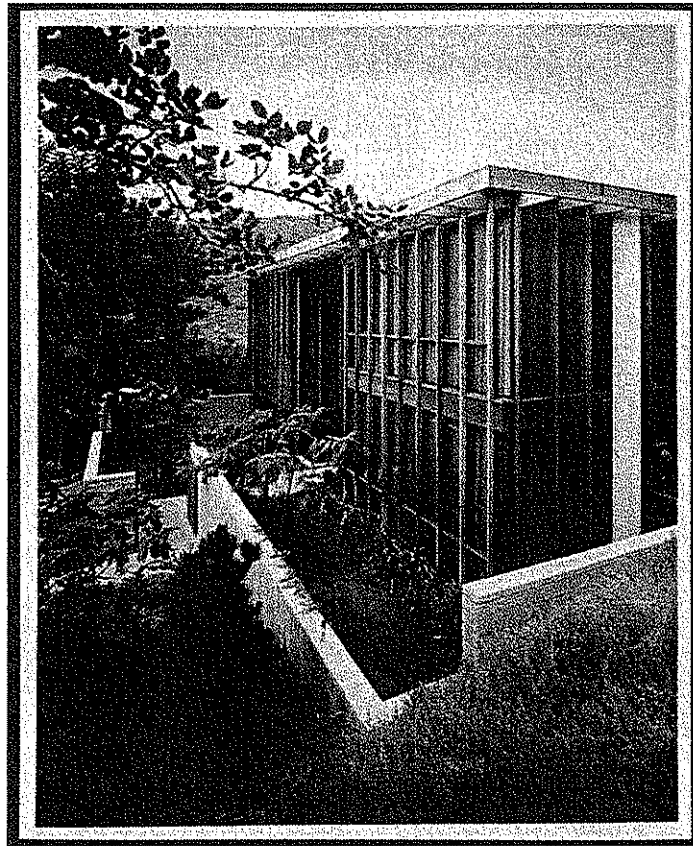
BACKGROUND

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

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT The Abichandani Residence
2. STREET ADDRESS 7129 W. La Presa Drive
- CITY Los Angeles ZIP CODE 90068 COUNCIL DISTRICT 4
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 OWNER Lisa and Thomas Thurnauer
- 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 PUBLIC
7. PRESENT USE single-family residence ORIGINAL USE single-family residence

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 sheet)
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT The Abichandani Residence

10. CONSTRUCTION DATE: 1970 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Carl Maston (architect)

12. CONTRACTOR OR OTHER BUILDER Emmet Wemple (landscape architect)

13. DATES OF ENCLOSED PHOTOGRAPHS historic photographs by Julius Shulman and current photos by owner-2013
(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 No major alterations. Master Bath and closet re-configured (recent) and upper cabinet in kitchen removed (recent). Some flooring replaced in bathrooms (recent).

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER vacant lot just east of property

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 sheet)

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

20. DATE FORM PREPARED 08/26/2013 PREPARER'S NAME Vanessa Withers

ORGANIZATION HPP STREET ADDRESS 419 Concord Ave.

CITY Monrovia STATE Ca 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 Residence IS A _____ -STORY,
NAME OF PROPOSED MONUMENT 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 _____ FINISH AND _____ TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S _____ ROOF IS _____
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

_____ WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A _____,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

_____ DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE _____
IDENTIFY ORIGINAL FEATURES SUCH AS 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; FRIEZES; 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 _____
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES _____
IDENTIFY 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 in-between 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 character-defining 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

7129 La Presa ~ Historic-Cultural Monument Application

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.

7129 La Presa ~ Historic-Cultural Monument Application

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

7129 La Presa ~ Historic-Cultural Monument Application

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:

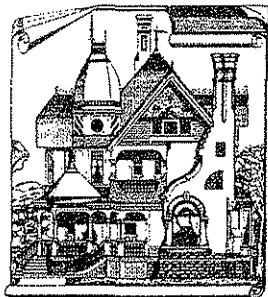
Oliver, Myrna. "Emmet Wemple; Landscape Architect on Major Projects." *Los Angeles Times*. 7 June 1996.

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
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www.buildingbiographer.com

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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
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August 2013

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

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2013-3616-HCM
ENV-2013-3617-CE**

HEARING DATE: February 6, 2014
TIME: 10:00 AM
PLACE: 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 Monument Application for
ABICHANDANI RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Lisa and Thomas Thurnauer
7129 W. La Presa Drive
Los Angeles, CA 90068

**OWNER'S
REPRESENTATIVE:** Historic Preservation Partners
419 Concord Ave.
Monrovia, CA 91016

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

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- 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.

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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.

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.

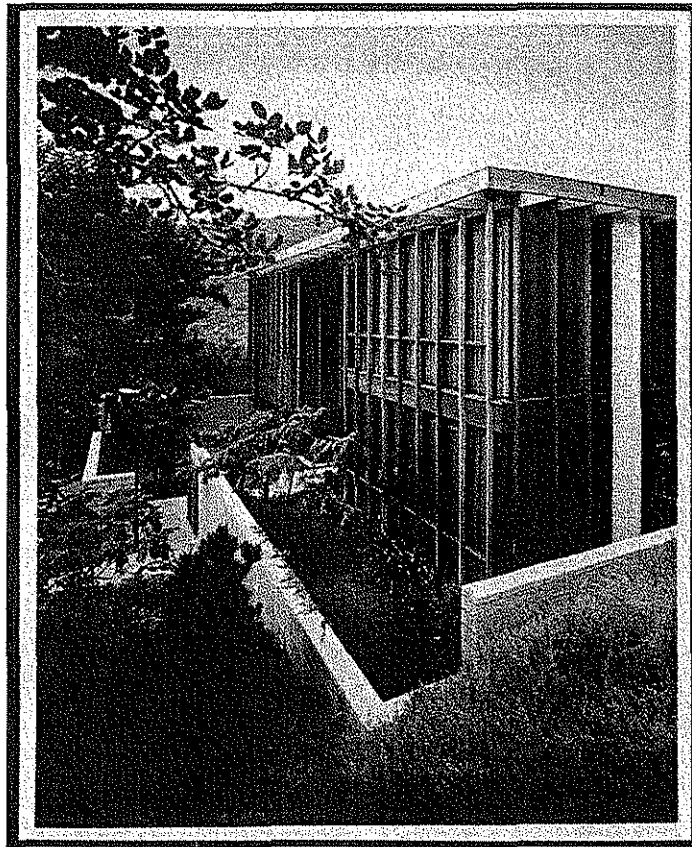
BACKGROUND

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

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT The Abichandani Residence
2. STREET ADDRESS 7129 W. La Presa Drive
- CITY Los Angeles ZIP CODE 90068 COUNCIL DISTRICT 4
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 OWNER Lisa and Thomas Thurnauer
- 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 PUBLIC
7. PRESENT USE single-family residence ORIGINAL USE single-family residence

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 sheet)
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT The Abichandani Residence

10. CONSTRUCTION DATE: 1970 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Carl Maston (architect)

12. CONTRACTOR OR OTHER BUILDER Emmet Wemple (landscape architect)

13. DATES OF ENCLOSED PHOTOGRAPHS historic photographs by Julius Shulman and current photos by owner-2013
(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 No major alterations. Master Bath and closet re-configured (recent) and upper cabinet in kitchen removed (recent). Some flooring replaced in bathrooms (recent).

