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**Council File Number**

[05-2571](#)

**Title**

PURVIANCE DUPLEX / 944 MALTMAN TERRACE / CULTURAL MONUMENT STATUS

**Subject**

Motion - On November 17, 2005 the Cultural Heritage Commission issued its decision to deny cultural monument status to the Purviance Duplex, located at 944 Maltman Terrace in Silver Lake (CHC 05-5376 HCM). The Purviance Duplex was constructed in 1922 and is one of the earliest known independent commissions of Rudolph M. Schindler, who would become an internationally known architect of the 20th Century. A local academic Schindler expert has testified that the Purviance Duplex is the earliest known example of an economical concrete construction method he devised, called "slab-cast" construction. This method conserved concrete formwork by pouring only the height of one board each day. The formwork was then moved up the next day for the next pour. The system produced a distinctive horizontal banding in the concrete walls. This method was used to construct the rear half of the building and the materials appear to be in very good condition. There are only two other built examples and they are among Schindler's best-known works; the Pueblo Ribera Apartments (1924) in La Jolla, California and the How House (1925), also in Silver Lake. While the principal facade and front portion of the building does not exhibit this characteristic and is clad in light-colored brick, all of the building's exteriors do exhibit Schindler's typical asymmetrical window compositions. As such, there is certainly enough of Schindler's original design in this duplex to make it worthy of preservation. Because the Purviance Duplex appears to meet the criteria in the Administrative Code (Section 22.130) of a monument that "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction (emphasis added)" the decision of the Cultural Heritage Commission should be reviewed. THEREFORE MOVE that pursuant to Section 245 of the Los Angeles City Charter, the Council ASSERT JURISDICTION over the November 17, 2005 action of the Cultural Heritage Commission in denying the nomination of the Purviance Duplex as cultural historic monument; and FURTHER MOVE that, upon assertion of jurisdiction, that this matter relative to the above mentioned determination of the Cultural Heritage Commission (CHC 2005-5376 HCM) on November 17, 2005 be referred to the Planning and Land Use Management (PLUM) Committee for its review and consideration.

**Last Change Date**

07/24/2006

**Council District**

13

**Mover**

ERIC GARCETTI

**Second**

TOM LABONGE

**Archive History**

- 11-22-05 - This day's Council session
- 11-22-05 - File to Calendar Clerk for placement on next available Council agenda
- 11-29-05 - Council Action - CONTINUED TO NOVEMBER 30, 2005
- 12-9-05 - Set for Planning and Land Use Management Committee on December 13, 2005
- 12-13-05 - Planning and Land Use Management Committee Disposition - Submits without recommendation
- 12-20-05 - Council Action - Substitute Motion - Garcetti Mover 2005 / Reyes - ADOPTED IN LIEU OF COMMITTEE REPORT - HEREBY MOVE that Council ADOPT the following recommendation in connection with the inclusion of the Purviance Residence located at 944-44-1/2 North Maltman Terrace in the list of Historic-Cultural Monuments, (Item No. 18, CF 05-2571):

VETO the action of the Cultural Heritage Commission (Commission) relative to the request to include in the list of Historic-Cultural Monuments, the Purviance Residence at 944-44-1/2 Maltman Terrace, and REMAND the matter to the Commission for further consideration.

1-3-06 - File to Planning and Land Use Management Committee Clerk OK

1-4-06 - File in files

4-17-06 - For ref - Communication from Cultural Heritage Commission, dated April 11, 2006, relative to including the Purviance Residence, located at 944-944 1/2 North Maltman in the list of Historic-Cultural Monuments - CHC-2005-5376-HCM.

4-18-06 - Ref to Planning and Land Use Management Committee

4-18-06 - File to Planning and Land use Management Committee Clerk

4-20-06 - Communication from Silver Lake Neighborhood Council, dated April 19, 2006, relative to Community Impact Statement.

5-18-06 - Set for Planning and Land Use Management Committee on May 23, 2006

5-23-06 - Planning and Land Use Management Committee Disposition - Approved

5-31-06 - Council Action - CONTINUED TO JUNE 7, 2006

6-7-06 - Council Action - CONTINUED TO JUNE 14, 2006

6-14-06 - Council Action - CONTINUED TO JUNE 21, 2006

6-21-06 - Council Action - Planning and Land Use Management Committee report ADOPTED to:

1. ADOPT the Findings of the Cultural Heritage Commission (CHC) as the Findings of the Council.
2. APPROVE the recommendation of the CHC relative to inclusion of the Purviance Residence located at 944-944-1/2 North Maltman, in the list of Historic-Cultural Monuments.

Applicant: Charles Fisher CHC 2005-5376 HCM

7-14-06 - Planning and Land Use Management Committee Clerk OK

7-24-06 - File in files