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CITY PLANNING
OFFICE OF HISTORIC RESOURCES
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CITY OF LOS ANGELES 3
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Date FEB 25 2009

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

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: CHC-2008-4717-HCM
JAMES F. REAL STUDIO OFFICE
77 PATRICIAN WAY

At the Cultural Heritage Commission meeting of February 19, 2009, the Commission moved to include the interior of the above property as an expansion of the currently designated Historic-Cultural Monument, subject to adoption by the City Council.

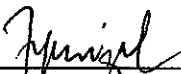
As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the 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 Scott
Ayes: Commissioners Barron
Absent: Commissioners Dake and Lehrer
Vote: 3-0


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Jose Huizar, Fourteenth Council District
Scott Mangan
Charles J. Fisher

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-4717-HCM
ENV-2009-401-CE

HEARING DATE: February 19, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 77 Patrician Way
Council District: 14
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Eagle Rock
Legal Description: Lot FR C, Tract P M 600

PROJECT: Historic-Cultural Monument Application for the
JAMES F. REAL STUDIO OFFICE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Scott Mangan
77 Patrician Way
Pasadena, CA 91105

**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

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.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: October 18, 2008 Historic-Cultural Monument Application
ZIMAS Report

FINDINGS

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Original James F. Real Studio building as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

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 1958 and located adjacent to the Eagle Rock (Historic-Cultural Monument #10) in the Eagle Rock community, this one-story octagonal-planned building exhibits character defining features of the Late Modern style. The primary building is T-shaped in plan and located on a trapezoidal lot. A major character-defining feature is a reinforced concrete pyramidal-hipped roof with four elongated roof overhangs supported by square columns. This roof structure forms the primary load bearing section of the subject building. The exterior walls are switzer panels of glass, wood and metal and are arranged in an octagonal plan to conform with the roof form. Single-pane fixed transom windows run the length of the building elevations creating a horizontal ribbon of clerestory windows. Adjacent to the main entrance is a sculpture composed of intersecting rectangular metal strips set onto two foundations. The interior features an open plan with partitions demarcating individual rooms. The subject property is surrounded by a decorative wood fence and pebbled flooring.

The proposed James R. Real Studio Office historic monument was designed by architect Arthur G. Lavagnino and engineer William C. Taylor for real estate developer James F. Real, original owner of the Eagle Rock and its adjacent land. The subject building was constructed by the Pacific Bridge Company, builders of the Golden Gate Bridge in San Francisco. Real envisioned the building as part of a complex of similar buildings to be used for offices. The subject building appears to be the first "thin-shelled" construction in Los Angeles, where the roof is poured in a two-inch reinforced concrete pyramidal shape and becomes the primary structural support for a building. The subject building was documented by photographer Julius Shulman in 1959 and received a design award from the Pasadena chapter of the American Institute of Architects. The subject building was later converted into the residential home of the Real family.

The metal sculpture was created by Jan de Swart, an artist based in Eagle Rock.

Alterations to the subject property include the addition of a bathroom and an additional room on the north side of the building. After 1958, multi-family apartment buildings were also constructed near the subject building on land formerly owned by Real.

DISCUSSION

The James F. Real Studio building property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As an architecturally significant building designed in the Late Modern style, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

BACKGROUND

At its meeting of December 18, 2008, the Cultural Heritage Commission voted to take the application under consideration.

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 James F. Real Studio building 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

**77 Patrician Way
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reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-4717-HCM

HEARING DATE: December 18, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 77 Patrician Way
Council District: 14
Community Plan Area: Northeast Los Angeles
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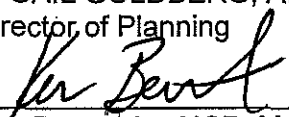
**APPLICANT/
OWNER:** Scott Mangan
77 Patrician Way
Pasadena, CA 91105

**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP
Director of Planning


Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: October 18, 2008 Historic-Cultural Monument Application
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CRITERIA

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FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT JAMES F. REAL STUDIO-OFFICE
2. STREET ADDRESS 77 PATRICIAN WAY
CITY LOS ANGELES ZIP CODE 91105 COUNCIL DISTRICT 14
ASSESSOR'S PARCEL NO. 5708-007-025
3. COMPLETE LEGAL DESCRIPTION: TRACT PARCEL MAP LA No. 600 BOOK 6, PAGE 14 OF PARCEL MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
BLOCK N/A LOT(S) PARCEL B AND THAT PORTION OF PARCEL C SITUATED E/O LINE BEG AT POINT ON
NORTHERLY LINE 43.78 FT SW OF MOST NORTHERLY CORNER OF SAID PARCEL C; THENCE S 4° 25' 26" E 100 FT; THENCE
S 20° 29' 50" W 165 FT; THENCE S 29° 50' 21" E 62.61 FT TO A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL C
BEING S 60° 09' 39" W FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL B. ARB. NO. N/A
RANGE OF ADDRESSES 5474 THRU 5480 EAGLE ROCK VIEW DRIVE
4. PRESENT OWNER SCOTT MANGAN
STREET ADDRESS 77 PATRICIAN WAY
CITY PASADENA STATE CA ZIP CODE 91105-1039 PHONE (323) 547-0556
OWNER IS: PRIVATE X PUBLIC
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE ART STUDIO AND OFFICE

DESCRIPTION

6. ARCHITECTURAL STYLE LATE-MODERN
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT JAMES F. REAL STUDIO-OFFICE

10. CONSTRUCTION DATE: FACTUAL 1958 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: ARTHUR G. LAVAGNINO (ARCHITECT) AND WILLIAM C. TAYLOR (ENGINEER)
12. CONTRACTOR OR OTHER BUILDER: PACIFIC BRIDGE COMPANY (ALAMEDA)
13. DATES OF ENCLOSED PHOTOGRAPHS JULY 18, 2008
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS: ADDITION OF BATHROOM AND THEN AN EXTRA ROOM ON THE NORTH SIDE OF THE STRUCTURE. A GARAGE DOOR HAS BEEN INSTALLED IN FRONT OF THE ORIGINAL PARKING AREA BETWEEN THE MAIN STRUCTURE AND THE FREE-STANDING ADDITION. SOME ADDITIONAL FENCING IS IN FRONT OF THE MAIN ENTRANCE.
16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THE JAMES F. REAL STUDIO-OFFICE WAS THE FIRST EXAMPLE OF "THIN-SHELLED" CONSTRUCTION EVER COMPLETED IN LOS ANGELES, WHERE THE ROOF WAS POURED IN A 2 INCH REINFORCED CONCRETE PYRAMIDAL HIPPED FORM. ORIGINALLY CONCEIVED AS THE FIRST OF A SERIES OF RESEARCH ORIENTED OFFICE STRUCTURES, THE CURRENT STRUCTURE WAS THE ONLY ONE BUILT. IT WAS DESIGNED BY PASADENA ARCHITECT, ARTHUR LAVAGNINO IN CONJUNCTION WITH PASADENA ENGINEER, WILLIAM C. TAYLOR. IT WAS THEN CONSTRUCTED BY THE PACIFIC BRIDGE COMPANY OF ALAMEDA, CALIFORNIA, BEST KNOWN AS THE PRINCIPAL CONTRACTOR FOR THE GOLDEN GATE BRIDGE. SUPPORTED BY FOUR PILLARS, THE ROOF IS THE PRIMARY LOAD BEARING SECTION OF THE ENTIRE STRUCTURE. THIS ARRANGEMENT HAS LEFT THE WALLS AS ESSENTIALLY FREE-STANDING ADDITIONS TO THE MAIN BODY OF THE BUILDING, THAT OF THE ROOF. THE RESOURCE IS ALSO ONE OF THE EARLIEST EXAMPLES OF LATE MODERNISM, WHICH WAS TO BECOME THE LAST MAJOR PHASE OF THE MID-CENTURY MODERNIST MOVEMENT IN ARCHITECTURE. THE USE OF UNUSUAL MATERIALS AND UNCONVENTIONAL DESIGNS WERE TO BECOME A HALLMARK OF THIS LAST PHASE, WHERE DESIGN WAS TO BECOME MORE LIKE SCULPTURE AND TRADITIONAL IDEAS WERE TO BE STRETCHED, MOLDED AND IN SOME CASES DISCARDED IN THE EFFORT TO CREATE THE NEW VISION OF WHAT ARCHITECTURE IS ALL ABOUT.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, LOS ANGELES TIMES ARTICLES, "MODERNISM REVISITED", BY JULIUS SHULMAN AND PIERLUIGI SERRIANO.
20. DATE FORM PREPARED OCTOBER 18, 2008 PREPARER'S NAME CHARLES J. FISHER
ORGANIZATION FOR PROPERTY OWNER STREET ADDRESS 140 S. AVENUE 57
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE JAMES F. REAL STUDIO-OFFICE IS A 1 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

LATE MODERN, OCTAGONAL PLAN STUDIO-OFFICE-RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A GLASS, WOOD AND STUCCO FINISH AND METAL TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS SQUARE-HIPPED ROOF IS CONSTRUCTED OF CONCRETE, GLASS AND STEEL,
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

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

THE ENTRY FEATURES A OPEN PORCH WITH THE DOOR FLUSH AGAINST THE EXTERIOR WALL
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A FLAT WOODEN DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE FOUR LONG ROOF OVERHANGS, SUPPORTED BY SQUARE COLUMNS CREATING THE MAIN
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

STRUCTURAL SUPPORT FOR THE ROOF, EXTERIOR WALLS MADE OF SWITZER PANELS AND ARE TOPPED WITH TRANSOM
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

STYLE CLERESTORY WINDOWS. THE EXTERIOR WALL PANELS ARE CONSTRUCTED IN AN OCTAGONAL FORMATION
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

WITHIN THE CONFINES OF THE ROOF. PANELS ALTERNATE WITH WOOD, GLASS AND STUCCO FINISHES. THE ROOF
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

FORMS A SWOOPING CANOPY, MEETING AT A POINT AT THE CENTER. A STICK DESIGN SCULPTURE IS SET IN CONCRETE
ADDITIONAL DEFINING ELEMENTS

TO THE RIGHT OF THE FRONT ENTRANCE. VERTICAL GROOVES ARE SET BETWEEN THE EXTERNAL WALLS PANELS, YET
ADDITIONAL DEFINING ELEMENTS

THE STRUCTURE MAINTAINS A MORE HORIZONTAL FEEL TO IT. THE PROPERTY IS PARTIALLY SURROUNDED BY A DECORATIVE WOOD
ADDITIONAL DEFINING ELEMENTS

FENCE, WHICH DISPLAYS 3 DIMENSIONAL RUSTICATED VERTICAL PANELS OF VARYING WIDTHS COUPLED WITH SPACES BETWEEN
ADDITIONAL DEFINING ELEMENTS

THEM. THE PORCH HAS A PEBBLED FLOORING. THE ADDITION TO THE RIGHT OF THE STRUCTURE IS A FREE-STANDING RECTANGULAR
ADDITIONAL DEFINING ELEMENTS

STRUCTURE WITH STUCCO WALLS. IT IS CONNECTED TO THE MAIN STRUCTURE AT ONE OF THE ROOF SUPPORTS.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF NONE
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE AN OPEN PLAN WITH THE ROOF DOMINANT. ALL WALLS ARE IN THE
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS.

FORM OF PARTITIONS, MUCH LIKE THOSE FOUND IN OFFICES, WITH NO CONNECTION TO THE CEILING, WHICH IS THE
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

BOTTOM SIDE OF THE ROOF. SEVERAL JAPANESE STYLE PANELS ARE AMONG THE INTERIOR FEATURES
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

**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 JAMES F. REAL STUDIO-OFFICE IS AN IMPORTANT EXAMPLE OF

NAME OF PROPOSED MONUMENT

LATE MODERN ARCHITECTURE

ARCHITECTURAL STYLE (SEE LINE 8)