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER vacant lot just east of property

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 sheet)

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

20. DATE FORM PREPARED 08/26/2013 PREPARER'S NAME Vanessa Withers

ORGANIZATION HPP STREET ADDRESS 419 Concord Ave.

CITY Monrovia STATE Ca 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 Residence IS A _____ -STORY,
NAME OF PROPOSED MONUMENT 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 _____ FINISH AND _____ TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S _____ ROOF IS _____
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

_____ WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A _____
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

_____ DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE _____
IDENTIFY ORIGINAL FEATURES SUCH AS 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; FRIEZES; 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 _____
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES _____
IDENTIFY 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 in-between 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 character-defining 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

7129 La Presa ~ Historic-Cultural Monument Application

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.

7129 La Presa ~ Historic-Cultural Monument Application

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

7129 La Presa ~ Historic-Cultural Monument Application

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:

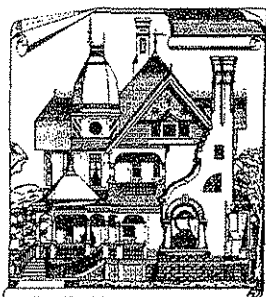
Oliver, Myrna. "Emmet Wemple; Landscape Architect on Major Projects." *Los Angeles Times*. 7 June 1996.

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
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timgregory@sbcglobal.net
www.buildingbiographer.com

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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.

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August 2013

CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY

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

1. LEGAL LOT DESCR.	LOT	BLK. TRACT	CENSUS TRACT
For. of 44 See	44	9408	1897
2. PURPOSE OF BUILDING	07 Dwelling & Attached garage		DIST. MAP
			5075
3. JOB ADDRESS	7129 La Presa Drive		ZONE
			RI-1
4. BETWEEN CROSS STREETS	Outpost Drive AND Castilian		FIRE DIST.
			MPD
5. OWNER'S NAME	Kirshin Abichandnai		LOT (TYPE)
			Int
6. OWNER'S ADDRESS	CITY	ZIP	LOT SIZE
920 N. CROFT AVE	LOS ANGELES	90069	55x30.00
7. ARCHITECT OR DESIGNER	STATE LICENSE NO.	PHONE	LOT (TYPE)
Carl Maston	469-3791		119.25x
8. ENGINEER	STATE LICENSE No.	PHONE	ALLEY
Robert Marks & Assoc.	584-727	652-0002	/
9. CONTRACTOR	STATE LICENSE No.	PHONE	BLDG. LINE
Not Selected			Hillside
10. LENDER	BRANCH	ADDRESS	AFFIDAVITS
FEDERAL SAVING & LOAN			Cut Prior to 7/29/62
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
2972	2	23	None
12. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR
	Ord-Glass	Compo	wood
13. JOB ADDRESS	7129 La Presa Drive		DISTRICT OFFICE
			L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$50,000.-		GRADING
			Yes
	1 of 2 TV = \$1,000		CRIT. SOIL
			/
PURPOSE OF BUILDING	1st Family Dwelling & Attached Garage		HIGHWAY DED.
			/
TYPE	GROUP	STORIES	PLANS CHECKED
IV	R-1	2	None
BLDG. AREA	MAX. OCC.	TOTAL	PLANS APPROVED
3000			None
BWELL UNITS	GUEST ROOMS	PARKING SPACES	REQ'D PROVIDED
1		2	2
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY	
/	Roofing, columns, field welding	None	
P.C. No.	V-3412		INSPECTOR
			6
P.C.	S.P.C.	G.P.C.	B.P.
112.26		5	172.70

PERMIT CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

MAY-21-70	27009 E	• •	X - 6 CK	112.26
JUL--1-70	34431 E	• •	U - 7 CK	5.50
JUL--1-70	34432 E	•11485	U - 1 CK	172.70

STATEMENT OF RESPONSIBILITY
 I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
 This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed. (See Sec. 9116202, L.A.M.C.)

Signed	Name	Date
Carl Maston	Maston	5/20/70
Bureau of Engineering	ADDRESS APPROVED	
	SEWER APPROVED	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
	APPROVED FOR ISSUE	
	PRIVATE SEWAGE DISPOSAL	
	APPROVED	
	REQUIRE	

APPLICATION FOR INSPECTION OF NEW BUILDINGS
CITY OF LOS ANGELES **AND FOR CERTIFICATE OF OCCUPANCY**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plan Plan Requirements of District

1. LEGAL DESCR. LOT BLK. OFFICIAL		CERAM. TRACT	
Por. of 44 See Attached 0408		1897	
2. PURPOSE OF BUILDING		DIST. MAP	
23' Retaining Wall		5075	
3. JOB ADDRESS		ZONE	
7129 La Presa Dr.		R1-1	
4. BETWEEN CROSS STREETS		FIRE DIST.	
Outpost Dr. AND Castilian		MPD	
5. OWNER'S NAME		LOT (TYPE)	
Kirshin Abichandnai		Int	
6. OWNER'S ADDRESS		LOT SIZE	
920 N. Croft Ave. 851-2275 CITY ZIP PHONE		55x80.65	
7. ARCHITECT OR DESIGNER		119.25x	
Carl Maston C-593 851-2275 STATE LICENSE No. PHONE		ALLEY	
8. ENGINEER		/	
Robert Marks & Assoc. SE 757 652-0802 STATE LICENSE No. PHONE		BLDG. LINE	
9. CONTRACTOR		hillside	
not selected		AFFIDAVITS	
10. LENDER		cut prior	
Federal Savings and Loan		7/29/62	
11. SIZE OF NEW BLDG.		NO. OF EXISTING BUILDINGS ON LOT AND USE	
60 L.F.	STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE	NONE	
	5'		
12. MATERIAL OF CONSTRUCTION		ROOF FLOOR	
conc blk.		NONE CONC	
13. JOB ADDRESS		DISTRICT OFFICE	
1 7129 La Presa Dr.		LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		GRADING	
\$ 1000.00		yes	
2 of 2 TV=51,000.00		CRIT. SOIL	
PURPOSE OF BUILDING		HIGHWAY DED.	
(23) Retaining Wall		/	
TYPE GROUP STORIES PLANS CHECKED		FLOOD	
conc blk. R-1 / Hoer		/	
BLDG. AREA MAX. OCC. TOTAL PLANS APPROVED		CONS.	
/ / / /		/	
DWELL. UNITS GUEST ROOMS PARKING SPACES REQ'D PROVIDED APPLICABLE APPROVED		ZONED BY	
/ / / / / /		Erie	
SPRINKLERS REQ'D SPECIFIED CONT. INSP.		FILE WITH	
/ /		/	
P.C. No. V-3412		INSPECTION ACTIVITY	
/		INSPECTOR	
/		B	
P.C. S.P.C. G.P.I. B.P. I.P. O.S. C/O TYPIST		/	
/ / / 6.60 / / / /		/	
PERMIT CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			
MAY-21-70 27009 LA X-60K 112.26		/	
JUL--1-70 34433 E •11486 U--1CK 6.60		/	

