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

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

GAIL KENNARD
TARA J. HAMACHER
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
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CITY OF LOS ANGELES
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INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: DEC 14 2012

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

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

CASE NUMBER: **CHC-2012-2629-HCM**
LECHNER HOUSE
11600 W. AMANDA DRIVE

At the Cultural Heritage Commission meeting of **December 6, 2012**, 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 Kennard
Ayes: Commissioners Scott and Barron
Absent: Commissioner Hamacher

Vote: **4-0**

Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Paul Krekorian, Second Council District
Thomas Hall and Pam Shamshiri
Charles J. Fisher
GIS

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INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: DEC 14 2012

Thomas Hall and Pam Shamshiri
11600 W. Amanda Drive
Los Angeles, CA 90039

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2012-2629-HCM**
LECHNER HOUSE
11600 W. AMANDA 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 Kennard
Ayes:	Commissioners Scott and Barron
Absent:	Commissioner Hamacher
Vote:	**4-0**

Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Paul Krekorian, Second Council District
Charles J. Fisher
GIS

ITEM 8

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-2629-HCM
ENV-2012-2630-CE

HEARING DATE: December 6, 2012
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 11600 W. Amanda Drive
Council District: 2
Community Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass
Area Planning Commission: East Los Angeles
Neighborhood Council: Studio City
Legal Description: Lot 14 of TR 13489

PROJECT: Historic-Cultural Monument Application for the LECHNER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT/ OWNER: Thomas Hall and Pam Shamshiri
11600 Amanda Drive
Los Angeles, CA 90039

OWNER'S REPRESENATIVE: 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.

MICHAEL J. LOGRANDE
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: 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 International Style residential architecture.

2. The building is associated with a master builder, designer, or architect, as a work by master architect R.M. Schindler (1887-1953).

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 1947 and located in Studio City, the subject property consists of a single-family residential building exhibiting character-defining features of International Style architecture. The street-facing two-story building sits on a sloping lot with the upper story at street level, presenting a low scale façade toward the street. The bedroom spaces are located in the lower floor. The main entryway features an open roof high-walled patio paved in bricks with a solid wooden single door panel flanked by glass. The front entry patio is accessed through a double triangular arched door leading into the patio. The entryway patio is also paved in brick, as is the driveway. The lower level exterior walls of the flat-roofed building are in concrete overlaid with stucco, blending the upper and lower portions of the house together. A chimney is set on a corner in a vertical arrangement surrounded by a brick seat. Windows are large fixed pane, casement, as well as floor to ceiling sliding glass doors of wood and glass. Narrow clerestory windows are located just below roofline in the living room and other spaces. Significant interior elements include tongue and groove ceilings, exposed roof joists, wood paneling, a stainless steel fireplace flanked by brick columns, built in furniture and lighting fixtures, hardwood floors and interior glass partitions.

The subject building was designed by master architect R. M. Schindler (1887-1953). Schindler is internationally recognized for his groundbreaking architectural designs and has been the subject of exhibitions at the Museum of Contemporary Art (MOCA) and the MAK Center for Art and Architecture. The boomerang shaped subject building was a part of the architect's experimental post-WWII period. During this period, Schindler used different approaches to his framing platform, known as the "Schindler Frame". He also designed much of the interior furniture that has remained with the house, including two couches and end tables flanking the stainless steel mantle that he designed for the fireplace in the living room.

Schindler designed the subject building for Richard and Francis M. Lechner in 1947.

Alterations to the subject building include a two-story addition built in 1983, a swimming pool, and a bedroom extension.

DISCUSSION

The Lechner House property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, and 2) is associated with a master builder, designer, or architect. As a residential building designed in the International Style by master architect R.M. Schindler, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of October 4, 2012, the Cultural Heritage Commission voted to take the application under consideration. On November 1, 2012, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Lechner House property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-2629-HCM
ENV-2012-2630-CE

HEARING DATE: October 4, 2012
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 11600 W. Amanda Drive
Council District: 2
Community Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass
Area Planning Commission: East Los Angeles
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PROJECT: Historic-Cultural Monument Application for the LECHNER HOUSE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT/ OWNER: Thomas Hall and Pam Shamshiri
11600 Amanda Drive
Los Angeles, CA 90039

OWNER'S REPRESENATIVE: 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.

MICHAEL J. LOGRANDE
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: Historic-Cultural Monument Application

SUMMARY

Built in 1947 and located in Studio City, the subject property consists of a single-family residential building exhibiting character-defining features of International Style architecture. The street-facing two-story building sits on a sloping lot with the upper story at street level, presenting a low scale façade toward the street. The bedroom spaces are located in the lower floor. The main entryway features an open roof high-walled patio paved in bricks with a solid wooden single door panel flanked by glass. The front entry patio is accessed through a double triangular arched door leading into the patio. The entryway patio is also paved in brick, as is the driveway. The lower level exterior walls of the flat-roofed building are in concrete overlaid with stucco, blending the upper and lower portions of the house together. A chimney is set on a corner in a vertical arrangement surrounded by a brick seat. Windows are large fixed pane, casement, as well as floor to ceiling sliding glass doors of wood and glass. Narrow clerestory windows are located just below roofline in the living room and other spaces. Significant interior elements include tongue and groove ceilings, exposed roof joists, wood paneling, a stainless steel fireplace flanked by brick columns, built in furniture and lighting fixtures, hardwood floors and interior glass partitions.

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Alterations to the subject building include a two-story addition built in 1983, a swimming pool, and a bedroom extension.

CRITERIA

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

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is 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 LECHNER HOUSE

2. STREET ADDRESS 11600 AMANDA DRIVE

   CITY STUDIO CITY ZIP CODE 91604 COUNCIL DISTRICT 2

3. ASSESSOR'S PARCEL NO. 2377-0005-043

4. COMPLETE LEGAL DESCRIPTION: TRACT TRACT NO. 13489, LAURELVALE ESTATES, AS PER MAP IN BOOK 279, PAGE 6 THRU 8 INCLUSIVE OF MAPS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

   BLOCK N/A LOT(S) NORTHERLY PORTION OF LOT 14 ARB. NO. 1

5. RANGE OF ADDRESSES 11560-11630 AMANDA DRIVE

6. PRESENT OWNER THOMAS HALL AND PAM SHAMSHIRI, CO-TRUSTEES OF THE SHAMSHIRI AND HALL TRUST

   STREET ADDRESS 11600 AMANDA DRIVE

   CITY NORTH HOLLYWOOD STATE CA ZIP CODE 91604 PHONE (323) 763-3314 EMAIL: PAMELA@COMMUNEDESIGN.COM

   OWNER IS: PRIVATE X PUBLIC

7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE INTERNATIONAL STYLE

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)

(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT LECHNER HOUSE

10. CONSTRUCTION DATE: FACTUAL 1947 ESTIMATED

11. ARCHITECT , DESIGNER, OR ENGINEER: R. M. SCHINDLER

12. CONTRACTOR OR OTHER BUILDER: OWNER BUILD

13. DATES OF ENCLOSED PHOTOGRAPHS JANUARY 24, 2012

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

ALTERATIONS: SOME REMODELING DONE BY SCHINDLER IN 1951. SWIMMING POOL & 5' X 7' NOOK ADDED BY ORIGINAL OWNER IN 1956, LOWER BEDROOM EXTENDED IN 1981, TWO STORY ADDITION BETWEEN HOUSE AND GARAGE AND A GUEST ROOM AND BATH UNDER GARAGE IN 1983 AND KITCHEN, BATHROOM AND LAUNDRY ROOM REMODELED IN 2006.