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

AND/OR

HISTORICAL SIGNIFICANCE

THE JAMES F. REAL STUDIO-OFFICE WAS BUILT IN 1958

NAME OF PROPOSED MONUMENT

YEAR BUILT

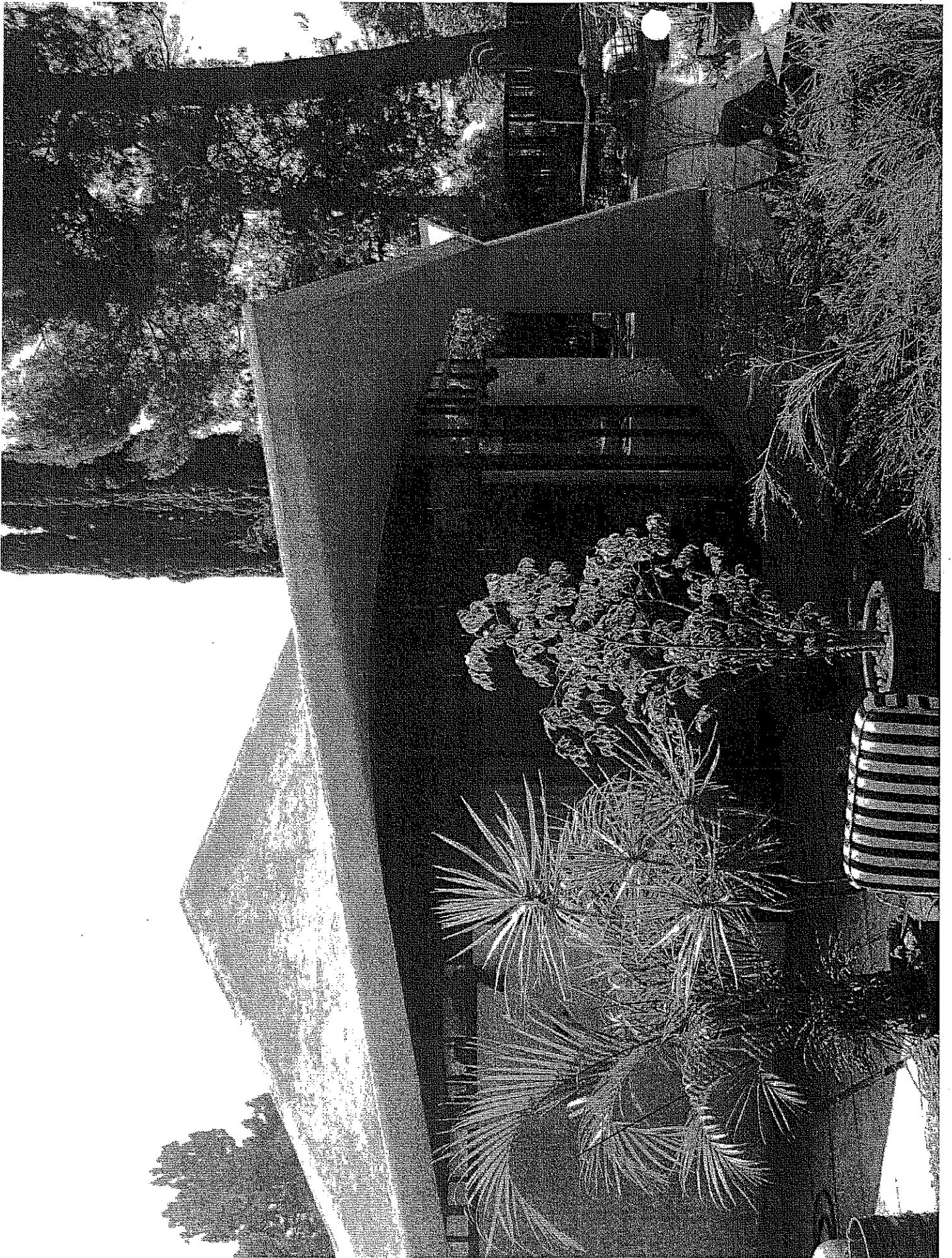
ARTHUR LAVAGNINO AND WILLIAM C. TAYLOR WAS IMPORTANT TO THE

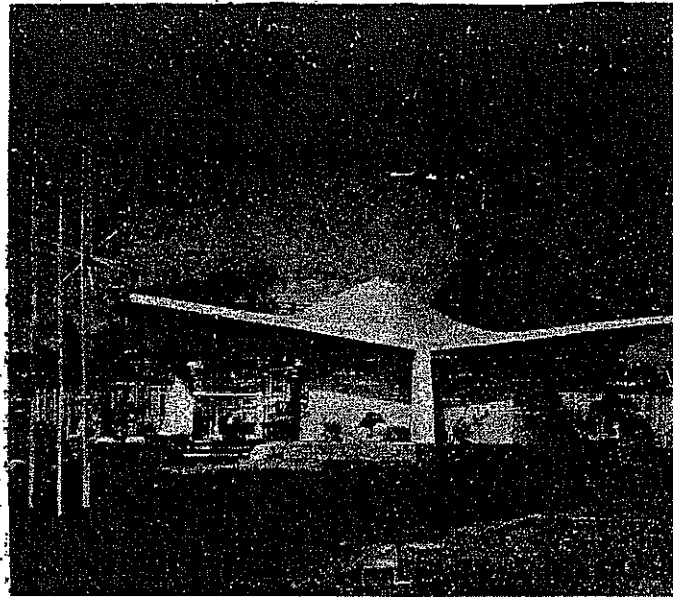
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

21. DEVELOPMENT OF LOS ANGELES BECAUSE INNOVATIVE ARCHITECTURE HAS BEEN A HALLMARK OF LOS ANGELES DEVELOPMENT, BEGINNING WITH SUCH UNIQUE STRUCTURES AS GEORGE WYMAN'S BRADBURY BUILDING (HCM #6) IN 1893. LOS ANGELES HAS ALWAYS BEEN IN FOREFRONT OF DESIGN. THE IDEA OF CONSTRUCTING A BUILDING FROM THE ROOF DOWN WAS THE BRAINCHILD OF REAL ESTATE BROKER/ARTIST, JAMES F. REAL, OWNER OF EAGLE ROCK PROPERTIES IN 1958. HE CONTRACTED FIRST WITH WILLIAM C TAYLOR, A PASADENA AND ARTHUR G. LAVAGNINO, AN INNOVATIVE PASADENA ARCHITECT TO DO THE DESIGN. IT TOOK A WHILE TO CONVINCING THE LOS ANGELES BUILDING AND SAFETY DEPARTMENT THAT THE DESIGN WAS SAFE. THE IDEA OF THE ROOF BEING THE MAIN STRUCTURE WAS NEW TO THEM. IT WAS THE FIRST ATTEMPT EVER TO BUILD THIS TYPE OF STRUCTURE IN LOS ANGELES. ONCE HE HAD HIS PERMITS, REAL CONTRACTED WITH PACIFIC BRIDGE COMPANY TO DO THE ROOF CONSTRUCTION. BASED IN ALAMEDA, CALIFORNIA, THE PACIFIC BRIDGE COMPANY WAS THE PRINCIPAL CONTRACTOR FOR THE FAMED GOLDEN GATE BRIDGE TWO DECADES EARLIER. ORIGINALLY USED AS A OFFICE AND THEN AS THE REAL'S ART STUDIO, THE STRUCTURE EVENTUALLY BECAME THE HOME OF REAL AND HIS WIFE, DOROTHY. REAL HAD ORIGINALLY ENVISIONED A DESIGN COMPLEX, PLACING SIMILAR STRUCTURES ON SEVERAL TERRACES ALONG THE BACK SIDE OF THE FAMOUS EAGLE ROCK (HCM #10), WHICH IS DIRECTLY BEHIND THE STRUCTURE. THE REALS OWNED THE EAGLE ROCK AND KEPT THE ROCK'S REAR SECTION WHICH IS STILL A PART OF THE PROPERTY. THE BUILDING WAS DOCUMENTED BY PHOTOGRAPHER JULIUS SHULMAN IN 1959, THE SAME YEAR THAT IT RECEIVED A DESIGN AWARD FROM THE PASADENA CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS. SHULMAN LATER PUBLISHED HIS PHOTOS IN HIS BOOK, "MODERNISM REDISCOVERED", WHICH HE CO-

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

AUTHORED WITH PIERLUIGI SERRIANO. THE INNOVATIVE DESIGN CONCEPT WAS DUBBED "THIN SHELLLED HYBERBOLIC PARABOLA" BY ITS CREATORS. THE TERM WAS A DESCRIPTION OF THE TECHNICAL ELEMENTS OF THE DESIGN, SUCH AS THE 2-INCH THICK ROOF STRUCTURE. THE STRUCTURE TODAY IS DEFINED BY THE LATE MODERN PERIOD, WHERE STRUCTURES TAKE ON MORE THE CONCEPT OF SCULPTURE IN ITS MASSING. WHEN THE ORIGINAL DESIGN STUDIO FOR THE REMAINDER OF THE PROPERTY FAILED TO MATERIALIZE, REAL HAD A SERIES OF APARTMENTS BUILT AT THE FRONT OF HIS PROPERTY. ULTIMATELY, HE SOLD THE APARTMENTS, RETAINING THE LOT ON WHICH THE HOUSE IS BUILT AND THE BACK PORTION OF THE EAGLE ROCK. A STICK-STYLE SCREEN SCULPTURE, BY EAGLE ROCK ARTIST JAN DE SWART. THIS SCULPTURE IS DOCUMENTED IN TWO LOS ANGELES TIMES ARTICLES ABOUT THE BUILDING AND WAS SPECIFICALLY CONSTRUCTED OVER A TWO MONTH PERIOD AS A DESIGN ELEMENT FOR THE NEW STRUCTURE. THE ROOF, ITSELF WAS BUILT OF STEEL REBAR AND WAS POURED IN PLACE IN ONE WEEK BY FOUR WORKMEN AND A SINGLE SUPERVISOR. THE USE OF TECHNIQUES AND MATERIAL USED IN HEAVY CONSTRUCTION FOR LARGE PROJECTS ALSO DEMONSTRATED THAT THIS TYPE OF CONSTRUCTION WAS COMPETITIVELY PRICED WITH TRADITIONAL POST AND BEAM CONSTRUCTION. THE CONCEPT OF THE USE OF INDUSTRIAL MATERIAL IN SMALLER PROJECTS, SUCH AS HOMES, HAD BEEN DEMONSTRATED A DECADE EARLIER BY CHARLES EAMES, WITH HIS DESIGN OF HIS OWN HOME, CASE STUDY HOUSE NO. 8 (HCM #382), BUT THE SCULPTURAL LINES DEMONSTRATED HERE ARE NOT FOUND IN THE EAMES DESIGN. A SLIGHTLY LATER EXAMPLE OF THE THIN SHELLLED CONSTRUCTION IS ALBERT FREY'S ICONIC TRAMWAY GAS STATION (1965) THAT IS SEEN AS ONE ENTERS PALM SPRINGS ON HIGHWAY 111. CRITICS HAVE NOTED THAT THE STRUCTURE APPEARS TO HAVE AN ORIENTAL INFLUENCE, ESPECIALLY WHEN TAKING INTO ACCOUNT THE FRONT PORCH SCULPTURE BY LOCAL EAGLE ROCK ARTIST JAN DE SWART. THE SCREEN IS AN ELABORATE 3-DEMENTIONAL MAZE OF VERTICAL AND HORIZONTAL STRIPS PLACED IN FRONT OF ONE OF SEVERAL PICTURE WINDOWS IN THE STRUCTURE. NOTED AS EARLY AS 1959, THE SCREEN WAS DESIGNED SPECIFICALLY FOR THE REAL PROJECT. THE ACTUAL INFLUENCE FOR THE STRUCTURE ACTUALLY CAME FROM MEXICO, WHERE REAL HAD OBSERVED BUILDINGS OF LIGHTER MATERIAL BUILT IN A SIMILAR MANNER.





SOMETHING NEW— Thin shell" architecture in Eagle Rock building is new in Southland. Thick concrete roof and sturdy supports are poured in one piece.
Shulman photos

Eagle Rock Structure Built From Roof Down

EAGLE ROCK — The famed rock for which this community was named has become the backdrop for a type of architecture new to Southern California. A type which calls for a building to be constructed from the roof down instead of the conventional ground-up method.

The architecture, called "Thin Shell" and done by first pouring the concrete roof and its supports in a single piece, is the idea of James Real, an advertising and public relations consultant.

Located at 47 Patricia Way, the building is described as a thin shell hyperbolic parabola. The roof, which is the key to the entire structure, is supported by four columns and covers 2500 square feet of area. The actual usable living and working area beneath the roof totals approximately 1300 square feet.

Outside Partitions

The outside partitions of the building form an octagon beneath the roof which is square.

Real said the building, which he uses as an office, could be easily converted into a home. It was first designed by an engineer and then turned over to an architect.

Working on the project were Engineer William Taylor and Architect Arthur Lavagino, both of Pasadena.

Being the first building of its type ever constructed in Los Angeles, Real, Taylor and Lavagino were faced with one big problem, that of proving the building's stability to the Los Angeles Building Department.

"We spent a great deal of time showing officials how it could and was to be accomplished, time which will

eliminate future building problems for other builders using the design," Real said.

Contract Made

After final approval was given by the city, Real contracted with an Alameda (Cal.) bridge building firm to construct the building.

Actual construction time of the building could have been held to a matter of a few weeks. The roof, which is solid concrete, was formed and poured in one week by four workers and a superintendent.

When approaching the building it first appears to be made of Oriental architecture. Actually, Real got the idea in Mexico where he saw buildings built of lighter material in the same manner.

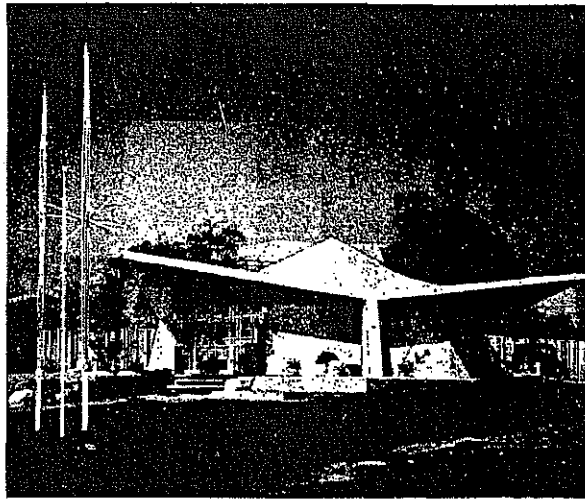
Another thing which gives the building an Oriental look is a large wooded screen on the front. The screen was designed and built by Jan De Swart, of Eagle Rock, and represents more than two months' work.

The screen is an elaborate, three-dimensional maze of wooden strips placed horizontally and vertically in front of a large picture window.

Practical Use

As to the practical use of the building, Real said the 2-inch-thick concrete roof provides insulation which makes the building warm in winter and cool in summer. He said there is an endless number of possibilities for enlarging it.

"To increase the size all one has to do is build a new roof against the present one and then just extend the outside partitions," he said.



SOMETHING NEW.—"Thin shell" architecture in Eagle Rock office building is new in Southland. Roof and supports are poured in one piece. It was built for James Real by William Taylor and Architect Arthur Lavagino, all of Pasadena. Shulman photo

Pasadenans Construct Office From Roof Down

PASADENA — Who said Pasadenans aren't up-to-the-minute, architecturally speaking?

Then witness the "thin-shell hyperbolic parabola" built for James Real by engineer William Taylor and architect Arthur Lavagino, all of Pasadena.