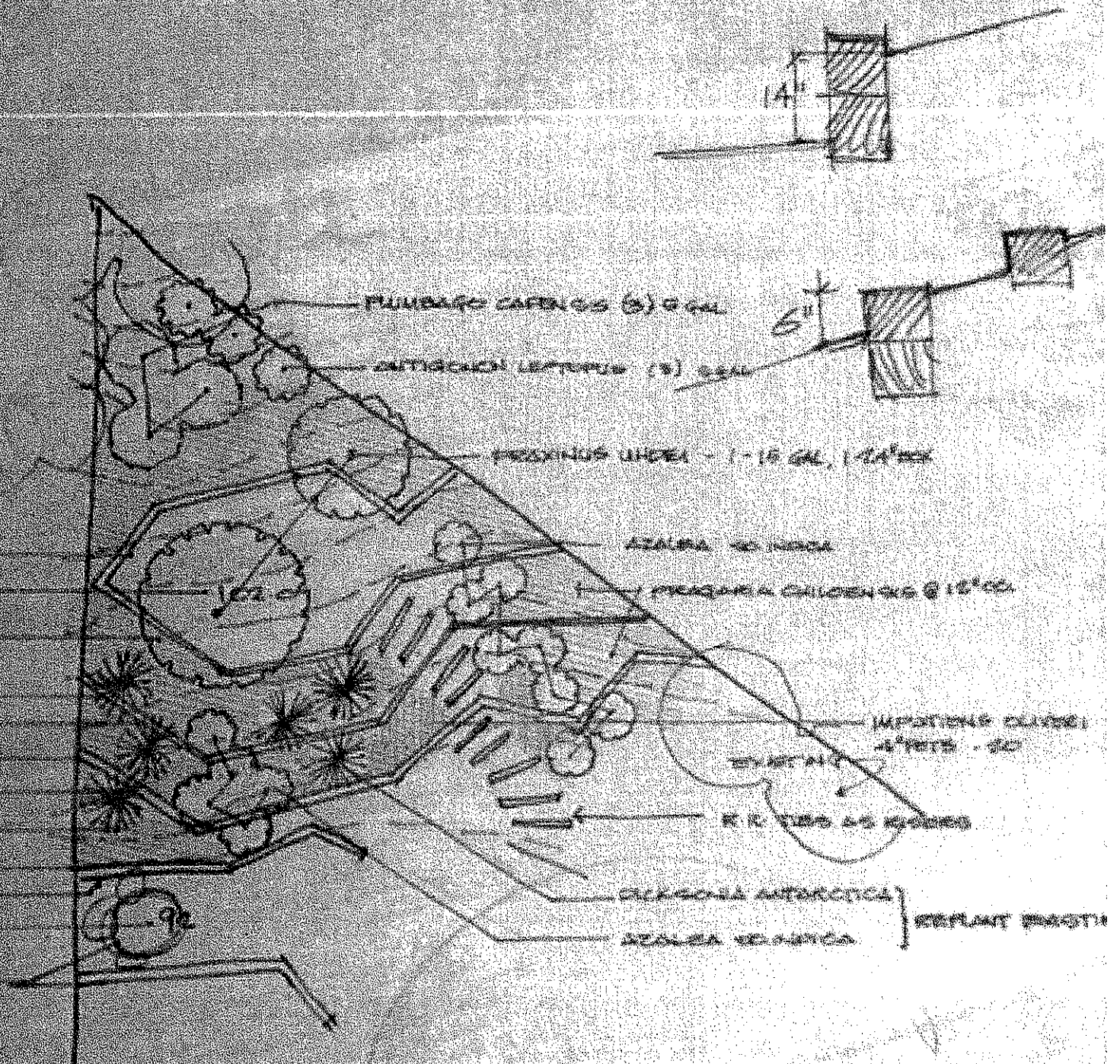
STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof, shall make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 910202 L.A.M.C.)

Signed: *Carl Maston* Name Date

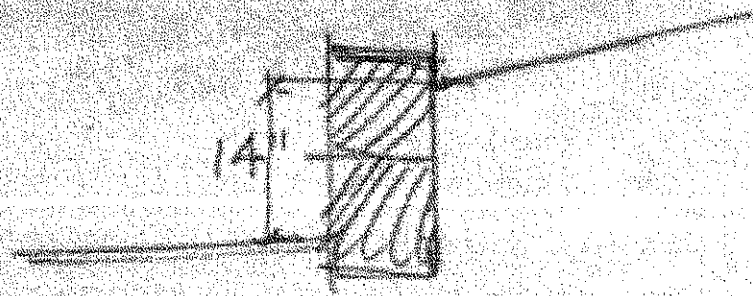
Bureau of Engineering	ADDRESS APPROVED	Negol	5/20/70
<i>As per Collins Office</i>	SEWERS AVAILABLE	None - Hnd	Charges due
	NOT AVAILABLE	Bill R	5/20/70
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
	APPROVED FOR ISSUE		
Conservation			
Plumbing			
Electrical			



1/2" = 1' @

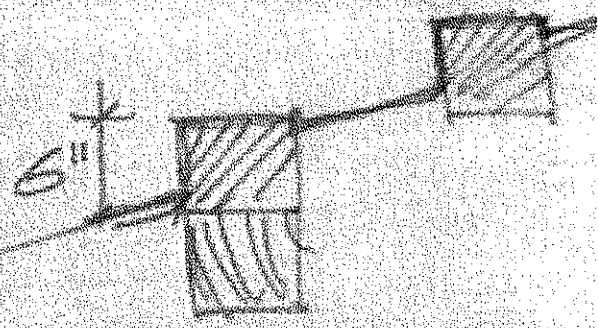
THE ABICHANDANI RESIDENCE

LOCATION OF TREES AND PLANT MATERIALS TO BE ACQUIRED TO ON SITE CONDITIONS



PLUMBAGO CAPENSIS (3) 5 GAL

ANTIRRHINUM LEUCOPHYLLUM (3) 5 GAL



PROXIMUS UNDEI - 1-15 GAL, 1-24" BOX

AZALEA SCINDICA

FRAGARIA CHILCENSIS @ 12" CO.