15. THREATS TO SITE ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT

16. IS THE STRUCTURE ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

17. **SIGNIFICANCE**

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1947, THIS INTERNATIONAL STYLE RESIDENCE IS A LATE DESIGN BY FIRST GENERATION LOS ANGELES MODERNIST, RUDOLPH MICHAEL SCHINDLER. THE STRUCTURE CONSISTS OF TWO WINGS EMANATING FROM THE MAIN ENTRY AND LIVING ROOM. IT IS BUILT ON A SLOPING LOT WITH THE UPPER STORY AT STREET LEVEL AND THE BEDROOM SPACES IN THE LOWER FLOOR. WHILE OFFERING A LOW SCALE SOMEWHAT PLAIN FACADE TOWARD THE STREET, THE HOME'S OPEN FLOOR PLAN RADIATES INWARD TOWARD THE REAR YARD, WITH LARGE FIXED PANE WINDOWS AND SINGLE LIGHT FRENCH DOORS. IT WAS BUILD DURING SCHINDLER PROLIFIC PST WORLD WAR II PERIOD AND UTILIZES GEOMETRIC PATTERNS IN BOTH THE WALL AND ROOM LAYOUT AS WELL AS IN THE ROOF CONFIGURATIONS. THE HOUSE IS LARGER THAN SOME OF THE ARCHITECT'S WORK AND BOAST SPACIOUS INTERIOR ROOMS, AUGMENTED EVEN FURTHER BY THE OPEN FLOOR PLAN, WHICH USES OPEN WALLS AND GLASS PARTITIONS TO GIVE THE SPACE AN EVEN LARGER FEELING.

18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES, "THE ARCHITECTURE OF R. M. SCHINDLER" BY ELIZABETH SMITH, ETA L.

DATE FORM PREPARED JULY 6, 2012 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION OWNER'S REPRESENTATIVE 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 LECHNER RESIDENCE (NAME OF PROPOSED MONUMENT) IS A 2 (NUMBER OF STORIES) STORY,

INTERNATIONAL STYLE (ARCHITECTURAL STYLE (SEE LIINE 8 ABOVE)), BOOMERANG SHAPED (PLAN SHAPE (SEE CHART)) PLAN SINGLE-FAMILY RESIDENCE (STRUCTURE USE (RESIDENCE, ETC))

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

ITS FLAT AT SEVERAL PLAINS (ROOF SHAPE (SEE CHART)) ROOF IS COVERED WITH ROLLED COMPOSITION (MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES), GLASS AND WOOD (WINDOW MATERIAL),

LARGE FIXED PANE AND CASEMENT WINDOWS & FLOOR TO CEILING SLIDING GLASS DOORS (WINDOW TYPE [DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC]) ARE PART OF THE DESIGN.

THE ENTRY FEATURES A SMALL OPEN ROOFED HIGH WALLED PATIO ON THE NORTH POINT OF THE HOUSE AT STREET (DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.))

WITH A SOLID WOODEN SINGLE PANEL FLANKED BY CLEAR NARROW GLASS (ENTRY DOOR STYLE (SEE CHART)) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

OF THE STRUCTURE ARE THE LOWER LEVEL EXTERIOR WALLS ARE IN CONCRETE WITH A STUCCO COVERING THAT (IDENTIFY **ORIGINAL FEATURES** SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

BLENDS WITH THE UPPER PORTION OF THE HOUSE. THE ENTRY PATIO IS PAVED IN ROMAN BRICKS, AS IS THE SHORT (NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

DRIVEWAY TO THE GARAGE. THE LOW-PROFILE CHIMNEY LOCATED AT THE OUTER BEND IN THE PLAN, IS ALSO MADE (ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

ROMAN BRICKS, SET IN A VERTICAL ARRANGEMENT, SURROUNDED BY A BRICK SEAT. A CENTRAL ROOFED PATIO- (VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

BALCONY IS SITUATED OPPOSITE THE MAIN ENTRY, INNER POINT OF THE BEND BETWEEN THE TWO WINGS. THE (ADDITIONAL DEFINING ELEMENTS

BALCONY RAILING IS A CONCRETE PLANTER BOX WITH A BRICK COPING ALONG THE TOP. THE WIDE EAVES FACING (ADDITIONAL DEFINING ELEMENTS

THE REAR HAVE A TONGUE AND GROOVE LOWER SURFACE WITH A GLASS CURTAIN EXTERIOR WALL SURROUNDING IT. (ADDITIONAL DEFINING ELEMENTS

NARROW HORIZONTAL BEAMS FORM A N OPEN BARRIER AT THE ENDS OF THE BALCONY. ADDITIONAL SMALL BEAMS (ADDITIONAL DEFINING ELEMENTS

COME UP A POST FROM THE CORNERS OF THE BALCONY. OPEN SQUARE BOX EAVE EXTENSIONS ARE FOUND AT (ADDITIONAL DEFINING ELEMENTS

SEVERAL LOCATIONS TO THE REAR. MOST OF THE MAIN FEATURES APPEAR TO THE REAR AS IT IS THE MORE VISIBLE (ADDITIONAL DEFINING ELEMENTS

FACADE OF THE HOUSE, BEING SITUATED ABOVE THE ADJACENT HOUSES. THE FRONT ENTRY PATIO IS ASSESSED (ADDITIONAL DEFINING ELEMENTS

THROUGH A DOUBLE TRIANGULAR ARCHED DOOR LEADING INTO THE PATIO WITH THE FRONT ENTRANCE TO THE LEFT. (ADDITIONAL DEFINING ELEMENTS

NARROW CLEARSTORY WINDOWS ARE LOCATED JUST BELOW ROOFLINE IN LIVING ROOM AND OTHER SPACES. (ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THE GARAGE IS ATTACHED AND THERE ARE NO SECONDARY BUILDINGS. (IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE TONGUE AND GROOVE CEILINGS EXTENDING OUT ON RAFTERS, EXPOSED (IDENTIFY **ORIGINAL FEATURES** SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

ROOF JOISTS SUPPORTING CEILING, INTERIOR WOOD PANELING, STAINLESS STEEL MODERNIST FIREPLACE FLANKED BY ROMAN (ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

BRICK COLUMNS, BUILT IN FURNITURE, BUILT IN OFFSET LIGHTING FIXTURES, HARDWOOD FLOORS, AND INTERIOR GLASS PARTITIONS. (ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