What makes this octagon-shaped office structure in Eagle Rock different is that it was constructed from the roof down instead of the conventional ground-up method.

Called 'Thin Shell'

The architecture, called "Thin Shell" and done by first pouring the concrete roof and its supports in a single piece, is the idea of Real, an advertising and public relations consultant.

The roof, which keys the entire structure, is supported by four columns and covers 2,600 sq. ft. of area. The actual usable living and working area beneath the roof totals approximately 1,300 sq. ft.

The outside partitions of the building form an octagon beneath the roof which is square.

Real said the building could be easily converted into a home.

Being the first building of its type ever constructed in Los Angeles, Real, Taylor, and Lavagino were faced with one big problem, that of proving the building's stability to the Los Angeles Building Department.

"We spent a great deal of time showing officials how it could and was to be accomplished, time which will eliminate future building problems for other builders using the design," Real said.

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Another thing which gives the building an Oriental look is a large wooded screen on the front.

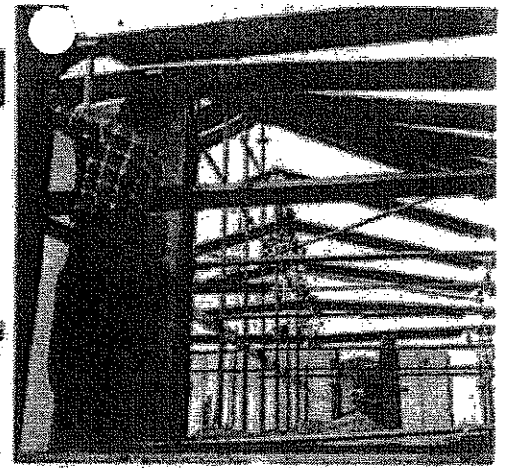
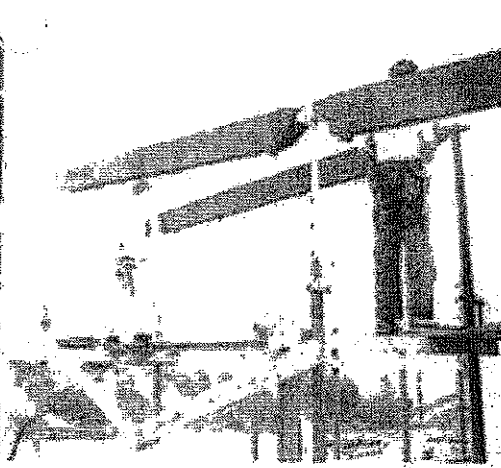
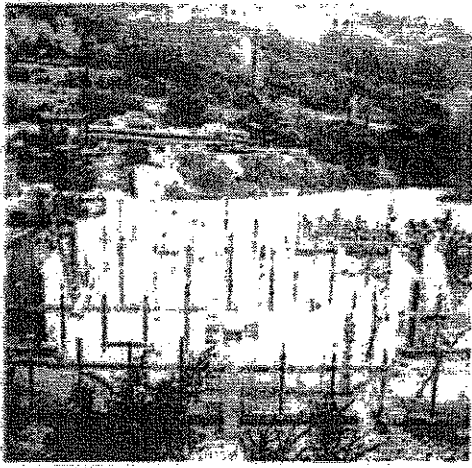
The screen is an elaborate three-dimensional maze of wooden strips placed horizontally and vertically in front of a large picture window.

Practical Use

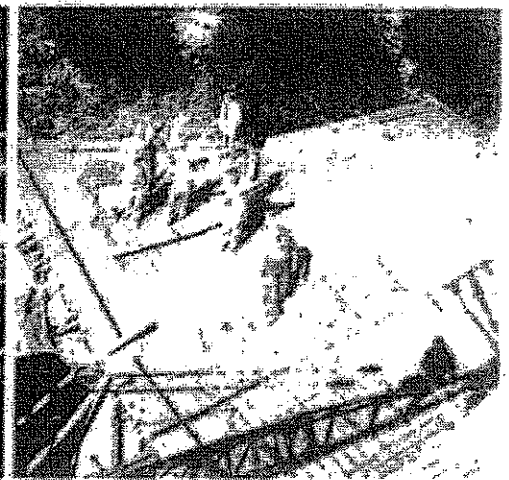
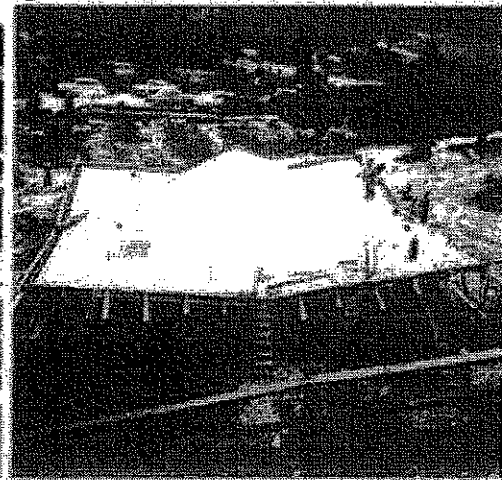
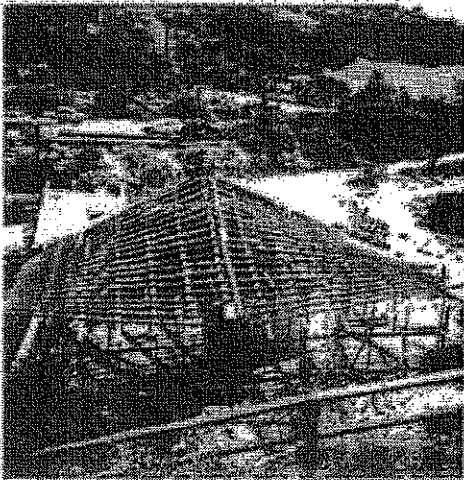
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"To increase the size all one has to do is build a new roof against the present one and then just extend the outside partitions.

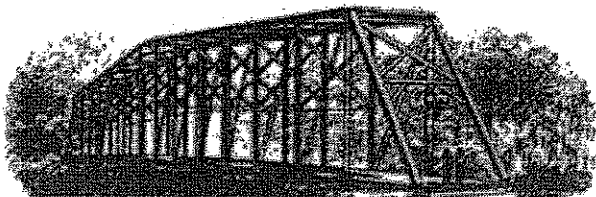
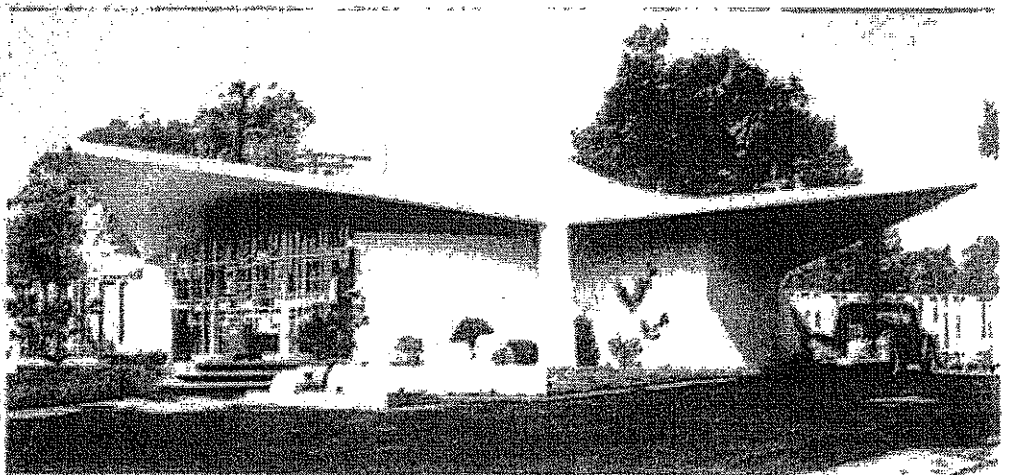
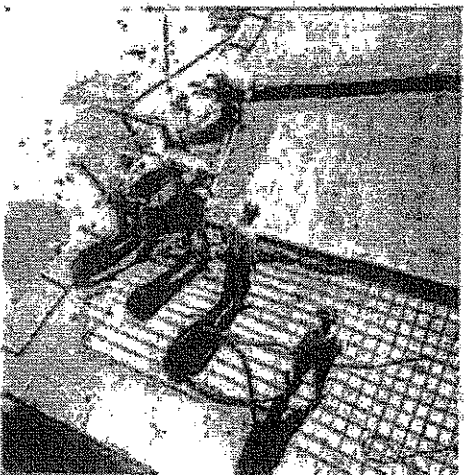
"The only reason for the outside partitions is to keep out the elements. They are in no way a support for the roof and as a matter of fact would be made out of paper-ions," Real concluded.



Prototype thinshell concrete roof—formed and



poured in one week by our Building Division.



PACIFIC BRIDGE CO.

Founded 1869

Engineers • Constructors • Developers

**APPLICATION TO CONSTRUCT NEW BUILDING
AND THE REPAIRS OR IMPROVEMENTS**

1. TYPE OF BUILDING	ALL	NEW	REPAIR	IMPROVEMENT	OTHER
2. OWNER'S NAME	[Handwritten Name]			APPROVED	[Handwritten Initials]
3. ADDRESS	[Handwritten Address]			PERMITS	[Handwritten Initials]
4. CITY	[Handwritten City]			KEY	[Handwritten Initials]
5. COUNTY	[Handwritten County]			CON. LOT	[Handwritten Initials]
6. DISTRICT	[Handwritten District]			REAR ALLEY	[Handwritten Initials]
7. LOT NO.	[Handwritten Lot No.]			SIDE ALLEY	[Handwritten Initials]
8. ZONING	[Handwritten Zoning]			REAR YARD	[Handwritten Initials]
9. CONTRACTOR'S ADDRESS	[Handwritten Address]			APPROVALS	[Handwritten Initials]

10. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]
11. MATERIALS	WOOD	STEEL	CONCRETE	OTHER
[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]

VALIDATION	CARRIER'S USE ONLY			
TYPE	GROUP	MAX. OCC.	VAL.	CLASS.
[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]
C. OF D. ISSUED	P.C.	S.P.C.	LP.	LP.
INSPECTOR	[Handwritten]	[Handwritten]	[Handwritten]	[Handwritten]

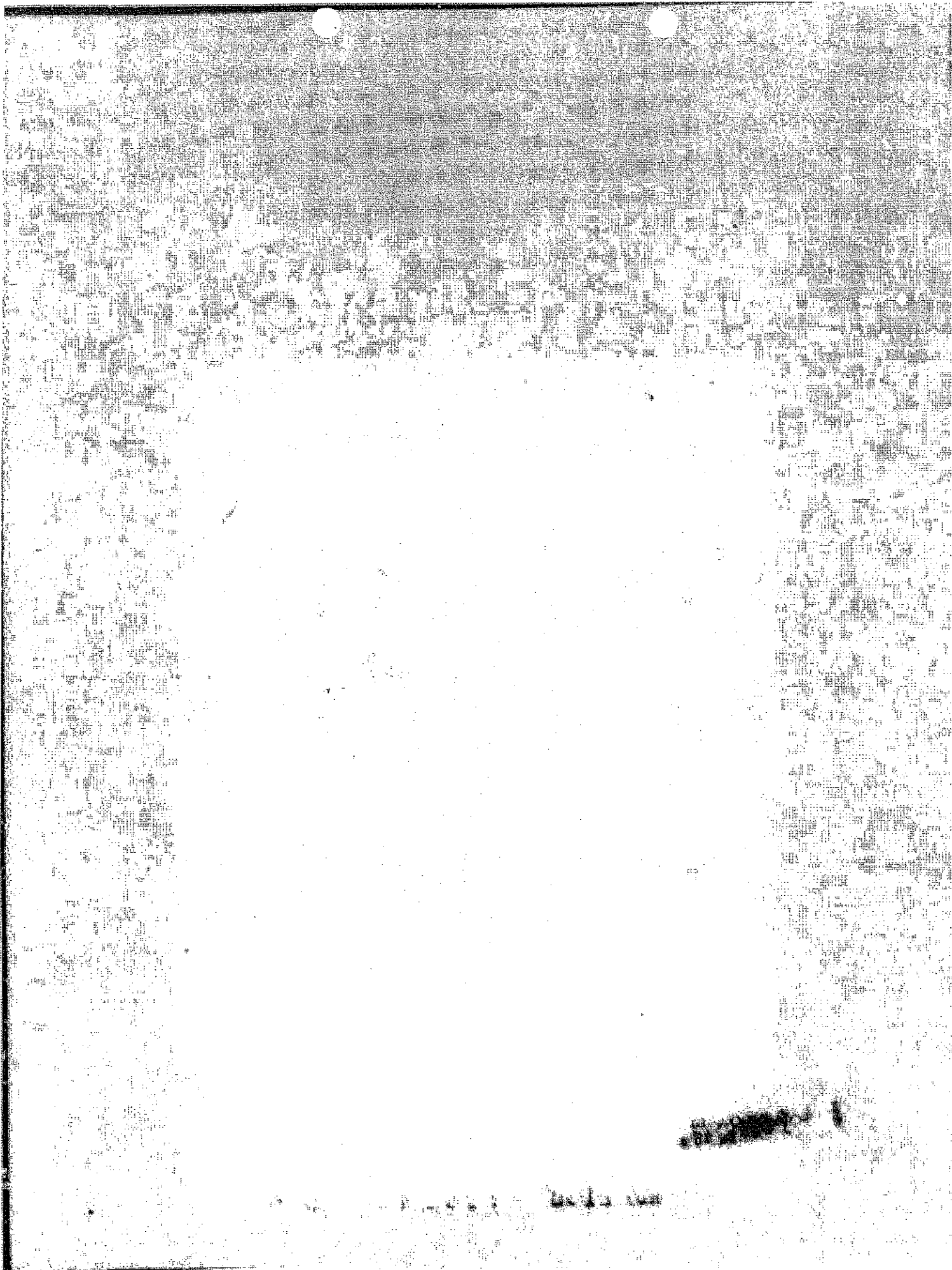
12. VALUATION: TO INCLUDE ALL FEES EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 25,000	SMALL UNITS
		PARKING SPACES

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.