IMPATIENS CLYDEI
4" POTS - 20

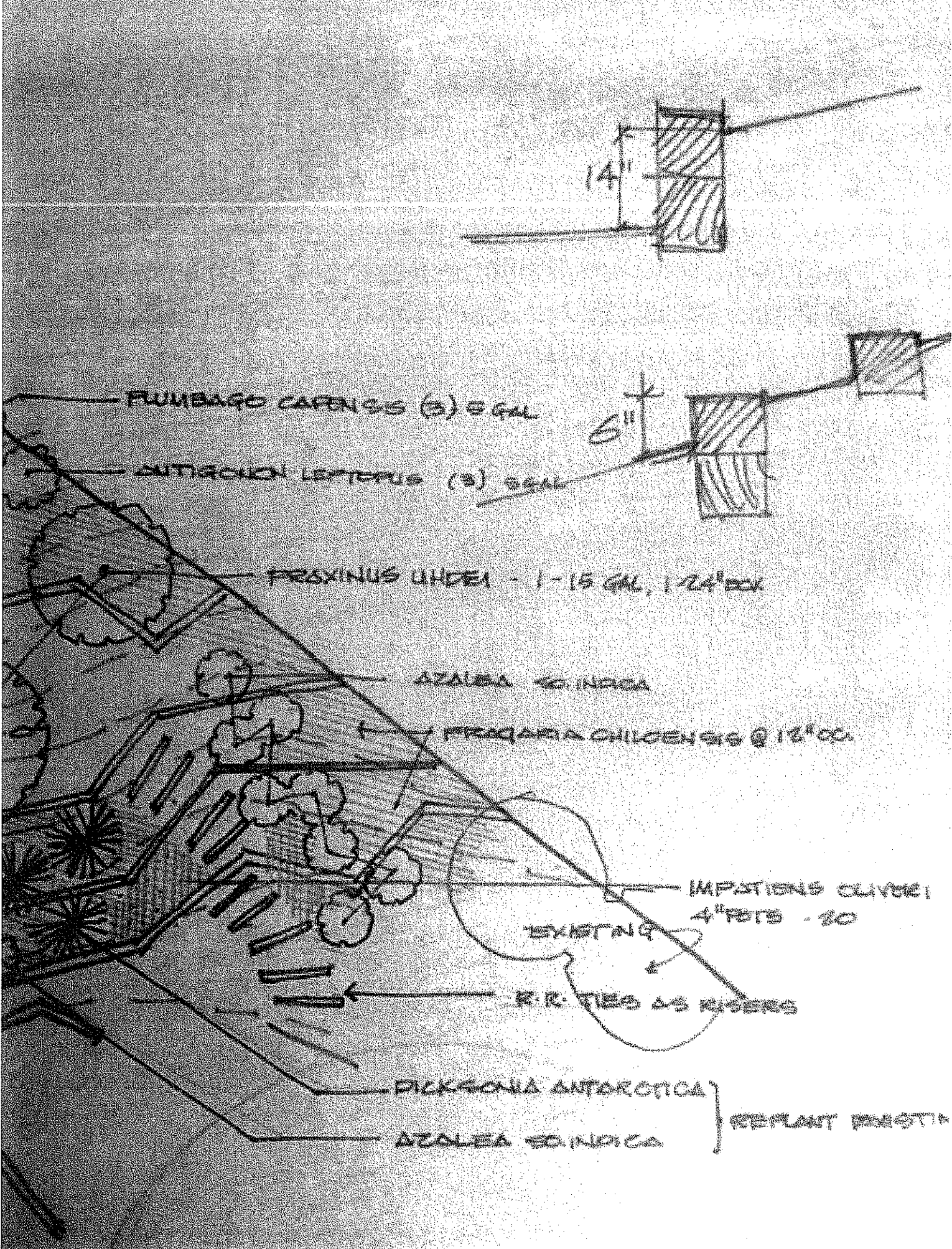
EXISTING

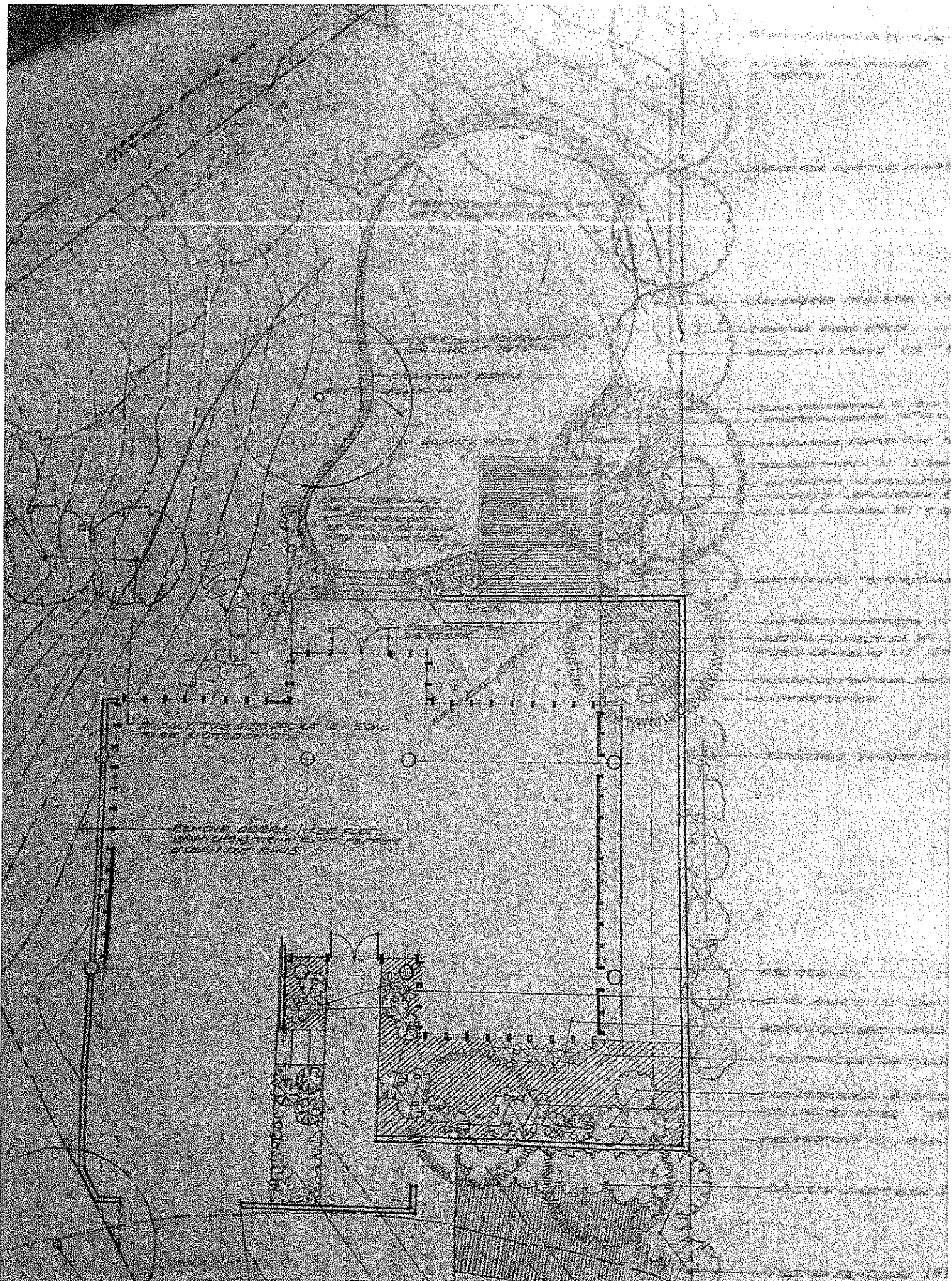
R.R. TIES AS RISERS

DICKSONIA ANTARCTICA

AZALEA SCINDICA

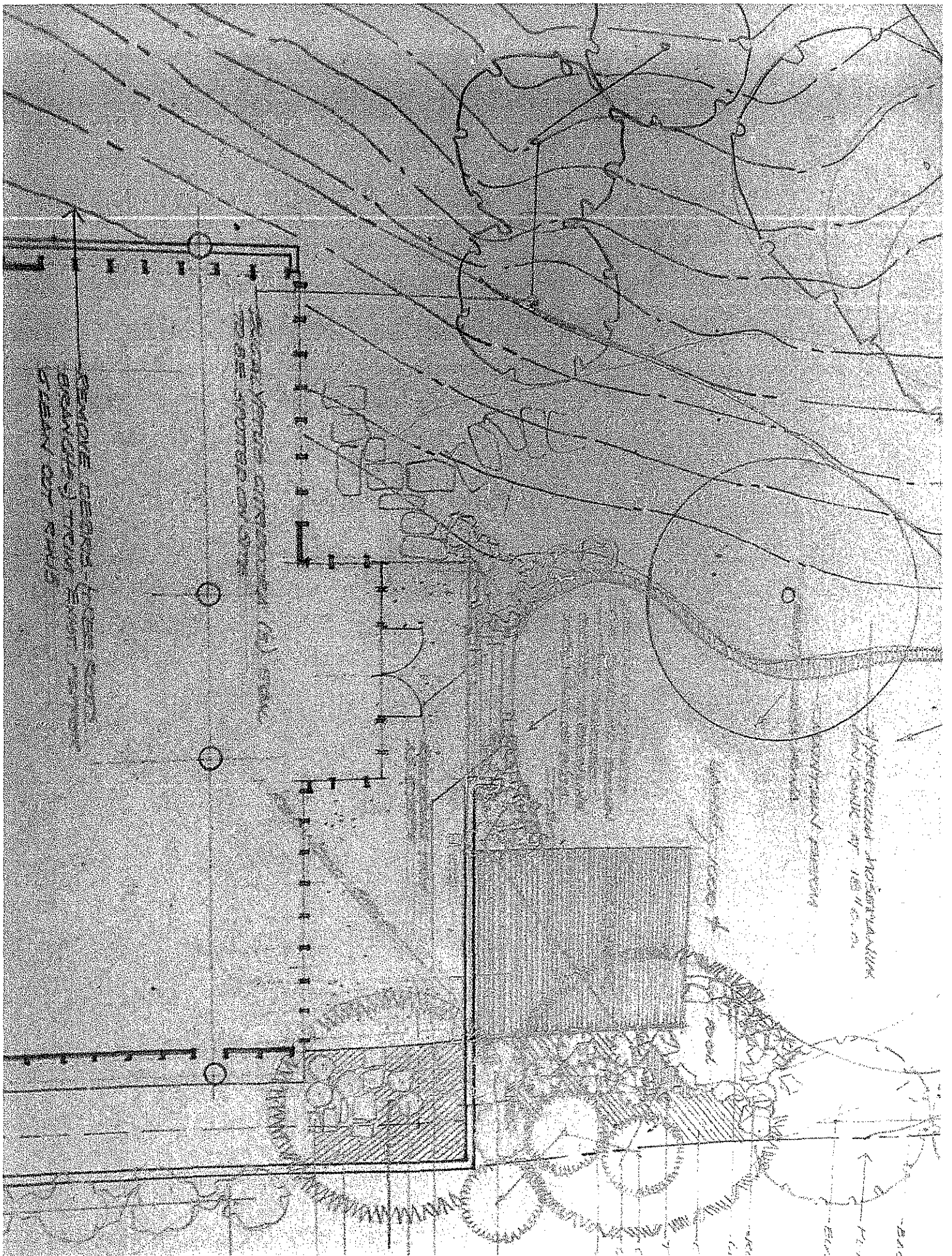
REPLANT EXISTING

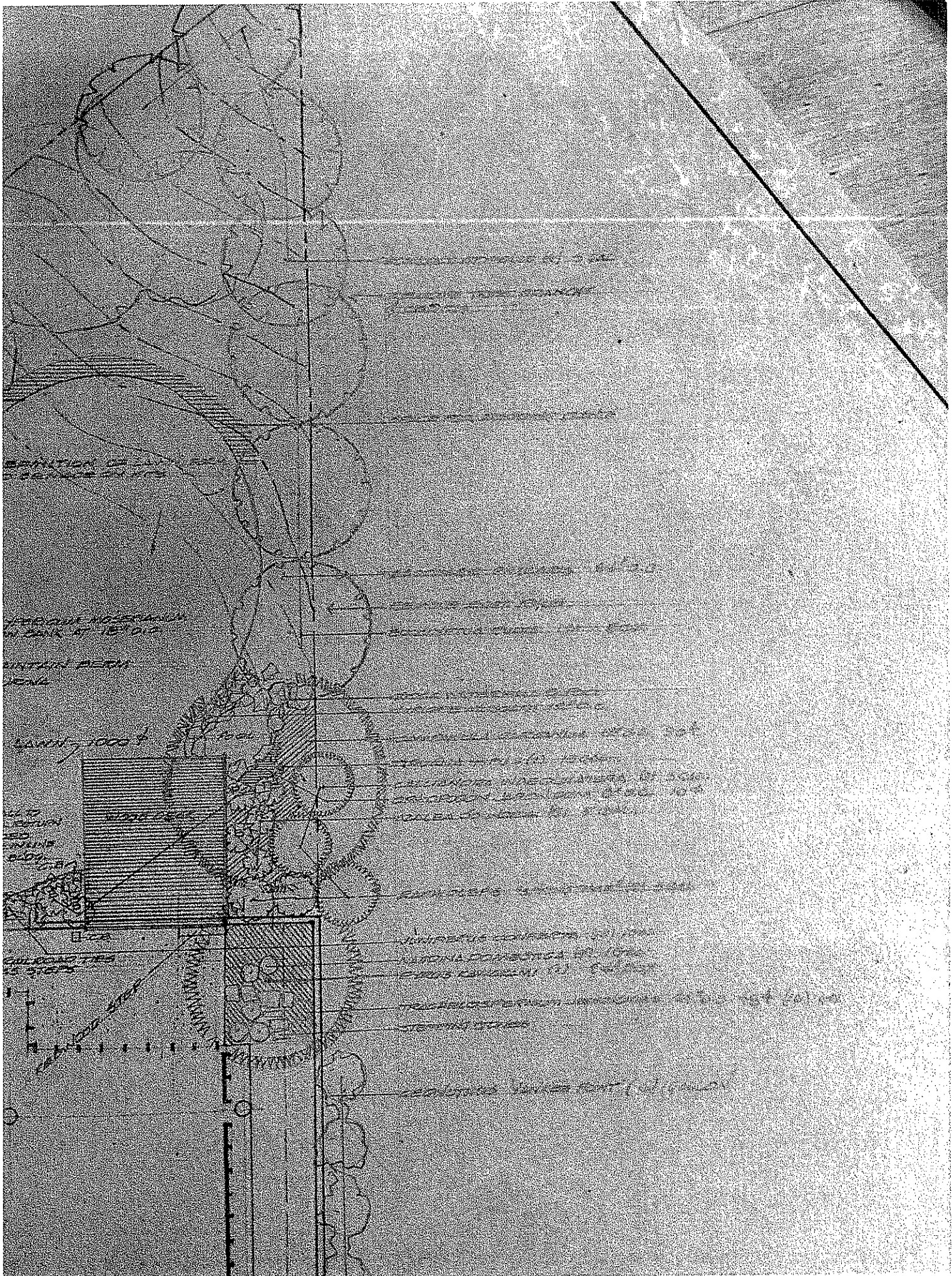