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 RIFKIN RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

INTERNATIONAL STYLE 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

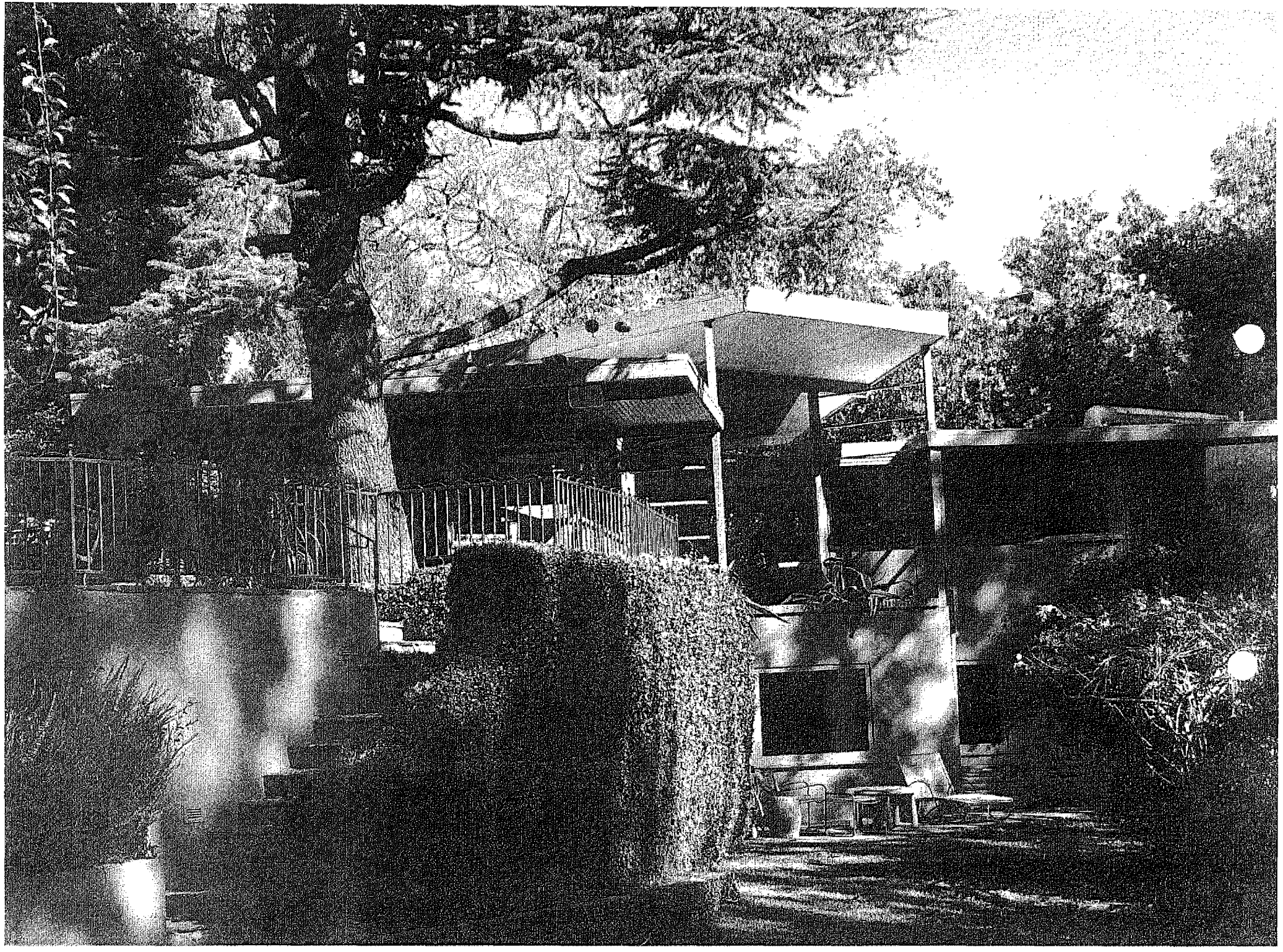
HISTORICAL SIGNIFICANCE

THE LECHNER HOUSE WAS BUILT IN 1948
NAME OF PROPOSED MONUMENT — YEAR BUILT

R. M. SCHINDLER AND INTERNATIONAL STYLE ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE THE LECHNER HOUSE WAS DESIGNED BY VIENNESE-BORN MODERNIST RUDOLPH MICHAEL SCHINDLER IN 1947 AND WAS BUILT AT THE TOP OF A BOX CANYON THAT WAS KNOWN AS LAURELVALE ESTATES IN THE HILLS ABOVE STUDIO CITY. THE BOOMERANG SHAPED HOUSE WAS A PART OF THE ARCHITECT'S CREATIVE POST WORLD WAR II PERIOD OF WORK THAT BROUGHT ABOUT SUCH MODERNIST MASTERPIECES AS THE KALLIS HOUSE (HCM 860), ALSO BUILT IN STUDIO CITY IN 1946 AND THE TISCHLER RESIDENCE (HCM 506), WHICH WAS BUILT IN WESTWOOD IN 1950. THE LECHNER HOUSE USES A GEOMETRIC DESIGN IN THAT IT INCLUDES MULTIPLE PLANES IN ITS FACADE AND ROOFLINE. IT IS A COMPLEX DESIGN THAT APPEARS SIMPLE AND PLEASING TO THE EYE, A RARE COMBINATION IN MODERNISM. THIS WAS A PERIOD OF GREAT EXPERIMENTATION FOR SCHINDLER, WHO WAS USING DIFFERENT APPROACHES TO HIS FRAMING PLATFORM, KNOWN AS THE "SCHINDLER FRAME". SCHINDLAR ALSO DESIGNED MUCH OF THE INTERIOR FURNITURE FOR THE LECHNERS AND THAT HAS REMAINED WITH THE HOUSE, INCLUDING TWO COUCHES AND ENDTABLES FLANKING THE UNUSUAL STAINLESS STEEL MANTLE THAT HE DESIGNED FOR THE FIREPLACE IN THE LIVING ROOM. THAT ROOM IS ACTUALLY THE KEYSTONE OF THE DESIGN AS BOTH WINGS OF THE HOUSE EMANATE FROM IT. THE KITCHEN IS A LONG OPEN AREA THAT HAS A DIRECT INTERPLAY WITH THE DINING ROOM. THE DESIGN ALSO MAKES CONSIDERABLE USE OF THE ARCHITECTS TRADEMARK INDIRECT LIGHTING FIXTURES THAT ARE BUILT IN TO THE WALLS, WHICH IS AUGMENTED DURING