James F. Reed
 [Signature]
 [Title]

This form when properly validated is a permit to do the work described.

APPLICATION CHECKED	[Handwritten Signature]	GUEST ROOMS
PLANS CHECKED	[Handwritten Signature]	FILE WITH
CORRECTIONS VERIFIED	[Handwritten Signature]	CONT. INSP.
PLANS APPROVED	[Handwritten Signature]	[Handwritten Signature]
APPLICATION APPROVED	[Handwritten Signature]	[Handwritten Signature]



APPLICATION FOR INSPECTION OF NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

MS 8-1-1-14

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

1. Applicant to Complete Numbered Items Only
2. Not Plan Required on Back of Original

1. FIELD NO. 107	TRACT NO. 107	SECTION NO. 107	TERMS YEAR
2. PURPOSE OF BUILDING Auxiliary Rest Room			DATE 1-2-53
3. JOB ADDRESS 423 Patrician Way			FIRE DIST. 1-00
4. BETWEEN CROSS STREETS Eagle Vista Drive AND			PERMITS FOR LOT 1-00
5. OWNER'S NAME Eagle Rock Prop	PHONE 214-3911		REV. OR LOT SIZE
6. OWNER'S ADDRESS 3846 LA	P.O. BOX 2046		1-00
7. ARCHITECT OR DESIGNER None H-10-C	STATE LICENSE NO. NONE		REAR ALLEY
8. ENGINEER None	STATE LICENSE NO. NONE		SIDE ALLEY
9. CONTRACTOR Pacific Bridge Co	STATE LICENSE NO. CL 45052		REAR YARD
10. SIZE OF NEW BLDG 4x13	STORIES 1	HEIGHT 8	APPROX. 21-53
11. MATERIALS OF CONSTRUCTION EXT. WALLS WOOD	NO. OF EXISTING BUILDINGS ON LOT AND USE 2100	ROOF CORR. CONC.	1-00 33
12. JOB ADDRESS 423 Patrician Way			DETECT DEVICE
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING 100000			GH
PURPOSE OF BUILDING Toilet Room	VALUATION APPROX. 100000		CR1 500
TYPE Toilet Room	STORIES 1		PLANNING ACT
BLDG. AREA 520	MAX. OCC. 1	TOTAL 1	FLOOD
UNITS	GUEST ROOMS	SPACES PROVIDED 11-0	ZONE
SPRINKLERS REQUIRED SPECIFIED	CONV. 11-0	PROVIDED	OWNED BY H. Miller
F.C. No.			FILE WITH 1A52007/53
3-90	370	671	2-00
			11-05
			C/O
			TYPEST

FEB 24 55 09537 E *88970 X - 2 CS 3.90
 FEB 24 55 09538 E *88970 X - 1 CS 6.00

STATEMENT OF RESPONSIBILITY

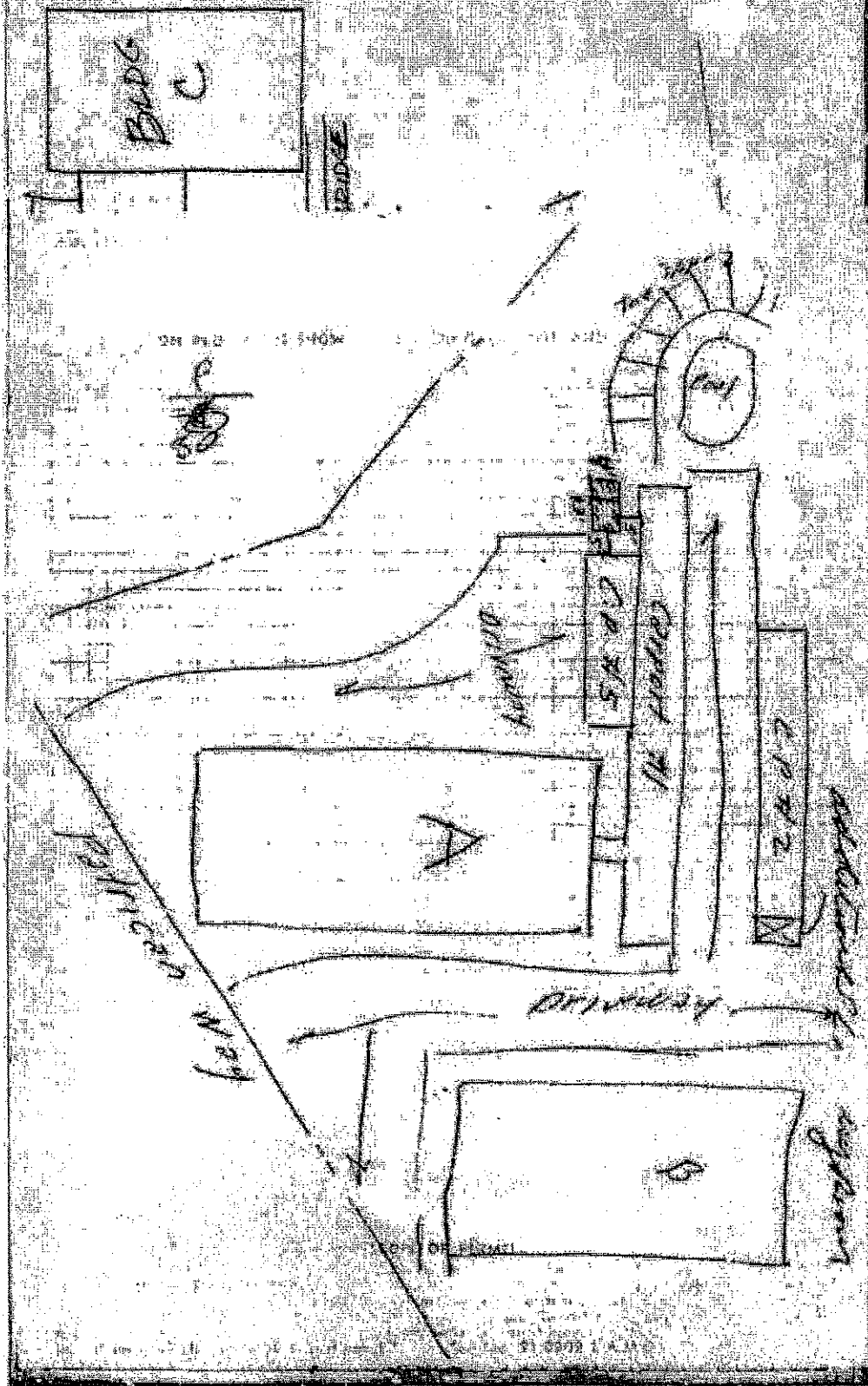
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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 makes 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. 91.0202 L.A.M.C.)

Signed Mark Miller
(Name & Title)

	Name	Date
Bureau of Engineering	ADVISOR APPROVED	
	REVIEWS AVAILABLE	
	NOT AVAILABLE	
	DESIGNER APPROVED	
	HIGHWAY DESIGNATION REQUIRED	
	COMPLETED	
	FLOOD CONTROL DISTRICT APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWER DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19)	
	H.A.M.C. 17007	
Traffic	APPROVED FOR	

Secoria Subtotal



3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

SAS Form 5-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 5	BLK.	TRACT 799	ADDRESS APPROVED
2. BUILDING ADDRESS	5423 Patrician Way			DIST. MAP 162-229
3. BETWEEN CROSS STREETS	Eagle Vista Drive AND			ZONE C-2-1
4. PRESENT USE OF BUILDING	Carport & open storage (33) carport & laundry II/60			FIRE DIST.
5. OWNER'S NAME	Eagle Rock Prop.		PHONE 254-3951	INSIDE XXXXX
6. OWNER'S ADDRESS	same LA		P.O.	ZONE
7. CERT. ARCH.	STATE LICENSE		PHONE	LOT SIZE Irreg.
8. LIC. ENGR.	STATE LICENSE		PHONE	
9. CONTRACTOR	Pacific Bridge Co.		STATE LICENSE CL 45652	PHONE
10. CONTRACTOR'S ADDRESS	2074 Mt. Diablo Blvd Walnut Creek			REAR ALLEY
11. SIZE OF EXISTING BLDG	STORIES 1	HEIGHT 8'	NO. OF EXISTING BUILDINGS OF LOT AND USE 7 - APH Carports	BLDG. AREA N.C.
3 5423 Patrician Way				DISTRICT OFFICE P R
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL
EXT. WALLS	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	COGRT. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 200 ⁰⁰		VALUATION APPROVED	SPRINKLERS
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	RETD. SPECIFIED
15. NEW WORK (Describe)	EXT. WALLS N.C.	ROOFING A.C.	H. Miller*	AFFIDAVITS
enclose exist walls & roofed storage area w/glass door for laundry				CRITICAL SOIL
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, and I have read reverse side of Application.				SWELL UNITS
Signed <i>[Signature]</i>				SPACES PARKING N.C.
This Form When Properly Filled In a Permit to Do the Work Described.				GUEST ROOMS
INSPECTOR				FILE WITH LA52007/63
FILE				CURT. INSP.
TRK	URP	HAL BY	P.C. 130	L.P.C.
				e.p.i.
				S.P. 00
				J.P.
				O.S.
				C/O

CASHIER USE ONLY

FEB-24-65	09539 E	088971	X = 2 CS	1.30
FEB-24-65	09540 E	088971	X = 1 CS	2.00

P.O. No. CRABBO CUT. SOIL COVS.

5423 PATRICIAN WAY
Address of Building

FAULKER ROCK PROPERTIES, INC. Owner

511 S. WESTLAKE AVE. Owner's Address

Los Angeles, Calif.

LA 904477 Permit Number 1958 Year

CITY OF LOS ANGELES
Department of
BUILDING AND SAFETY

ARCHITECT'S OR ENGINEER'S
CERTIFICATE OF COMPLIANCE

Date of this Certificate

13 AUGUST 1958

TO THE SUPERINTENDENT OF BUILDING:

I hereby certify that I am responsible for the design of this building and that it was constructed in conformity with the approved design and the provisions of the Los Angeles Building Code applicable thereto.

ARTHUR LAVAGNINO
605 SIERRA VISTA
PASADENA, CALIF.

Arthur Lavagnino
Architect or Engineer

CITY OF LOS ANGELES

Certificate of Occupancy

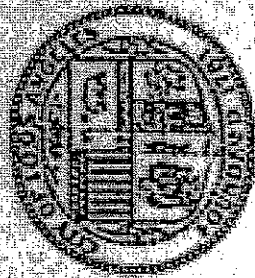
NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued **March 13, 1959**
Address of Building **5423 Patrician Way**
LA 90447/58

Permit No. and Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

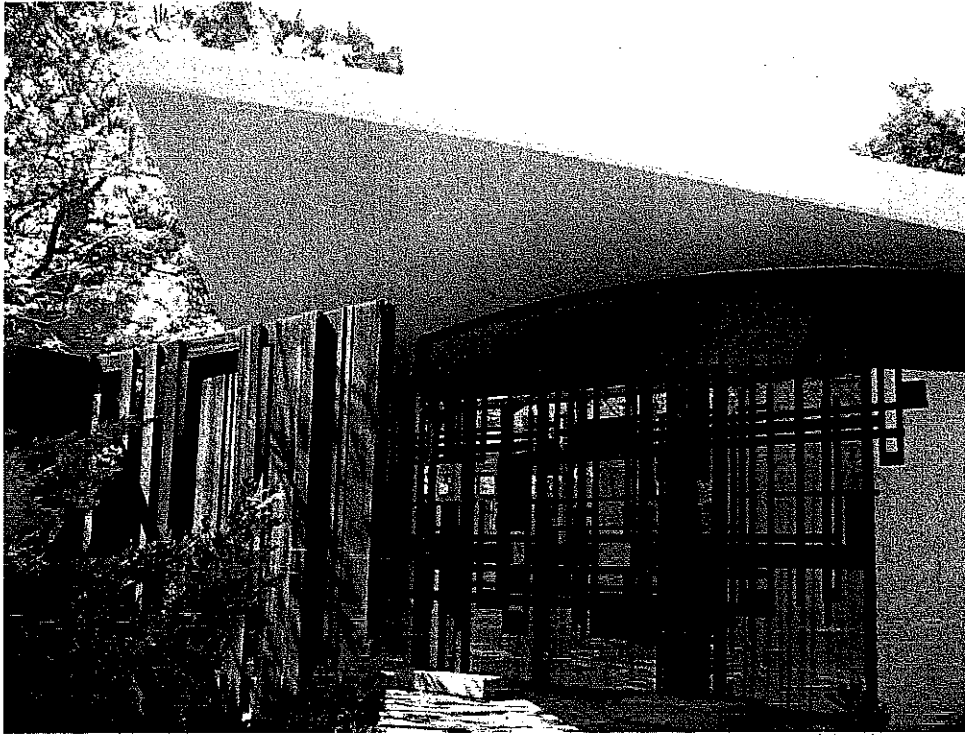
1 story, type III-B, 38' x 38', office.
D-1 occupancy.