REMOVING DOOR... TO BE REINSTALLED

REMOVING DOOR... TO BE REINSTALLED





SECTION OF ...

SECTION OF ...

SECTION OF ...

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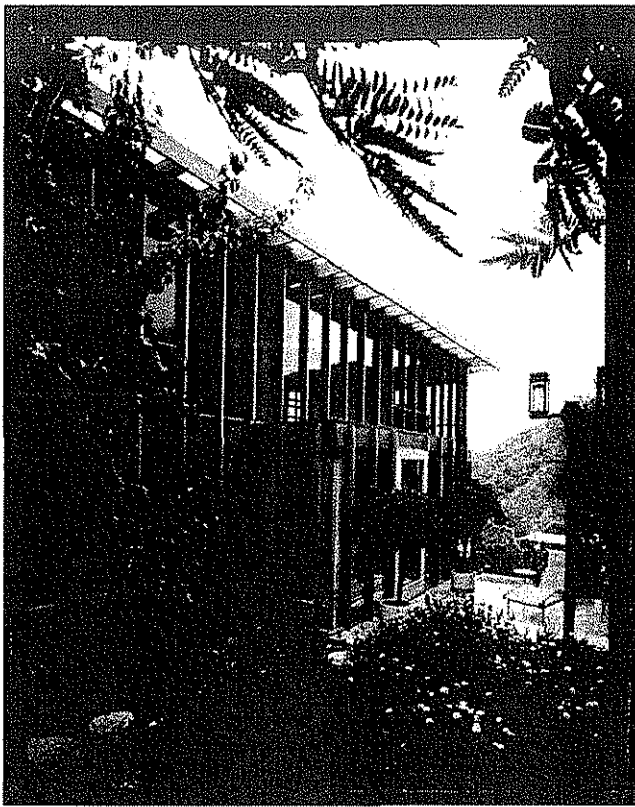
SECTION OF ...