THE DAYTIME WITH THE CLERESTORY WINDOW STRIPS LOCATED IMMEDIATELY BELOW THE ROOF LINE. THE USE OF GLASS AND OPEN WALLS FIVES THE INTERIOR A LIGHT AIRY FEELING THROUGHOUT THE ENTIRE HOUSE. LIGHT STAINED WOOD PANELING IS FOUND THROUGHOUT THE HOUSE (THIS FEATURE WAS ADDED TO SOME OF THE DOWNSTAIRS SPACES DURING LATER REMODELING PROJECTS). THE HOME'S SETTING IS DRAMATIC. SCHINDLER WAS WORKING WITH A SLOPED LOT AT THE APEX OF A BOXED CANYON. RATHER THAN BUILD A HOUSE LOWER DOWN THE HILLSIDE, WHICH WOULD HAVE REQUIRED A SUBSTANTIAL AMOUNT OF GRADING, SCHINDLER OPTED TO DESIGN IT AT THE RIMM OF THE CANYON, ALONG THE UPPER LOT LINES. THE FACADE FACING THE STREET WAS LEFT LOW PROFILE AND UNASSUMING, BUT THE FACADE FACING INWARD, TOWARD THE CANYON, WAS THE IMPRESSIVE SIGNATURE PORTION OF THE HOUSE THAT ALSO ALLOWS THE HOUSE TO TAKE FULL ADVANTAGE OF THE VIEW. THIS ASPECT IS WELL DESCRIBED IN ESTHER MCCOY'S 1951 ARTICLE ON THE HOUSE "LET THE ROOF FLOAT FREE". MONEY WAS EVIDENTLY TIGHT AT THE TIME OF CONSTRUCTION, SO SCHINDLAR HAD TO RETURN IN 1951 TO FINISH TWO DOWNSTAIRS ROOM S AND A BATHROOM. THE LAND HAD BEEN A PART OF THE LANKERSHIM RANCH DURING THE LATE 19TH CENTURY AND WAS SUBDIVIDED BY IN 1946 BY GRACE B. ROE, GLENN J. AND MARY EDNA VOORHEIS AND CLIFTON A. AND EFFIE B. BAILE AS TRACT NO. 13489 AND WAS MARKETED UNDER THE NAME OF "LAURELVALE ESTATES". LOT 14 WAS A TOTAL OF 24,100 SQUARE FEET AND WAS AT THE HIGHEST ELEVATION OF THE TRACT. THAT LOT WAS ACQUIRED BY RICHARD AND FRANCES M. LECHNER FROM GRACE ROE ON SEPTEMBER 6, 1946, LESS THAN TWO MOUTHS AFTER LAURELVALE ESTATES WAS FILED WITH THE COUNTY RECORDER. THE LECHNERS QUICKLY OPTED TO SELL THE LOWER 7,370 FEET OF THE LAND AND HIRED SCHINDLER TO DESIGN THEIR HOME ON THE REMAINDER OF THE LOT. LECHNER, WHO RAN A SMALL TELECOMMUNICATIONS BUSINESS, KNOWN AS RICHARD LECHNER ENTERPRISES, INC., OUT OF GLENDALE, WAS TO LIVE IN THE HOUSE UNTIL 1959, WHEN IT WAS SOLD TO JAMES E. AND ELAINE M. BAKER. THE BAKERS DEEDED IT TO SAMUEL AND PAMELA GOLDSTEIN IN 1963, WHO REMAINED THERE UNTIL JUNE 13, 1979, WHEN IT WAS TRANSFERRED TO JAMES H. AND ARLENE A. RODEN. THE RODENS SOLD IT TO ARTHUR C. AND NORMA L. DYER IN 1983. THE DYERS ADDED A TWO-STORY ADDITION, SYMPATHETIC TO SCHINDLER'S DESIGN, CONNECTING THE HOUSE TO THE GARAGE IN 1983, WHICH WAS DESIGNED BY THE ARCHITECT PAUL S. HOAG. THEY THEN TRANSFERRED THE PROPERTY TO MARILYN J. JENSEN AND ROMAR FINANCIAL, INC. IN 1989. IT WAS ACQUIRED THE FOLLOWING YEAR BY ANDREW AND KATE NICHOLS, WHO SOLD IT TO WALTER J. FAIRFAX, JR. IN 1999. FAIRFAX DEEDED IT TO DAVID M. KRINSKY IN 2004, WHO SOLD IT TO THE CURRENT OWNERS IN 2008.



2377	5

SCALE 1" = 80'



1-18-65 REVISED
1-20-65 9-10-63
2-17-65 9-16-64
700804206
760107 50
790187 22
801009 15
850716 01-8.
830713-84
2005 0618 04003001-03
2005 0618 04004001-03

NO. 919 FOR PREV. ASSM'T. SEE: 912-209, 210, 211 & 216
2377-9

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

EXHIBIT I

PARCEL 1:

Lot 14 of Tract No. 13489, In the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 279, Pages 6 to 8 inclusive of Maps, in the office of the County Recorder of said County.

EXCEPT that portion lying Northwesterly of a line described as follows:

Beginning at a point in the Southwesterly line of said Lot, distant Southeasterly thereon 10 feet from the most Westerly corner of said Lot; thence Northeasterly 64.80 feet parallel with that certain Northwesterly line of said Lot, shown on said map as having a length of 51.74 feet (and the Northeasterly prolongation thereof) to the beginning of a tangent curve concave to the Southeast having a radius of 91.8 feet. Said curve being tangent at its Northeasterly terminus to that certain Northerly line of said Lot shown on said map as having a length of 102.26 feet; thence Northeasterly along said curve 29.75 feet to said Northerly line.

ALSO EXCEPT that portion described as follows:

Beginning at the most Southerly corner of said Lot; thence along the Southwesterly line of said Lot, North 28° 08' 48" West 77 feet; thence North 69° 12' East 81 feet; thence South 68° 26' 54" East 61.48 feet to the Southwesterly line of said lot; thence thereon, South 39° 21' 06" West 100 feet to the Northerly line of Laurelvale Drive, as shown on said map; thence Westerly along said drive 35.34 feet to the point of beginning.

PARCEL 2:

That portion of Lot 3 of the Replat of a portion of the property of the Lankershim Ranch Land and Water Co., in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 66, Pages 83 et seq., of Miscellaneous Records, in the office of the County Recorder of said County, bounded on the Southwest by the Northeasterly line of Lot 14 of Tract No. 13489, as per map recorded in Book 279, Pages 6 et seq., of Maps, in the office of the County Recorder of Said County, on the Southeast by the Northeasterly prolongation of that certain Southeasterly line of said Lot 14, shown on said map as having a length of 29.11 feet, and on the Northeast by the Northeasterly line of the land described in Parcel 1 of deed to Robert W. Bolling, et al., recorded in Book 21731, Page 272, Official Records of said County.

79- 636842

R. M. Schindler, Architect
(1887-1953)

By Charles J. Fisher

Rudolph Michael Schindler was born in Vienna, Austria on September 10, 1887 to R. and F. (Hertel) Schindler. His father was a wood and metal craftsman and an importer; his mother was a dressmaker. He received his early art and engineering training at the Technische Hochschule and then, the Akademie der Bildenden Künste, where he studied under Otto Wagner from 1910 to 1913, whose advanced thinking on technology was to make a lasting impact on the young Schindler. He also worked with the architect, Adolf Loos, who also left a strong imprint. He was most influenced, however, by Professor Carl König.