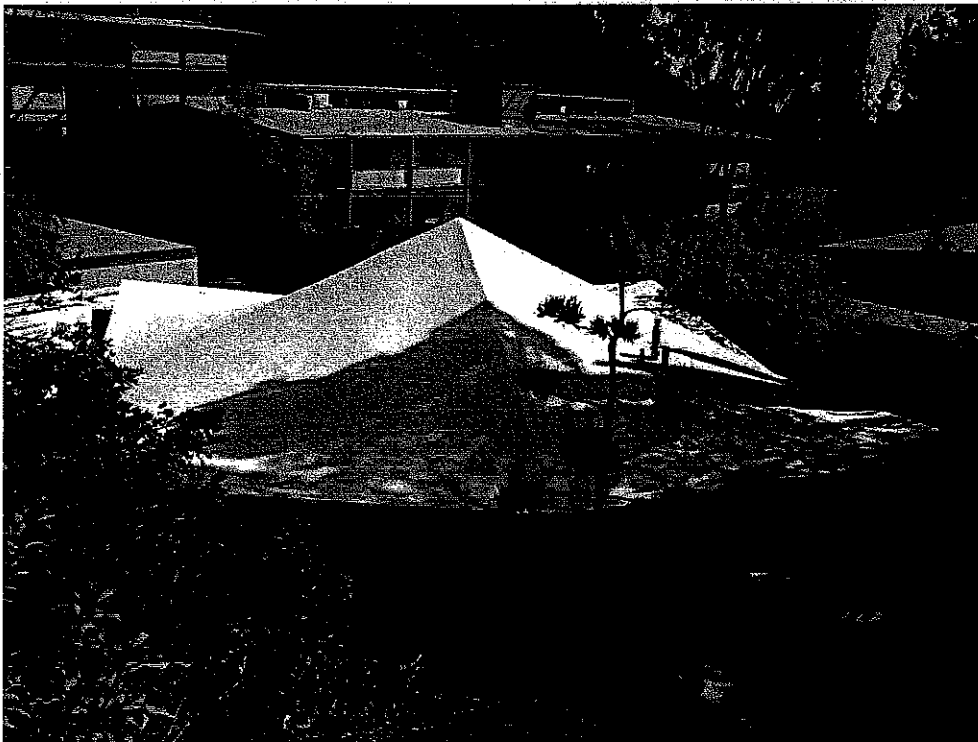
G. E. MORRIS,
Superintendent of Building

By **A. E. Hewitt Jr**

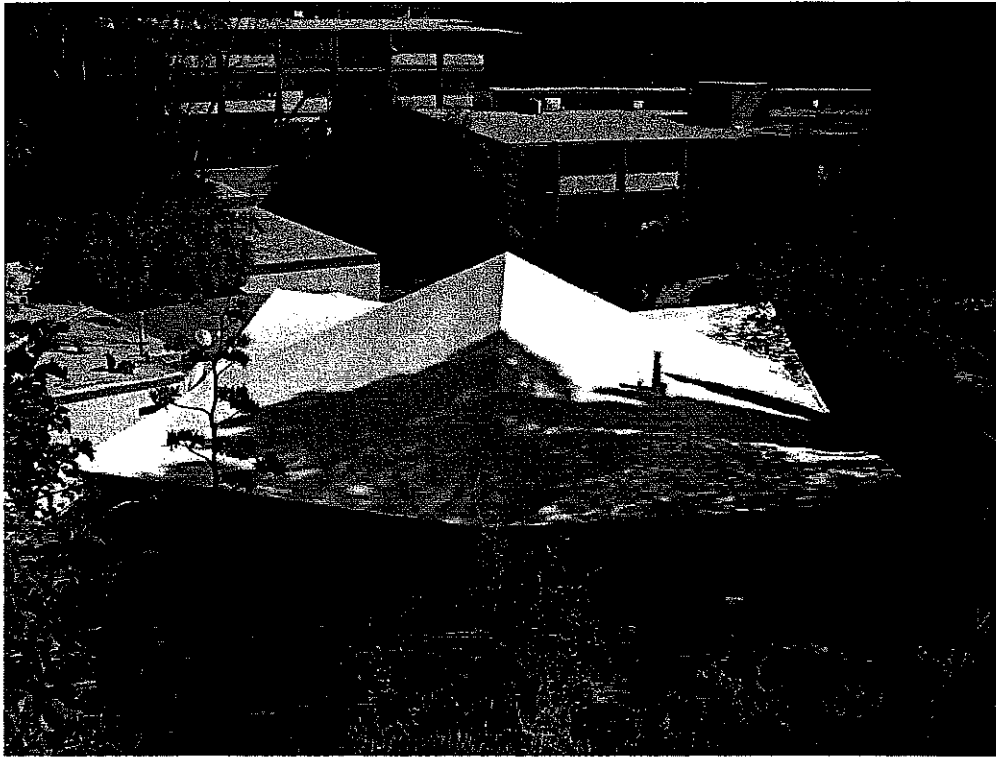
James F. Real Studio-Office Photographs



James F. Real Studio-Office, 77 Patrician Way (Photograph by Charles J. Fisher)



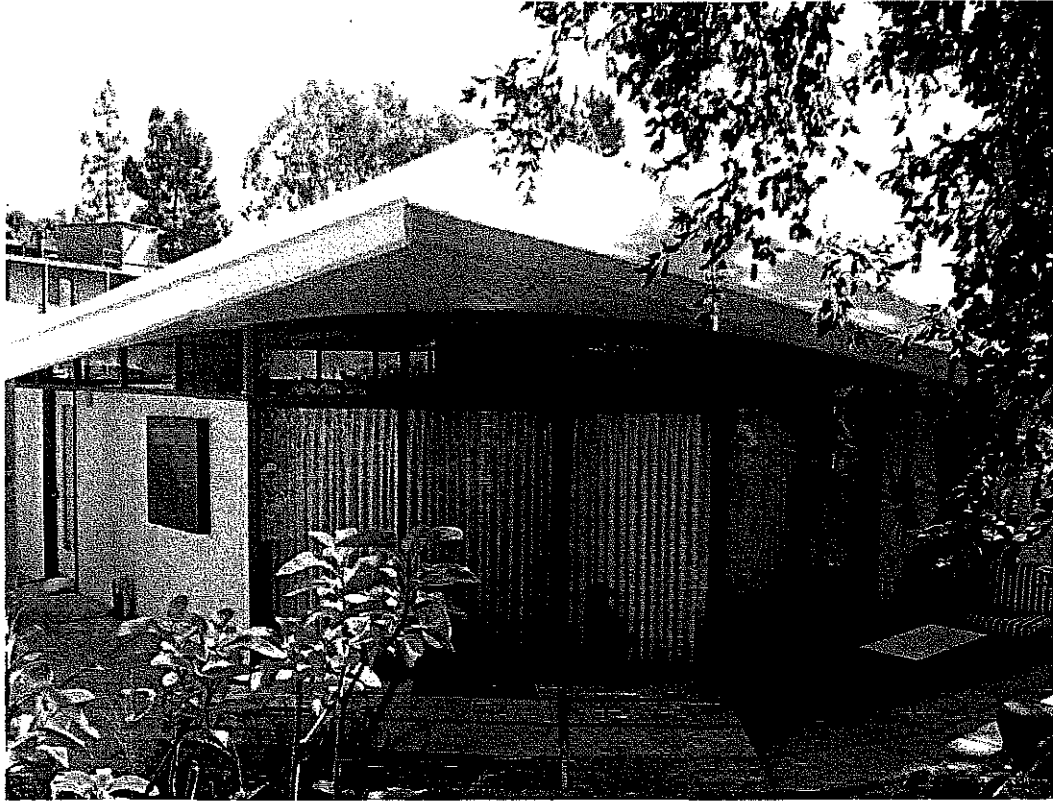
James F. Real Studio-Office showing roof, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office showing roof, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office showing roof, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, rear elevation, 77 Patrician Way (Photograph by Charles J. Fisher)



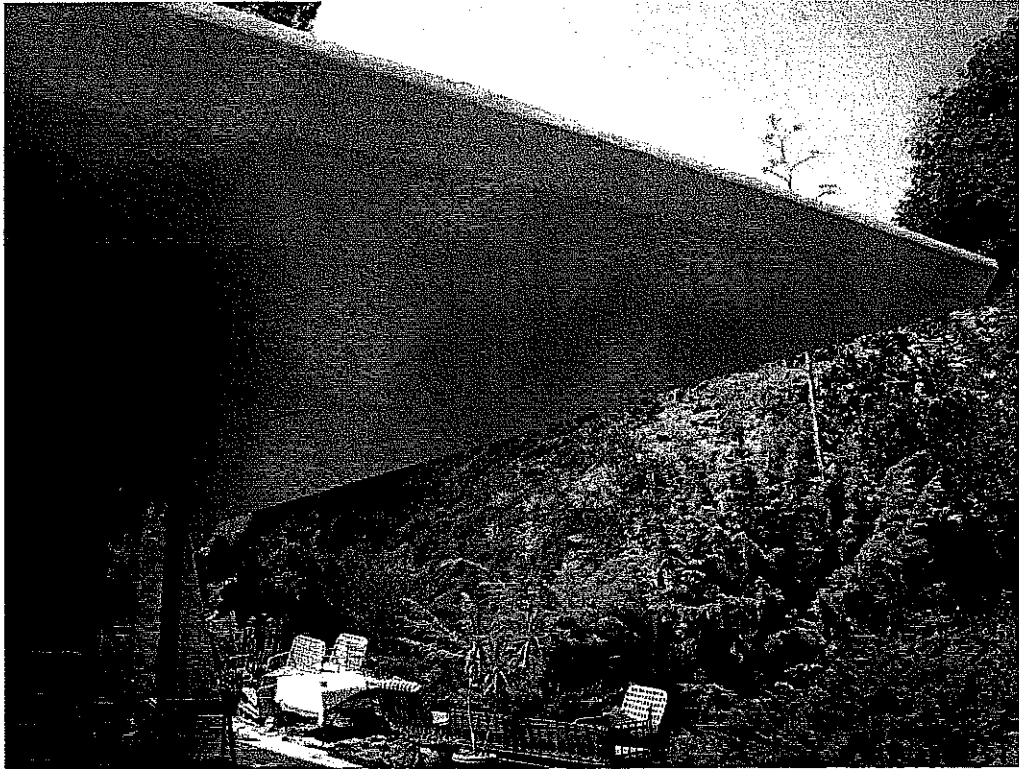
James F. Real Studio-Office, rear patio, 77 Patrician Way (Photograph by Charles J. Fisher)



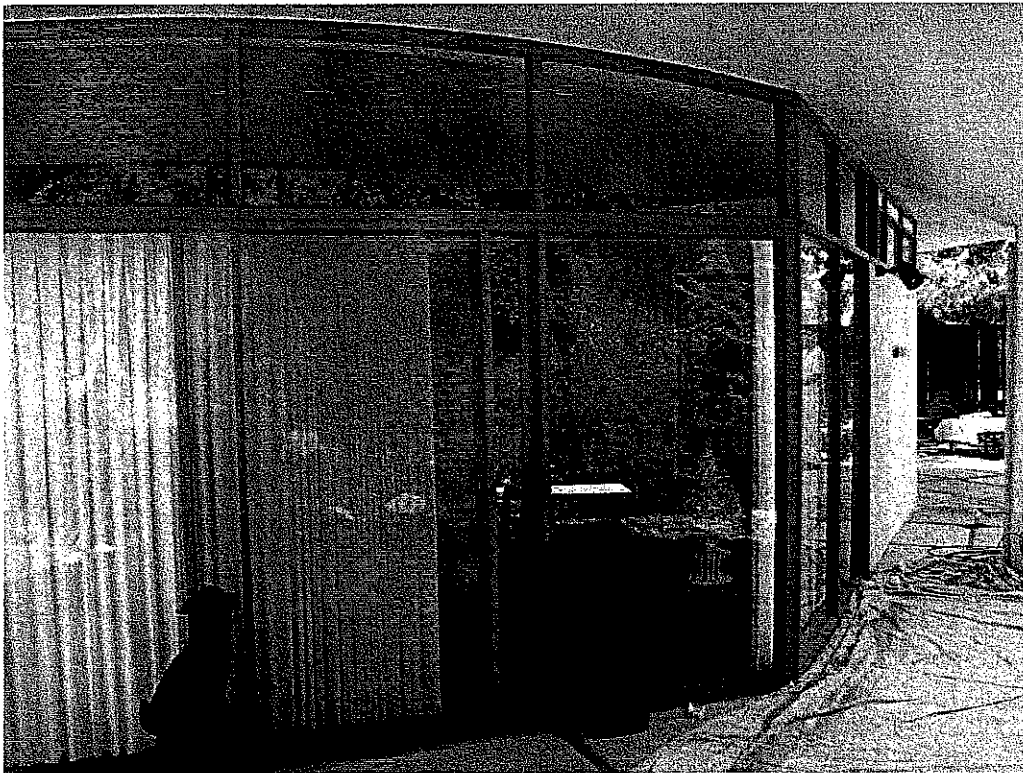
James F. Real Studio-Office, roof support pillar, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, rear patio, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, roof overhang, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, rear glass door, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, clerestory windows, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, side entrance, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, exterior partition wall, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, 77 Patrician Way (Photograph by Charles J. Fisher)

2656 Arthur Lavagnino
James Real Studio-Office, Los Angeles, California
August 27, 1958



James F. Real Studio-Office, 77 Patrician Way (Modernism Revisited)

Located on three acres of brush and tree-covered land, this small studio-office lies in the shadow of the huge rock formation after which the community of Eagle Rock was named. The construction of this small project was undertaken by the Pacific Bridge Company, builder of enormous projects, as a prototype and cost-study structure to demonstrate that big construction techniques could make competitive the construction of the most complex forms such as this hyperbolic paraboloid shape.