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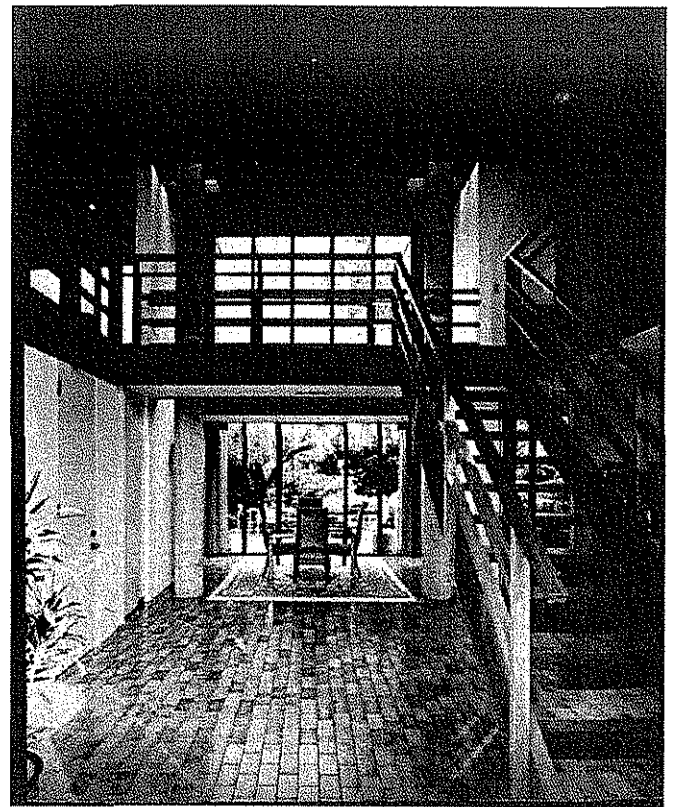
SECTION OF ...

SECTION OF ...

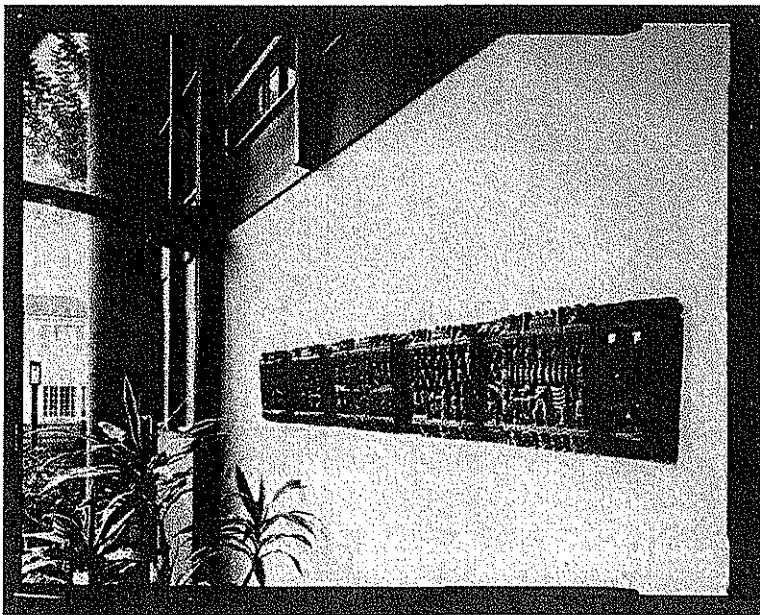
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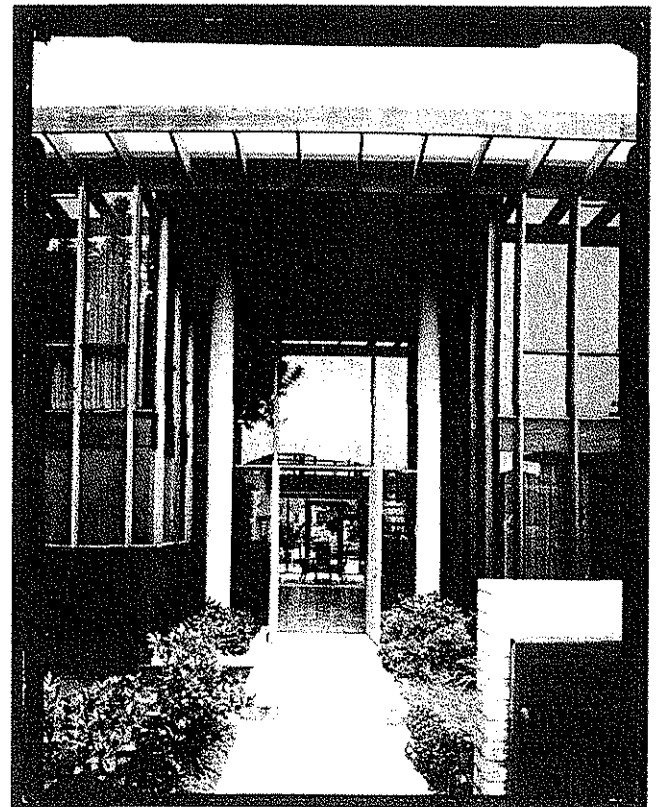
Julius Shulman - Rear Facade