He also worked in the office of Vienna architects, Hans Mayr and Theodor Mayer, where he honed his drafting skills, while still attending school. He worked on the drawings for several substantial reinforced concrete structures, including the 1912 "Clubhouse for Actors", for that firm.

While studying, he first saw published works by Frank Lloyd Wright, which also helped to influence his early work. It was Loos, however, that he was most indebted to and whose concepts of how space is articulated by volume, according to function, that was to the most significant impact on Schindler's career. It was also Loos who suggested that he emigrate to America to further his goal and where he would later work for Wright, himself.

Upon first settling in Chicago, in 1914, Schindler soon found work with the architectural firm of Ottinheimer, Stern and Reichert, where he was working on stylish concrete buildings much like his work in Vienna.

In 1915, Schindler made his first trip to California. On his return to Chicago, he visited Taos, New Mexico, where he was greatly intrigued by the Pueblo design. He designed an adobe house for Dr. Thomas Paul Martin, of Taos, but the structure was never built.

Toward the end of his tenure with the Ottnheimer firm, he did most of the work on the "Buena Shore Club" on the shore of Lake Michigan. The design had a number of formidable obstacles and Schindler was soon tackling the concepts that would become central to his later work: How best

to relate the building to its site, as well as how best to use the advanced materials as well as how to make practical use of Loos theories in the execution of the design. He was to consider the "Buena Shore Club" (1916-18) to be his first fully realized work and was soon given credit for the design in local newspapers, much to the consternation of his firm. The building took a full year to build and he left the firm to devote full time to supervising the building's construction.

At the same time, he had continued to study the work of Frank Lloyd Wright and had made the acquaintance with Wright at his Oak Park studio. After completion of the "Buena Shore Club", he wrote an essay on the structure, which showed the increased influence of Wright's ideas on his thinking. Within a short time, he was working for Wright.

While in Chicago, Schindler became active in the progressive art and social life of the city, soon continuing his fine art education by taking classes at the "Palette and Chisel Club". He met his future wife, social worker Pauline Gibling, at a musical performance at that club in 1919. He also gave lectures at the "School for Applied and Normal Art" and at the "Church School of Art" on art, architecture, planning, and the relationship of the building to its location.

Schindler worked on a number of projects for Wright, as well as several independent endeavors until late 1920, when Wright sent him, with Pauline in tow, to Los Angeles to supervise the completion of the "Hollyhock House" for Aline Barnsdall. He then supervised construction of the Wright design known as "Residence A" and the "Directors Residence", also for Barnsdall.

The Schindlers spent the first several months in Los Angeles at a location in Highland Park. It is possible that he met Charles Lummis at that time, for when he designed his home and studio at 835 Kings Road, in what is now West Hollywood, he built the structure to incorporate both interior and garden for social gatherings, much in the manner of Lummis Highland Park home. In March of 1921, they moved to an apartment in Echo Park.

Although the Schindlers originally looked upon Los Angeles as a temporary address, they soon changed their minds, helped in part by Pauline Schindler's friend, Marian Da Camara, who had married contractor, Clyde R. Chace and followed the Schindlers to Los Angeles. The two couples

bought the land on Kings Road together, building a pinwheel-shaped home of concrete, using the tilt up technique that had been pioneered by another new friend and mentor, San Diego based architect, Irving Gill, whose signature "Dodge House" (Demolished) had recently been completed a half block up the street.

Schindler finished up several projects for the Barnsdall commission and found that no new work would soon be forthcoming from Wright. He made the decision to go into practice for himself. He designed a number of projects in both Los Angeles and La Jolla during the first couple of years. Most remain un-built. One exception was the "Purviance Residence" at 944 N. Maltman Avenue, in the Echo Park area of Los Angeles.

The original design for this structure, which sits atop the crest of a hill, was to use poured concrete for first story with a board and batten styled second story over the house and three-car garage. Schindler also designed built-in units, including desks for the owners. Willis Emmett Purviance was the president of the California State Chiropractic Society at the time the house was built.

The client asked Schindler to change his plans to redo the front of the house using the yellow-gold brick that Wright had used in some of his Oak Park designs. There is no question that Schindler preferred the use of exposed concrete, but he agreed to redo the design to include the brick, warning the client that it would add about $1,200.00 to the cost of construction. This appears to be the only example of Schindler's work with brick on exterior walls.

Originally Clyde Chace was listed as the contractor, but the Purviances ultimately took over the project and it appears Schindler gave them the plans, which are not on file in the archives maintained at the University of California in Santa Barbara. Only two pieces of correspondence have been found. The result is that the "Purviance Residence" was not identified as an early Schindler until 2005.

Shortly after this, Schindler began work on the "Pueblo Ribera Courts", La Jolla, California, for Dr. W. Llewellyn Lloyd, a transplanted Midwestern dentist, and his wife Lucy Lafayette Lloyd. This project, like the "Purviance Residence", was wrought with disagreements between Schindler and his clients. Lloyd was concerned that exposed concrete would not be

waterproof. In this case, Schindler was able to convince his client that his fears were unfounded.

Schindler designed several other concrete houses during the 1920s, including the Lovell Beach House in Newport Beach, the Wolfe House on Catalina Island (Demolished) and the How House in Silver Lake, only the latter of which used the slab cast construction technique. Schindler also designed an ambitious slab cast, known as the "Translucent House", for Helene Barnsdall that was to be constructed on the Palos Verdes Peninsula, but it was never built. Had it been, it would have been one of his defining works. It was also his last concrete design, as he made a shift to wood and stucco in order to keep costs down on future projects.

The Chaces moved to Florida in 1924, after the completion of Pueblo Rivera. His next and last completed slab cast house, the How House, built in 1926, does not show the fine lines between the slabs that are found in the earlier, Chace built walls. After the Chaces moved out, Schindler invited his friend from Vienna, Richard Nuetra, to come to Los Angeles and live at the house. Nuetra had been working with Wright in Chicago, but he and his wife Dionne made the move in 1925.

Schindler and Nuetra soon formed a partnership and did a number of designs, including one for the Geneva headquarters building for the League of Nations, most of which were not built, including the latter, which chose a competing plan. Eventually Nuetra left both the partnership and Schindler's home. The two had somewhat different concepts on Modernism, including the use of materials. Schindler preferred wood over Nuetra's use of steel as an example. Younger architects worked with one or the other to hone their own skills. For a period, Gregory Ain worked for Nuetra during the day and Schindler at night.

Always a bit of an architectural maverick and proud of it, Schindler believed in the unconventional, developing his own architectural concept he called "space architecture" in which he concentrated on the creation of complex and beautiful interior spaces composed of space, climate, light and mood.