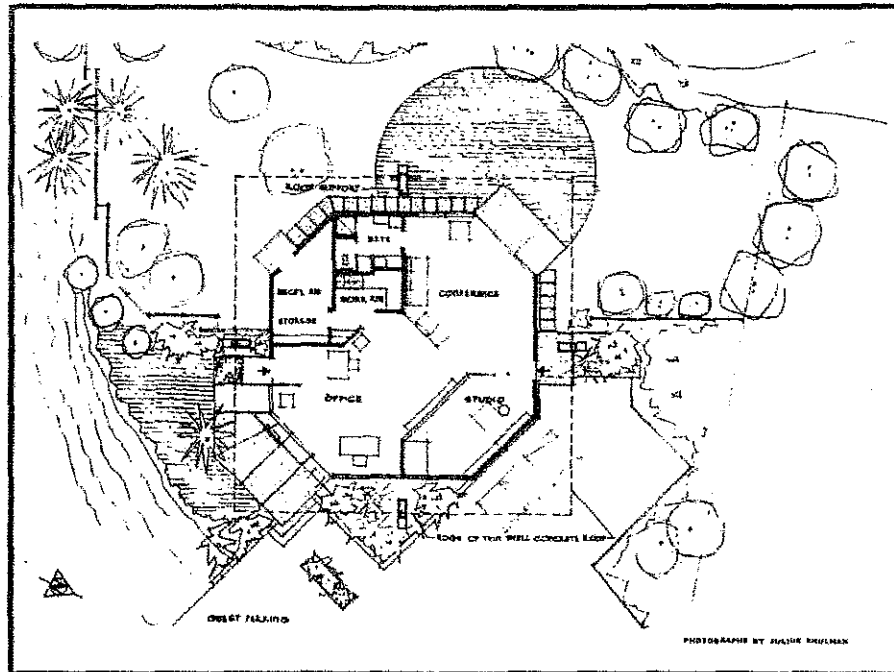
Because there were few of the usual interior noise or privacy problems, the open 38-foot interior span of the meeting shops was ideal. It is divided into three functions: an office space, a conference area to accommodate up to fifteen people, and a design area. The remaining space, about one-fourth of the floor area, is an enclosed service section with a bath-dressing room, a bar-kitchen, and a utility room to accommodate air conditioning equipment and storage.

The shell itself is two inches thick, except for beam and edge areas. It covers 2,300 square feet and rests on four exterior columns. The exterior walls are Switzer panels, and the area between the top of the panels and the roof has been enclosed with glass. The roof was formed and poured in one week by one superintendent and four men, demonstrating that fluid shapes in concrete can be readily achieved at prices comparable to conventional cast and beam construction.



THE JAM DE SWART WOODEN SHEEN IS COUNTER POINT TO THE CURVES OF THE TENSILE WALL.

James F. Real Studio-Office, 77 Patrician Way (Modernism Revisited)

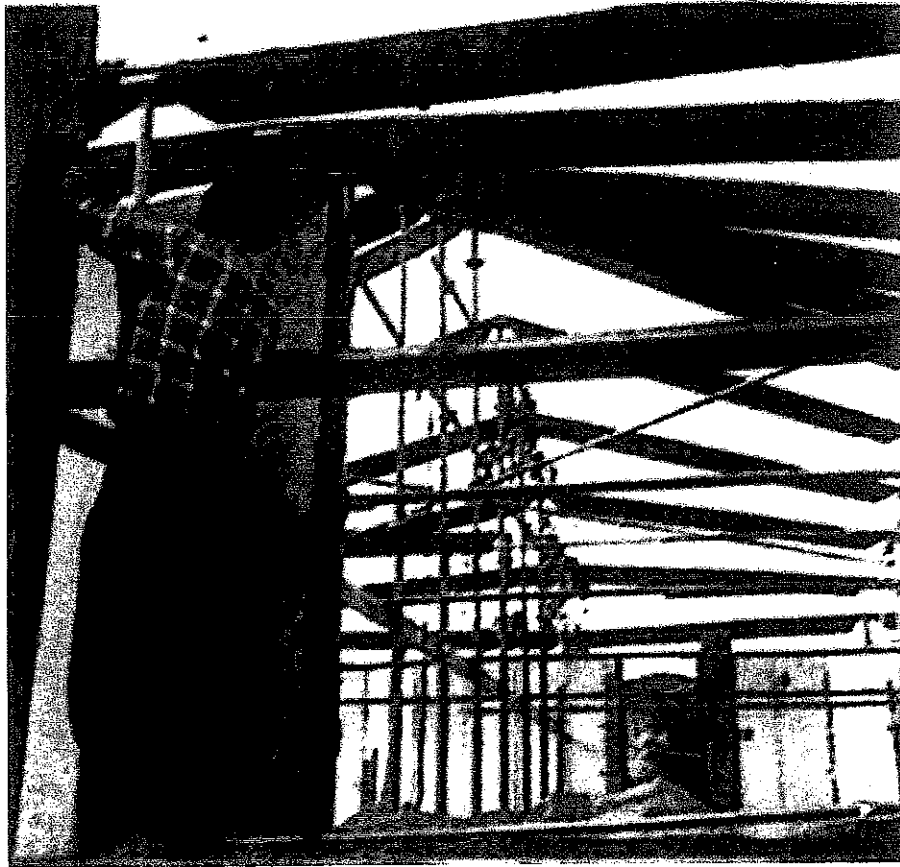


AS A PROJECT OF EAGLE ROCK PROPERTIES, INC., THE REMAINING THREE ACRES OF THE UNUSUAL SITE ARE TO BE DEVELOPED AS A LOW-DENSITY, LANDSCAPED GROUP OF BUILDINGS FOR RESEARCH LABORATORIES, OR CORPORATION HEADQUARTERS.

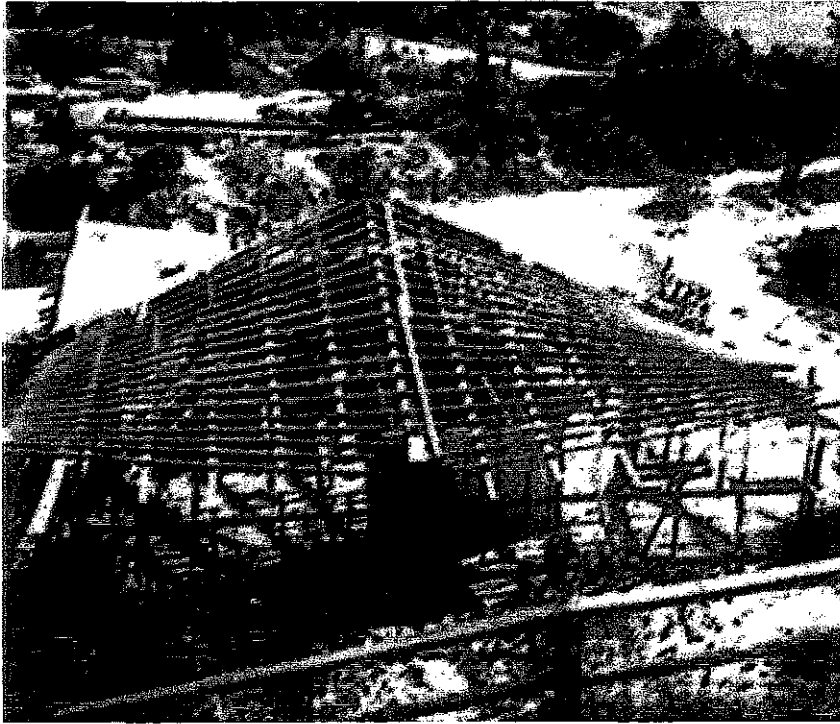
James F. Real Studio-Office, 77 Patrician Way (Modernism Revisited)



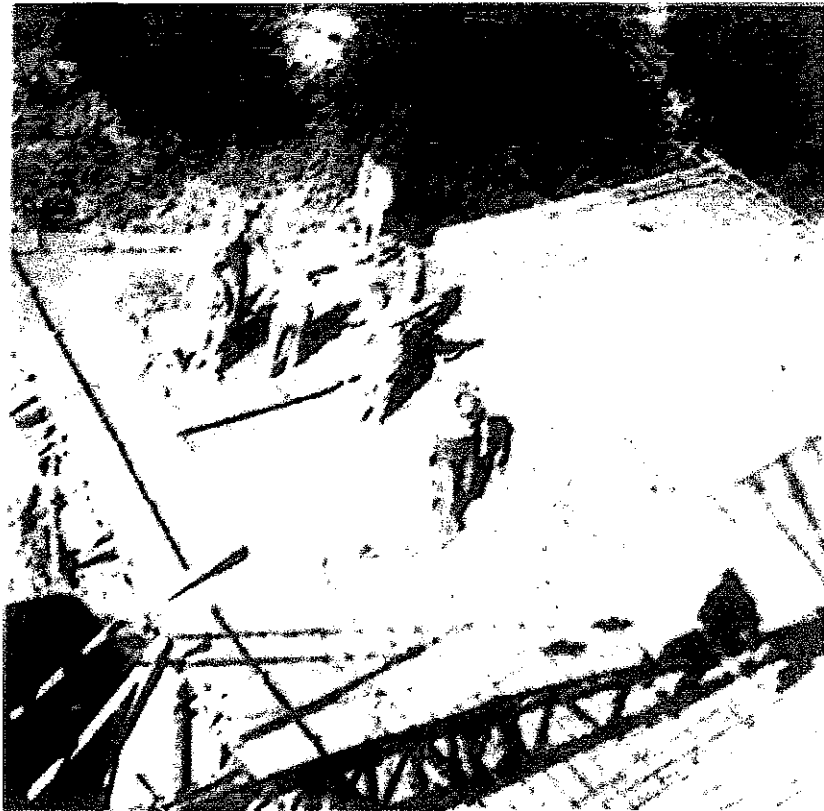
James F. Real Studio-Office, building terraces for never built structures (Photograph by Charles J. Fisher)



James F. Real Studio-Office, framing of roof, 77 Patrician Way (Pacific Bridge Company photo)



James F. Real Studio-Office, full roof framing, 77 Patrician Way (Pacific Bridge Company photo)



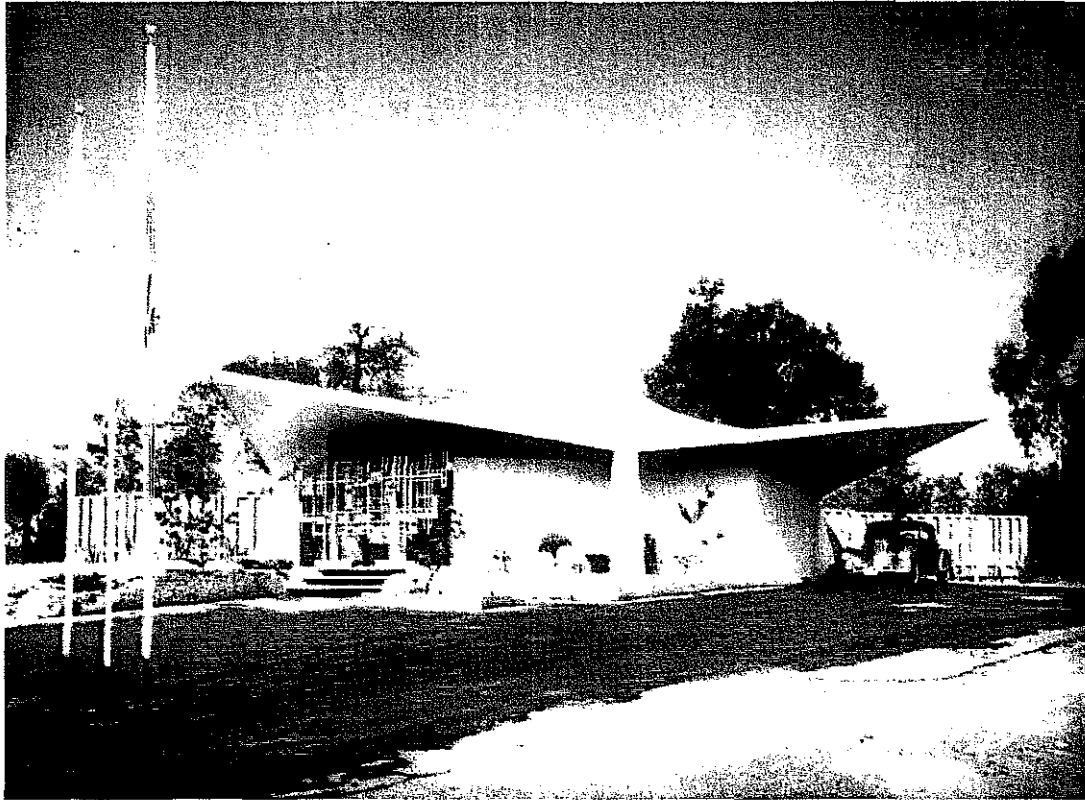
James F. Real Studio-Office, workers on roof, 77 Patrician Way (Pacific Bridge Company photo)