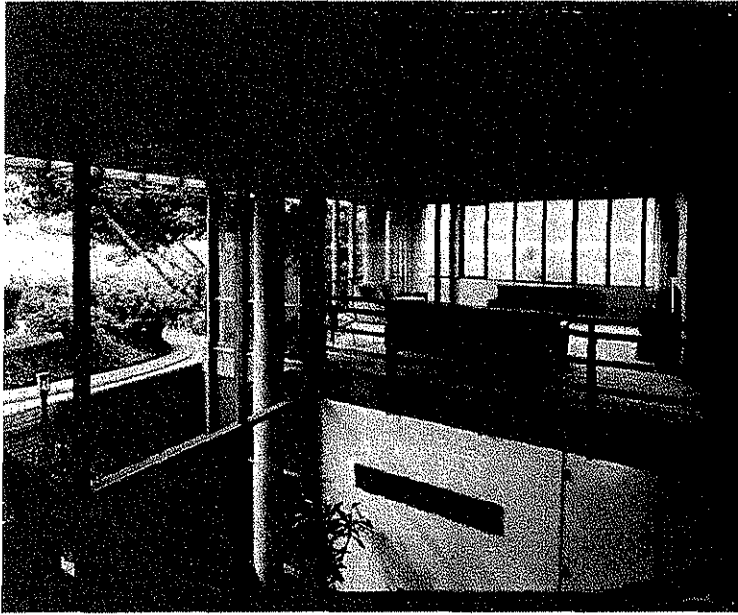
Julius Shulman - Central Space (view N)



Julius Shulman - Detail



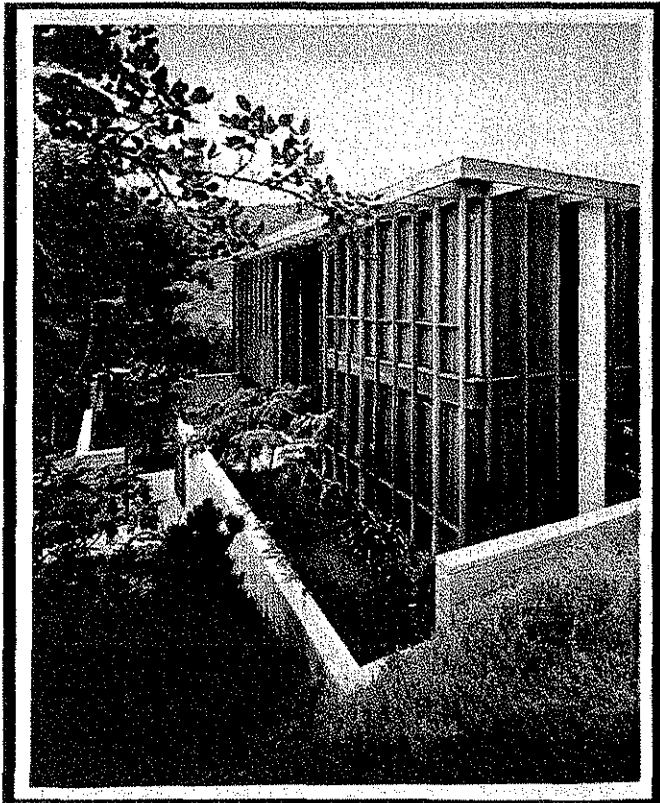
Julius Shulman - Entry (view N)