He didn't even have a California architect license until 1930. Much of his early experimental work went mostly unnoticed and he was passed over for the influential International Style exhibit of 1932, which did include Richard Nuetra. In fact, Schindler's designs did not become fully appreciated until

Esther McCoy published her highly acclaimed book "Five California Architects" in 1960, seven years after his death.

Schindler continued to experiment with different construction techniques during the 1930s and 1940s. The Rodriguez House in Glendale was built in 1940 and incorporated many of the design concepts that were to become signature Schindler elements after World War II. The house was also a throw back to his earlier work as it was partially constructed out of stone and concrete.

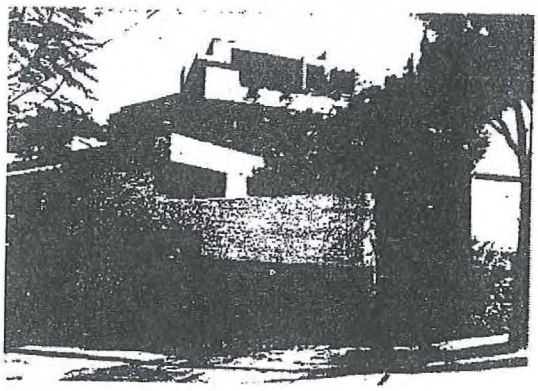
He developed a platform frame system in 1945 that allowed for design experimentation. This system, known as the "Schindler Frame", can be seen in many of his later designs, such as the 1947 design of the home for Richard and Frances Lechner in the Hollywood Hills above Studio City. Built at the upper end of a boxed canyon, the designed is essentially boomerang shaped, flowing down from the street at the upper rim of the canyon.

The Lechner House, along with the Kallis and Tischler Houses are from what McCoy referred to as his "screen wall period", representing the final period of Schindler's career which was cut short by his death on August 22, 1953 from prostate cancer. McCoy noted in 1988 "If he had been allowed to continue work several years, I am sure he would have sifted through the houses of the 1950s to select the very few considered germinal. He was a good self critic."

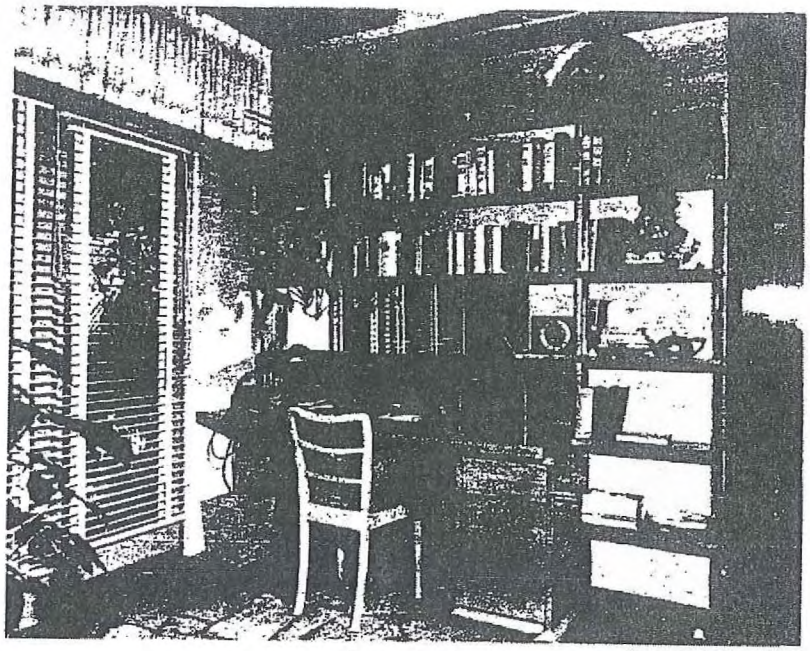
Although frequently overlooked during his lifetime, Schindler's designs, as well as his many writings on architecture, are now recognized as a seminal part of the evolution of Modern Architecture during the 20th Century. His work has been preserved in the Schindler Archives by the University of California in Santa Barbara.

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Space Architecture
Shan Stewart
Los Angeles Times (1886-Current File); Jun 2, . .6; ProQuest Historical Newspapers Los Angeles Time. . ,81 - 1985)
pg. E3

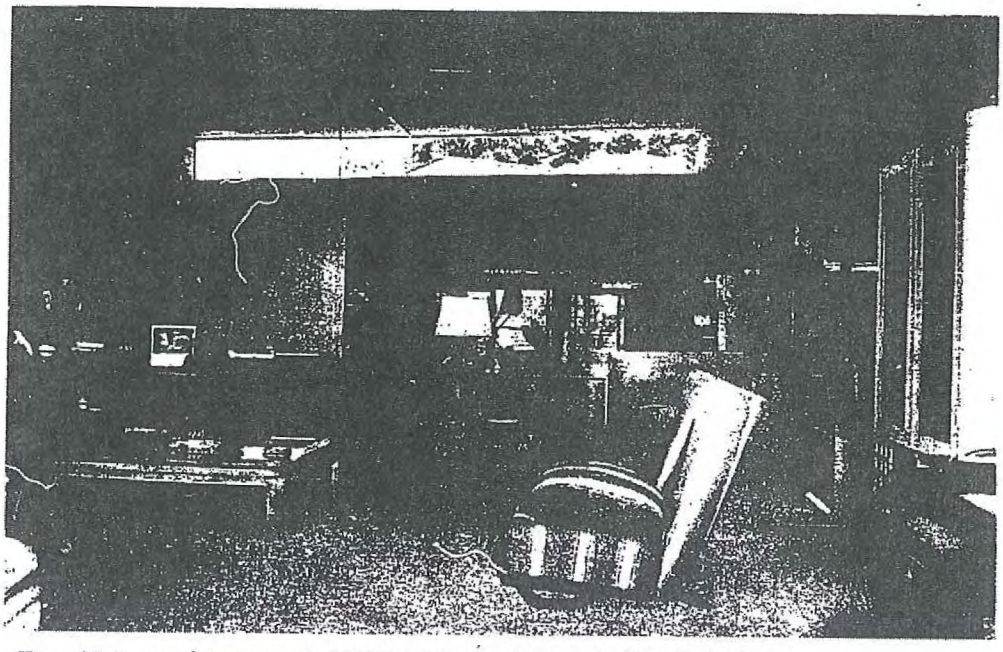


The Ted Falk apartment dwelling in Silver Lake district shows how modern architecture can follow contour of lot.



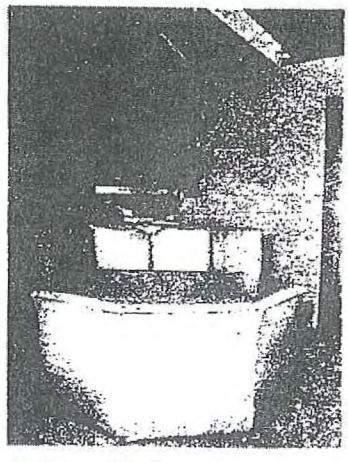
Space Architecture

By Shan Stewart



Eleanor Taylor Moore photos

Entrance flagstones extend into loggia, or den. Wide Venetian doors open onto beautiful garden. Room has simulated skylight above the curtained windows.