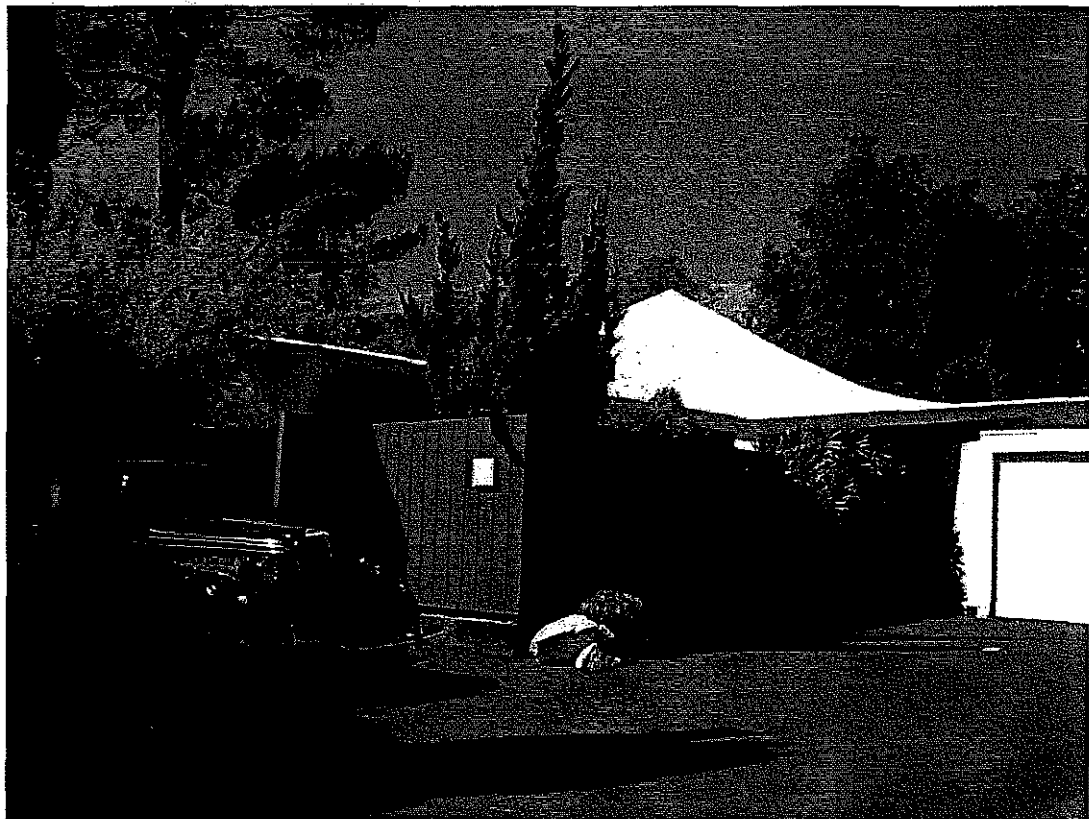
James F. Real Studio-Office, freshly poured concrete roof (Pacific Bridge Company photo)



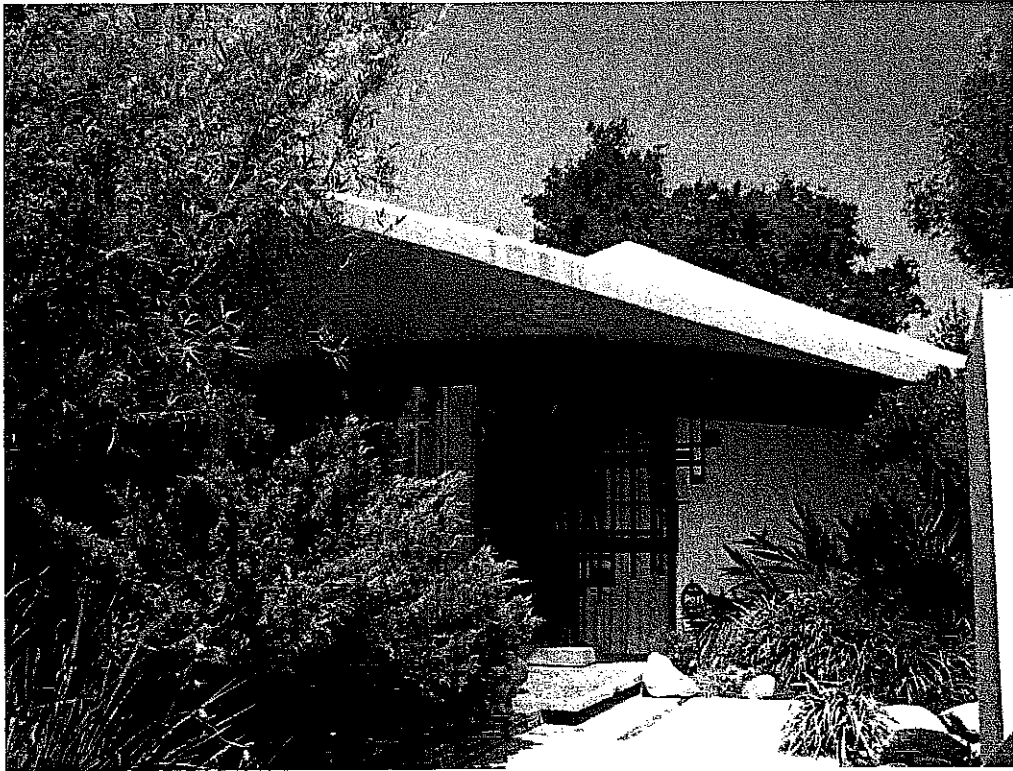
James F. Real Studio-Office, completed roof today, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office in 1959, 77 Patrician Way (Photograph by Julius Shulman)



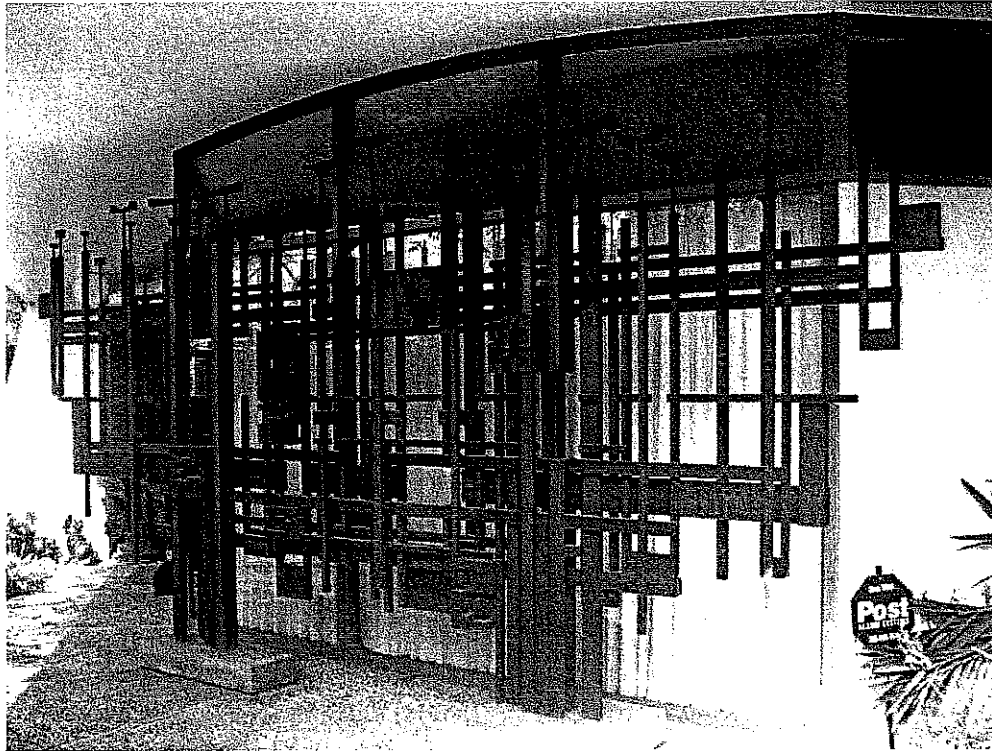
James F. Real Studio-Office, 77 Patrician Way (Photograph by Charles J. Fisher)



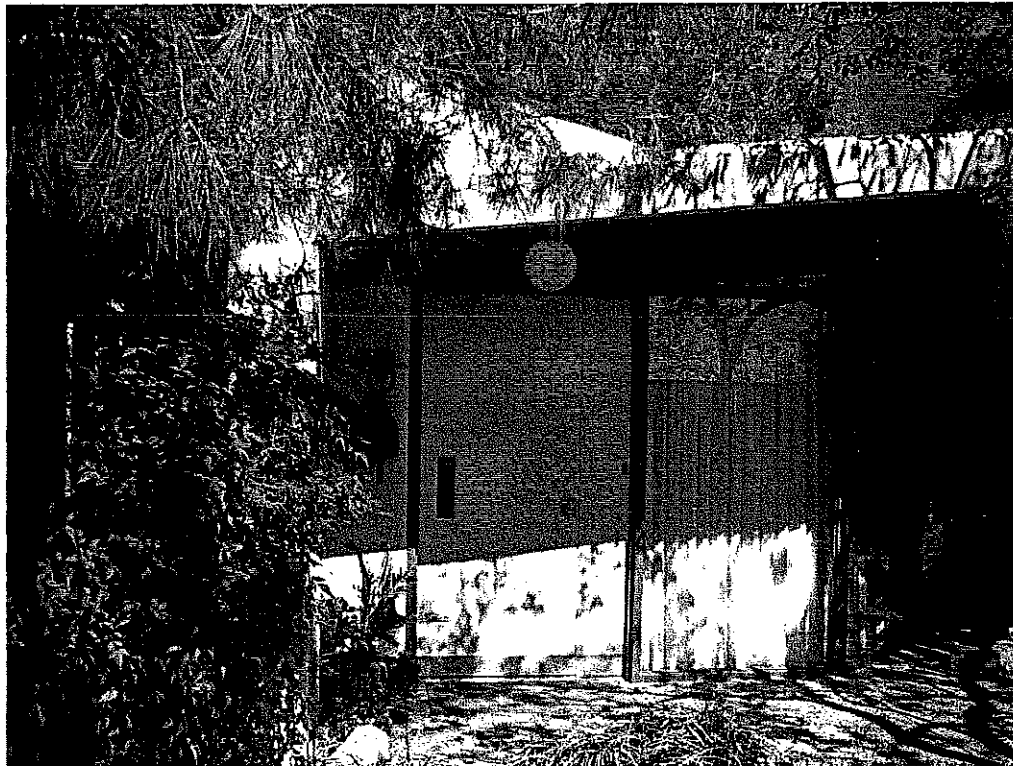
James F. Real Studio-Office, front porch, 77 Patrician Way (Photograph by Charles J. Fisher)



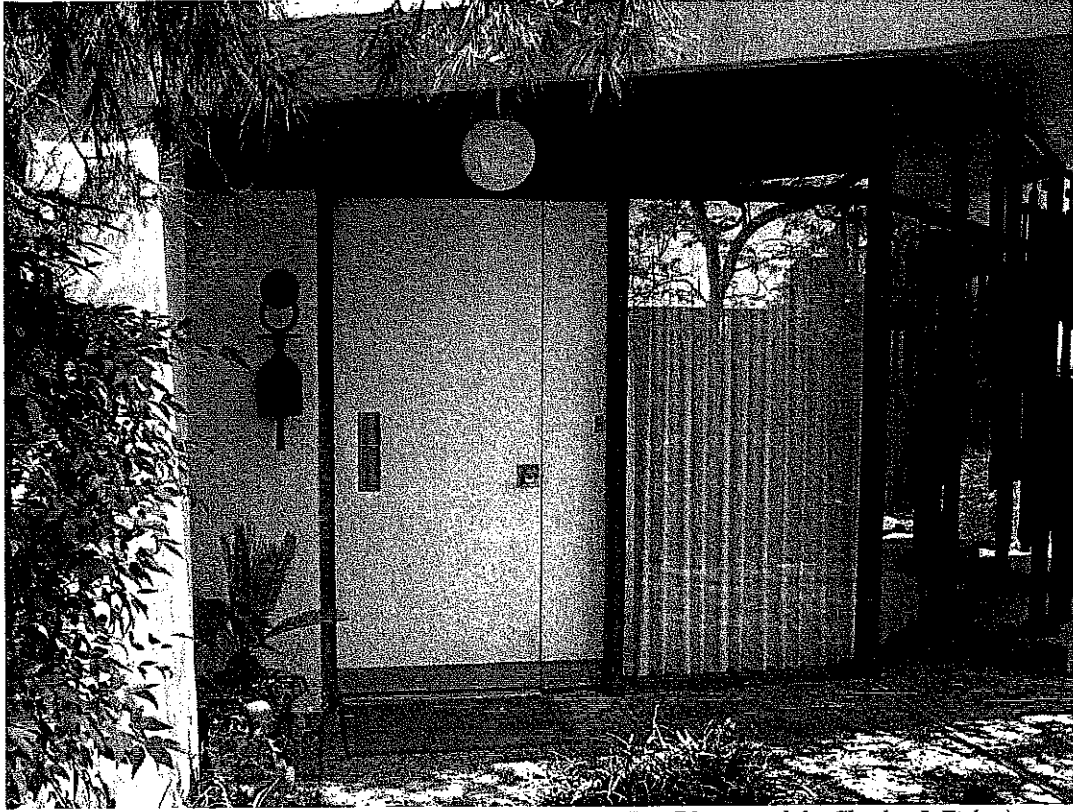
James F. Real Studio-Office, front porch, 77 Patrician Way (Photograph by Charles J. Fisher)