Julius Shulman - Interior



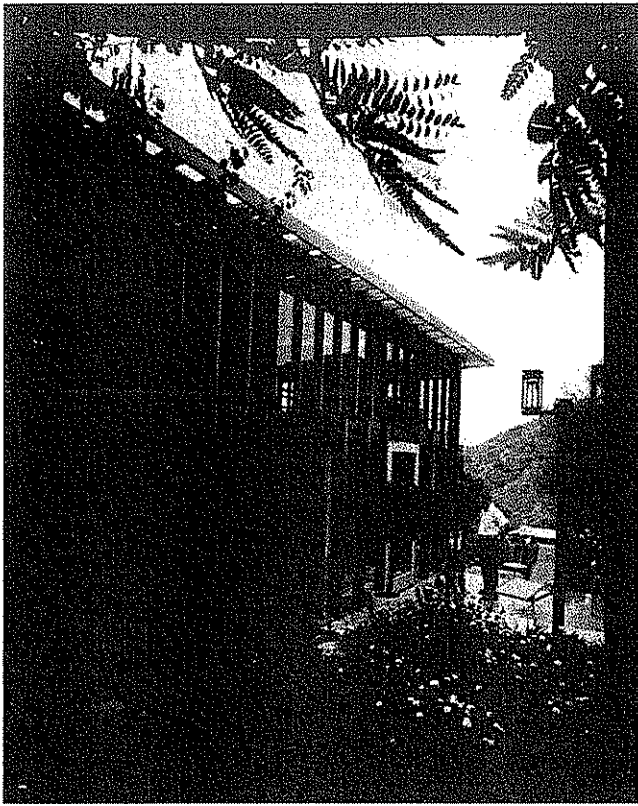
Julius Shulman - Kitchen



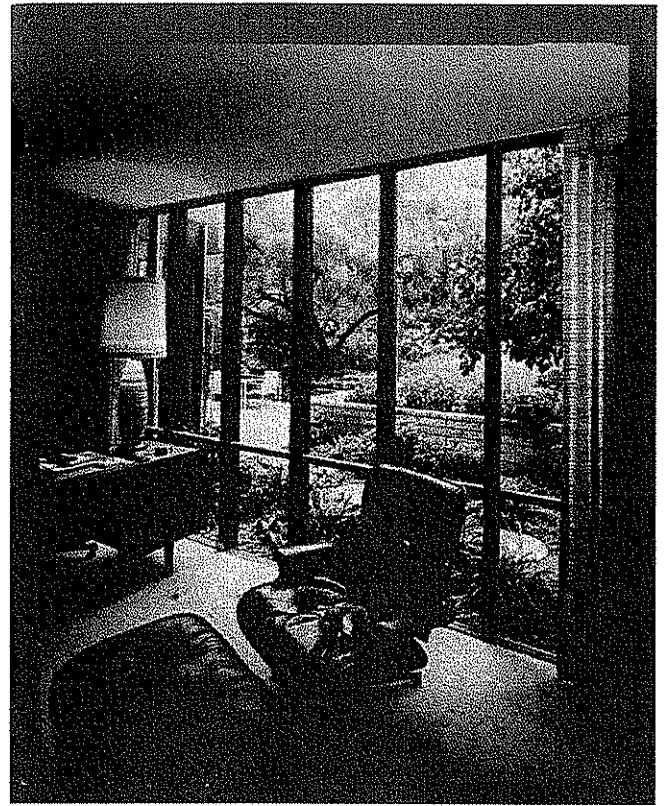
Julius Shulman - Front Facade



Julius Shulman - Front Facade



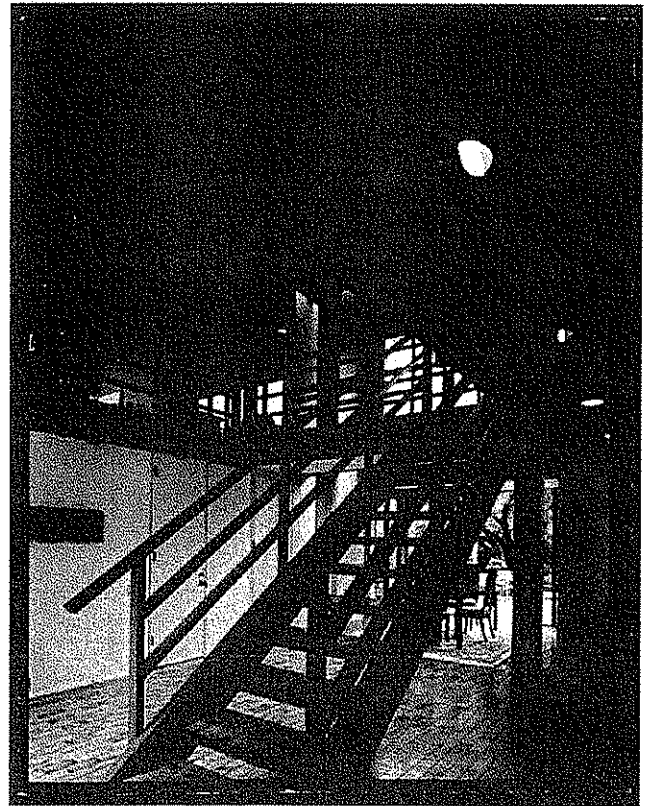
Julius Shulman - Rear Facade



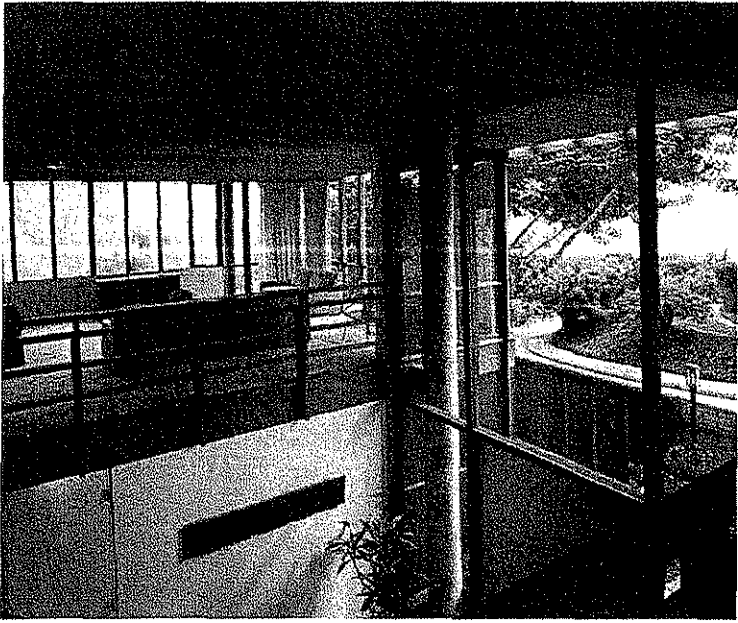
Julius Shulman - Office



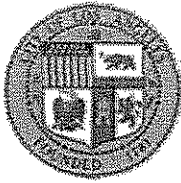
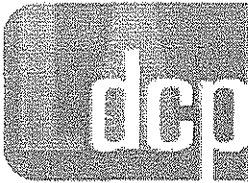
Julius Shulman - Front Facade



Julius Shulman - Staircase



Julius Shulman - Interior



City of Los Angeles
Department of City Planning

11/7/2013

PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES

7129 W LA PRESA DR

ZIP CODES

90068

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-831-GPC

ORD-164721

YV-8453

PRIOR-07/29/1962

Address/Legal Information

PIN Number	150B181 253
Lot/Parcel Area (Calculated)	8,628.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D3
Assessor Parcel No. (APN)	5549012020
Tract	TR 9408
Map Reference	M B 137-70/80
Block	None
Lot	44
Arb (Lot Cut Reference)	2
Map Sheet	150B181

Jurisdictional Information

Community Plan Area	Hollywood
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)	5549012020
Ownership (Assessor)	
Owner1	THURNAUER, THOMAS
Address	7129 LA PRESA DR LOS ANGELES CA 90068
Ownership (City Clerk)	
Owner	ABICHANDANI FAMILY TRUST C/O HELEN R. ABICHANDANI
Address	7129 LA PRESA DR LOS ANGELES CA 90068
APN Area (Co. Public Works)*	0.201 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$900,328
Assessed Improvement Val.	\$270,182
Last Owner Change	04/25/11
Last Sale Amount	\$1,103,011
Tax Rate Area	67
Deed Ref No. (City Clerk)	4-578 1576680
Building 1	
Year Built	1970
Building Class	D9B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,728.0 (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

CASE SUMMARIES

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

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
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



Address: 7129 W LA PRESA DR

APN: 5549012020

PIN #: 150B181 253

Tract: TR 9408

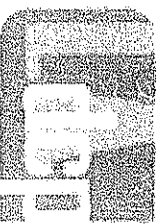
Block: None

Lot: 44

Arb: 2

Zoning: RE9-1

General Plan: Low | Residential





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

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

Council District 4
City Hall, Room 480
Mail Stop 206

Lisa & Thomas Thurnauer
7129 W. La Presa Dr.
Los Angeles, CA 90068

Vanessa Withers
419 Concord Ave
Monrovia, CA 91016