Bed in small bedroom is across corner. Occupant can see the sky and treetops.

View of living room shows use of skylight over loggia which admits skyline in daytime and moonlight at night. Shutters control the light. The design puts emphasis on space.

CONTACTING the moon by radar and hedgehopping to Europe in 14 hours send us spinning into "space consciousness" with a force that was undreamed of a few years ago. More and more are the qualities of space expressed in our ways of living; more and more are we realizing the true meaning of claustrophobia, and more and more, as time goes on, will we rebel at the confinement of four-walled rooms in our homes!

This is the time we begin to look with new eyes upon the type of house we once called the "crazy modern." Suddenly we are aware that somewhere, somehow we heard of "space architecture" and begin to wonder just what it really is and if it is something we should look into before we decide upon the final plans for our long-waited new home!

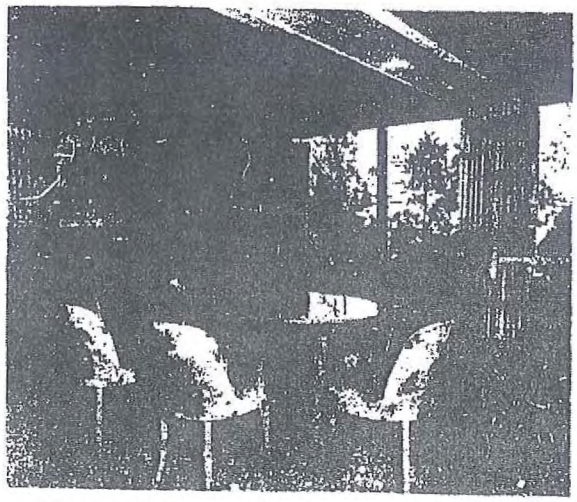
"Space architecture," says R. M. Schindler, one of the leaders in contemporary home building, "can be best explained by illustration of a rushing stream. The stream dashes on, uselessly, until some rocks impede its progress and then it forms pools so quiet that even children can sail their boats in them. Space is like the stream and modern home sculpture is like the rocks that confine it to individual use.

"The conventional architect starts with mass, which he shapes into a home; space architects start with space and use mass only as it is needed to create space forms."

The conventional home, according to this modern exponent, is like a box with holes in it for doors and windows, while a "space dwelling" seems to have no wall consciousness and the windows are the dwelling, not mere holes in it. When in one room you already feel the next. The rooms do not have the privacy of a cell but the seclusion of the forest! The garden flows into the house; sunlight streams in by day and moonlight by night!

EVERYWHERE the eye falls in a "space home" it is conscious of the out-of-doors. There are no stoppages, no dead ends where wall meets wall or where wall meets ceiling. There are no blind alleys that lurk in corners. Wide panels of glass divide the vertical line from the horizontal or the wall breaks away to form a deep ledge along the inner roof line to carry the eye out into

(Continued on Page Seventeen)



Coloring of the modern dining room centers around painting done by Mrs. Falk. Scenic windows are around three sides.

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Space Architecture

(Continued from Page Three)

the open space. The ceiling is a long unbroken expanse that rolls on through many rooms and usually is separated from the walls by panels of glass which make privacy possible without obstruction of space view. The outdoors thus can be seen through many rooms.

The windows in a "space home" are walls themselves or they are high panels skirting the ceiling. They also are myriad forms of interesting skylights. There are no clumsy posts of double-hung window sashes nor are there any heavy meeting rails of casements just at eye level to break up the wide expanse of glass.

THE rooms in a modern home often are at angles to each other and on different levels. There are no cut-and-dried hallways and entrances. Each seems to be a part of a room which again is an expanse of many rooms. There is a flow of areas without the consciousness of walls. Privacy comes automatically through the plan of the dwelling rather than through locked doors.

High on a mountain top, in the Silver Lake district of Los Angeles, Schindler, who was the builder as well as the architect, playfully captured space for the private enjoyment of Mr. and Mrs. Ted Falk.

He confined the wide horizons by structure and contour and Mrs. Falk, who is an artist, completed the job by adding warmth and color to the furnishings and interior decoration.

The building, which is a four-unit apartment house, occupies a sharp corner where two streets meet on a mountain slope. Built on different levels, the dwelling follows the contour of the land with minimum use of excavation and concrete foundations. Room angles create interior spaciousness and control in an elaborate manner, the glorious light, air and view. Through this arrangement each tenant has his own terrace and garden.

THERE are wide glass areas in all of the rooms, bringing indoors the fantasy of space creation. Two of the living room walls of the Falks' apartment, the top one, are of glass. To break the monotony of glass meeting ceiling there is a deep ledge above the windows of one. A fireplace, as high as this ledge, is so constructed that when a fire is burning the flames burst into its full eight-foot length to glow in a wall of light when the window view is enveloped in blackness. A wire mesh screens the flames from ceiling to floor. It is of special construction and is black. The inside of the fireplace is painted black, while the immediate short wall space flanking it diminishes the tone with a blackish blue.

The very first step onto the multicolored flagstones of the Falks' entrance hall is an instantaneous concept of what "space architecture" means. You feel the home's privacy and seclusion and yet with you there still is the great outdoors. Steps lead up to the living room with a view of the panorama of the hills beyond; the glow of the sky is reflected in the white-gray of the carpet; the warmth of the sun is simulated in the yellowed tones of the Philippine mahogany woodwork and Japanese grass wallpaper, while the bright flowers seem to glimmer through the yellow window seat, the salmon-pink davenport and the blue and green chairs. The coolness of the grass and trees is assumed by potted plants and ivy in every room.

To the right of the entrance hall the flagstones expand into a loggia which is separated from the living room only by a wide ledge with wells containing the broad-leafed tree-like Sangurium. This loggia is a chummy room, used as a den and possessing the warmth of books and many of Mrs. Falk's treasured collections.

A skylight flanks the glass doors of the loggia, which opens out on a garden. It allows the skyline during the day and the moon at night to be visible from the bedroom and the living room as well. Outdoor shutters control light of the skylight.

THE bedroom is very small but seems to have ample space because the bed is placed cornerwise and there is no other furniture in the room. A spacious dressing room supplies drawer space and wardrobe facilities.

Streamlined wardrobe doors slide on tracks and elevated windows conserve space below. There are no period marks for vision with door knobs and dresser pulls. Such fixtures are a part of the drawer or door itself.

The dining room opens, like the living room, with a wide glass expanse on to a terrace. A modern-looking roll-away cupboard wall in Indian red conceals drawers and shelves. Cretonne, in tones of blue-gray and florals, covers the modern chairs to tantalize with a touch not contemporary. The carpet is a part of the unbroken white-gray expanse of the living room.