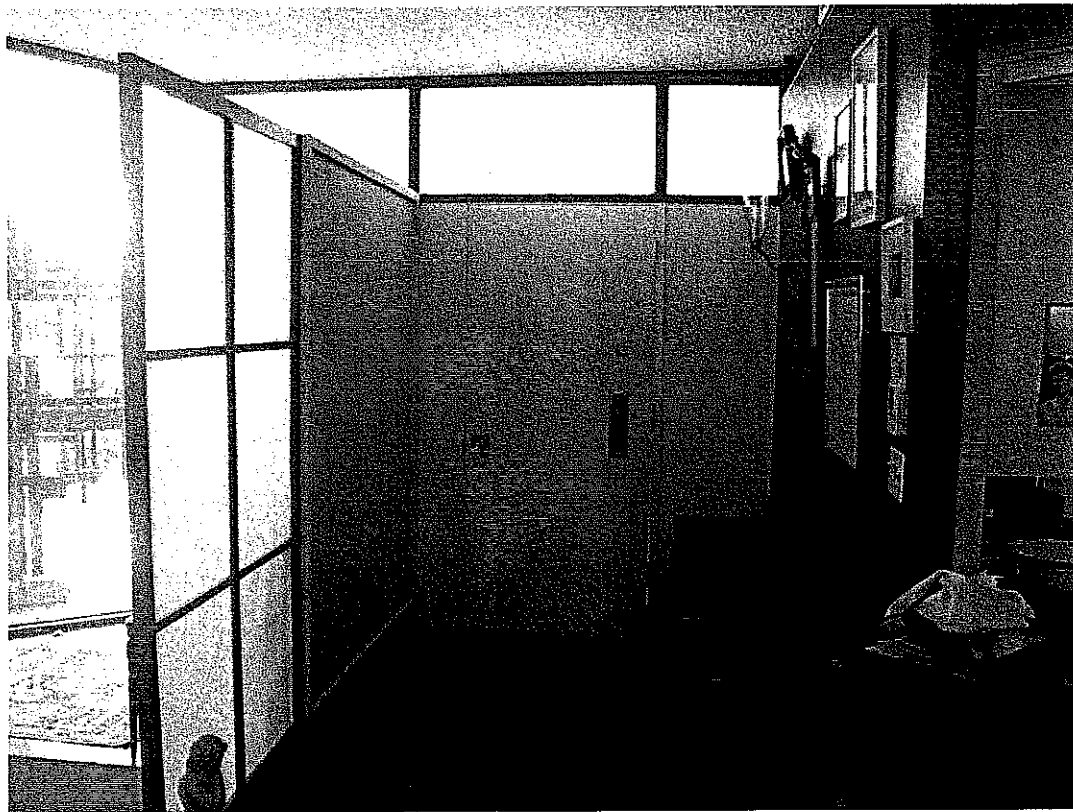
James F. Real Studio-Office, Jon de Swart sculpture, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, front door, 77 Patrician Way (Photograph by Charles J. Fisher)



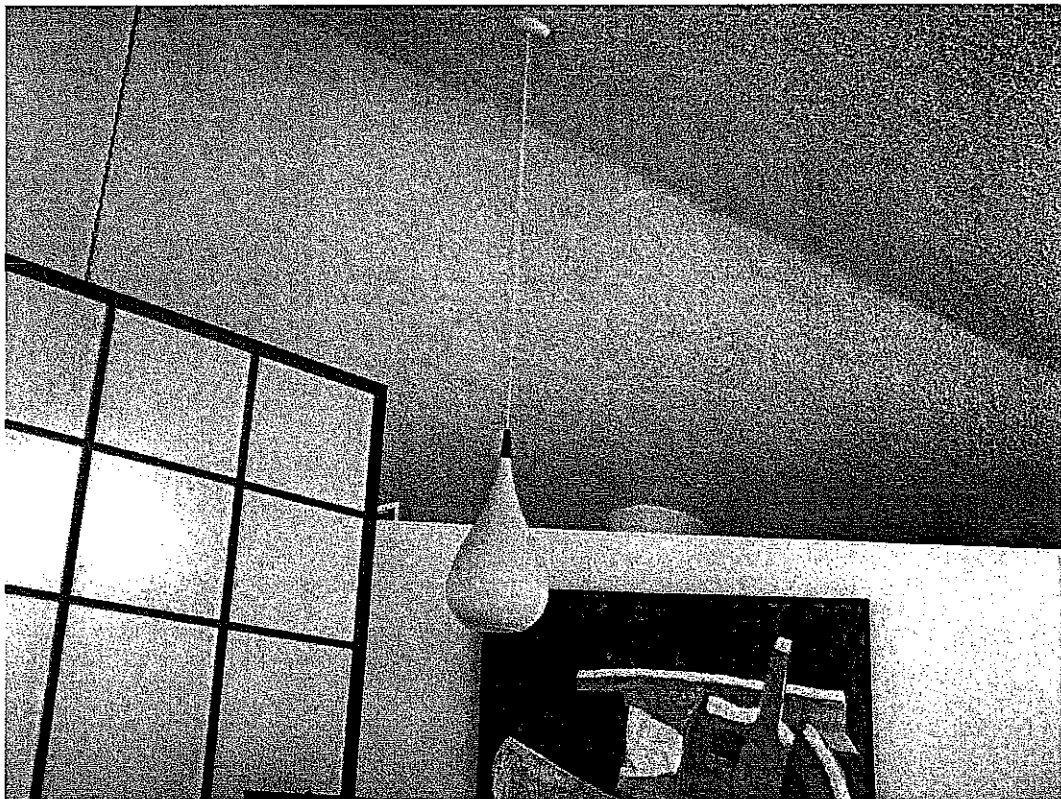
James F. Real Studio-Office, front door, 77 Patrician Way (Photograph by Charles J. Fisher)



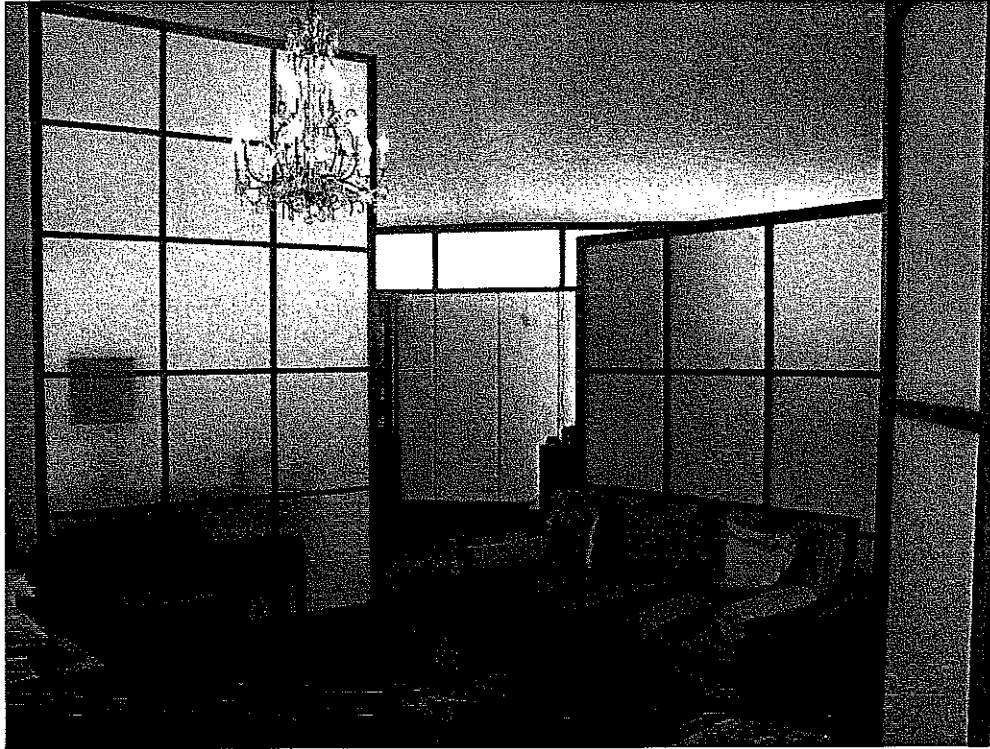
James F. Real Studio-Office, front entry, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, living room, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, original light fixture, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, Japanese panels, 77 Patrician Way (Photograph by Charles J. Fisher)



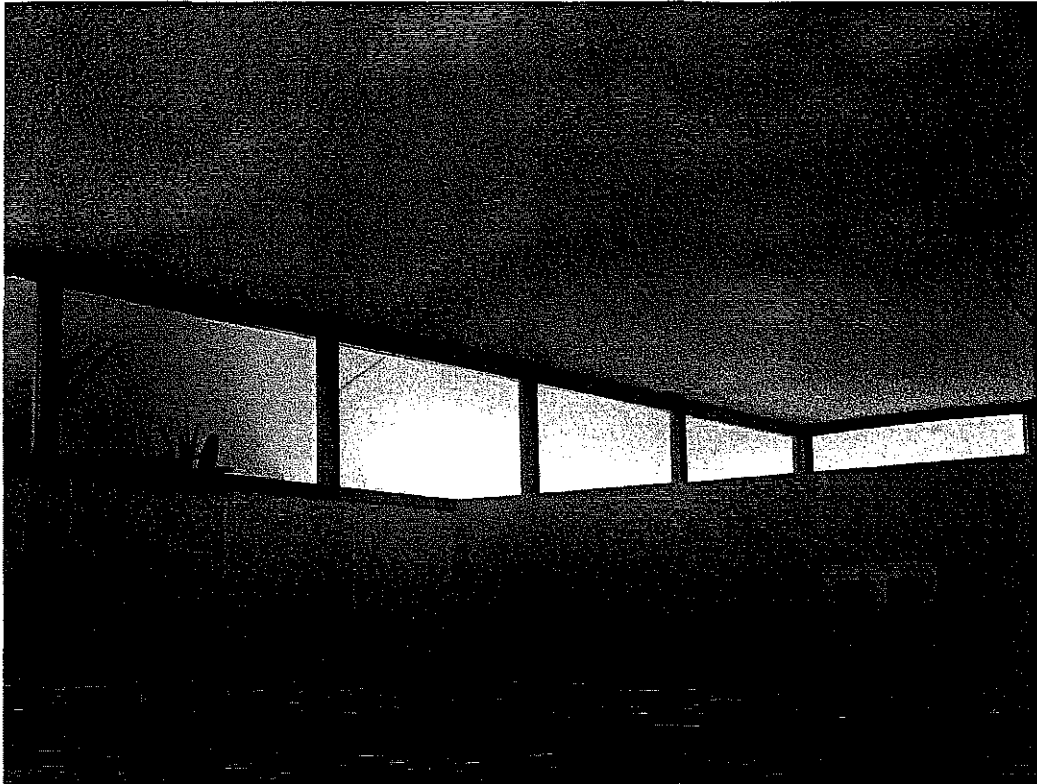
James F. Real Studio-Office, open topped wall panel, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, original built-ins, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, clerestory windows, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, clerestory windows, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, clerestory windows, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, living room & dining room (Photograph by Charles J. Fisher)



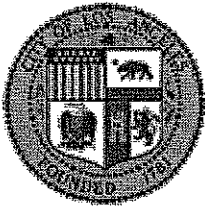
James F. Real Studio-Office, dining room, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, dining room, 77 Patrician Way (Photograph by Charles J. Fisher)



James F. Real Studio-Office, 77 Patrician Way (Photograph by Charles J. Fisher)



**City of Los Angeles
Department of City Planning**

10/10/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

ZIP CODES

RECENT ACTIVITY

ORD-173606-SA-1387B

CASE NUMBERS

CPC-26450
CPC-22490
CPC-1989-177-IPRO
ORD-173606-SA1387B
ORD-172316
ORD-149995
PMEX-2120
TT-35466
PMEX-2120
CND-79-462-ZC-SUB
ND-77-168-ZC
AFF-47791

Address/Legal Information

PIN Number: 163-5A231 32
Lot Area (Calculated): 20,564.2 (sq ft)
Thomas Brothers Grid: PAGE 565 - GRID D5
Assessor Parcel No. (APN): 5708007025
Tract: P M 600
Map Reference: BK 6-14
Block: None
Lot: FR C
Arb (Lot Cut Reference): 1
Map Sheet: 163-5A231

Jurisdictional Information

Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Eagle Rock
Council District: CD 14 - Jose Huizar
Census Tract #: 1810.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: OS-1XL
Zoning Information (ZI): None
General Plan Land Use: Open Space
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: Northeast Los Angeles
Specific Plan Area: None
Design Review Board: No
Historic Preservation Review: Yes
Historic Preservation Overlay Zone: None
Other Historic Designations: LA-10: Eagle Rock
Other Historic Survey Information: None
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
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: Active: Richard Alatorre Park

Assessor Information

Assessor Parcel No. (APN): 5708007025
APN Area (Co. Public Works)*: 0.713 (ac)
Use Code: 0100 - Single Residence
Assessed Land Val.: \$676,260
Assessed Improvement Val.: \$260,100
Last Owner Change: 04/27/07
Last Sale Amount: \$900,009
Tax Rate Area: 4
Deed Ref No. (City Clerk): 9-778
9-776
6-523
1208583
0-348

Building 1:	
1. Year Built:	1958
1. Building Class:	B8D
1. Number of Units:	1
1. Number of Bedrooms:	1
1. Number of Bathrooms:	1
1. Building Square Footage:	1,282.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	Within Fault Zone
Landslide:	Yes
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Northeast
Report District:	1109
Fire Information:	
District / Fire Station:	42

Batallion:	2
Division:	1
Red Flag Restricted Parking:	YES

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-1989-177-IPRO

Required Action(s): IPRO-INTERIM PLAN REVISION ORDINANCE

Project Description(s): INTERIM CONTROL ORDINANCE FOR THE ENTIRE NORTHEAST LOS ANGELES DISTRICT PLAN

CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: CND-79-462-ZC-SUB

Required Action(s): SUB-SUBDIVISIONS
ZC-ZONE CHANGE

Project Description(s): Data Not Available

Case Number: ND-77-168-ZC

Required Action(s): ZC-ZONE CHANGE

Project Description(s): Data Not Available

DATA NOT AVAILABLE

ORD-173606-SA-1387B
CPC-26450
CPC-22490
ORD-173606-SA1387B
ORD-172316
ORD-149995
PMEX-2120
TT-35466
PMEX-2120
AFF-47791



DECLARATION LETTER
CHC-2008-4717-HCM
JAMES F. REAL STUDIO OFFICE
MAILING DATE: 02/25/09

Scott Mangan
77 Patrician Way
Pasadena, CA 91105

Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

Fae Tsukamoto- G.I.S Section
200 N. Spring St., Room 825
Mail Stop #395

Council Member Jose Huizar
Fourteenth Council District
City Hall, Room 465
Mail Stop #223