The Falks are pioneers in "space architecture," having built along these lines some six years ago. Would they care to return to an old-type home?

"Never," says Mrs. Falk, "can one go back to living in a conventional house once he has lived in a modern!"

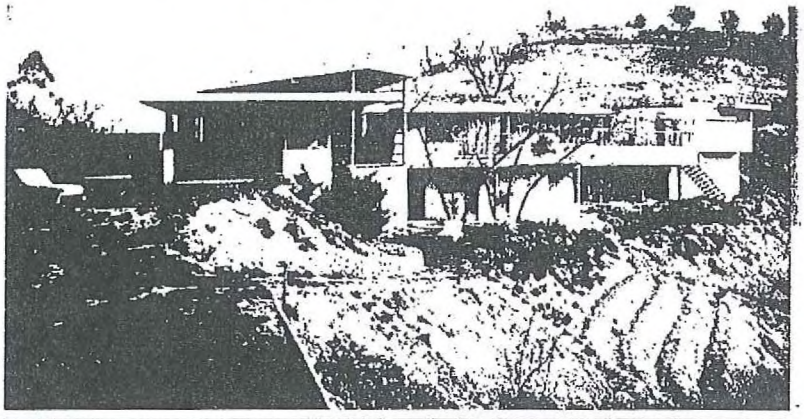
The conventional home begins with exterior styling and then makes the inside conform. If you get the closet space or room arrangement you want you are lucky! The modern home begins with the inside plans and then makes the outside fit and without sacrificing any exterior attractiveness.

"Space homes" are the ultimate in unrestricted possibilities for freedom of individual expression in living. "Space homes" can be flexible enough to embody all the best that is new and retain the interior charm of the old.

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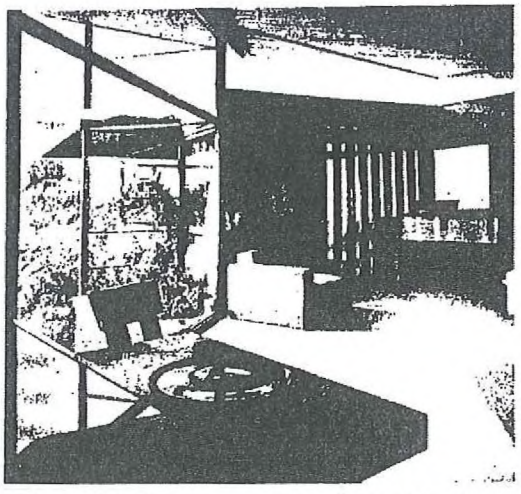
Let the Roof Float Free
McCoy, Esther
Los Angeles Times (1 rrent File): Mar 25, 1951;
ProQuest Historical N apers: Los Angeles Times (1881-1988)
pg. F8

Let the Roof Float Free

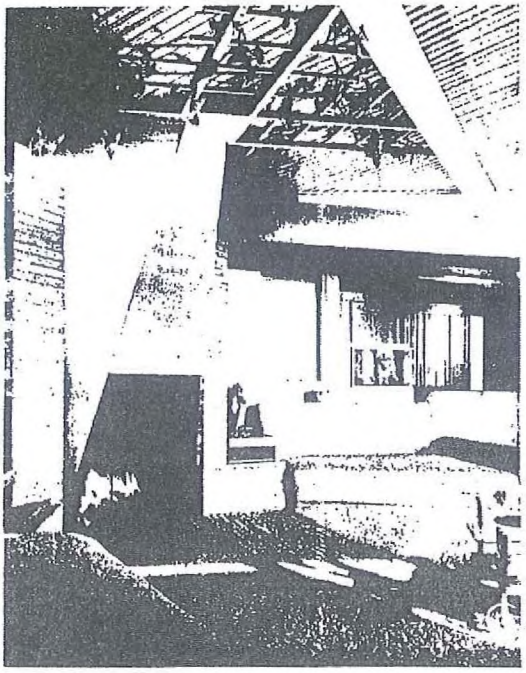


Robert C. Cleveland photos

Placed on the upper rim of a steep bowl that overlooks the Hollywood hills, the house hugs the lot line, turns its important side to the view; kitchen is on the street side.



Shape of the living room repeats shape of the lot, a minimum setback gives room a full-scale canyon view.



The fireplace of buff-colored Roman split bricks has a stainless steel hood; vines grow over its bracing.

By Esther McCoy

THE use of clerestories in this house for Mr. and Mrs. Richard Lechner of Studio City opens every room to all points of the compass and "floats" the roof free of the usual structural restrictions.

Designed by R. M. Schindler, the house is placed on the upper rim of a steep bowl in the Hollywood Hills. It follows the lot line closely, using a minimum setback, which is here practicable because the lot fronts on an undeveloped road.

Kitchen and service areas have been placed on the street side, while the living room has been saved for the canyon view. The bedrooms also face the view.

The level portion of the shield-shaped lot was limited, and the Lechners were prepared to do a considerable amount of excavation, which would place the house at a lower point on the slope and impair the view. But by hugging the lot line this has been avoided.

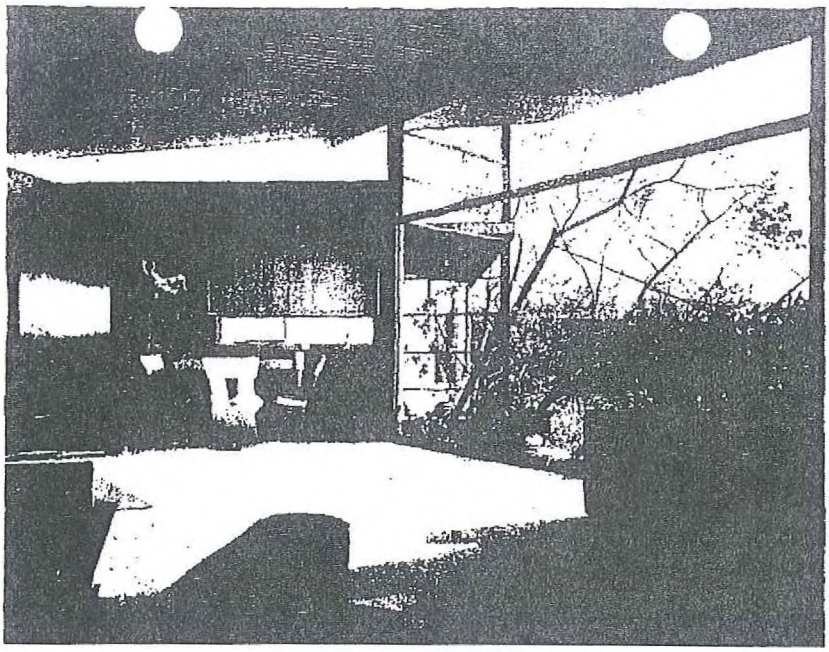
Some excavation was necessary to provide for a study, which was placed below the bedrooms to take advantage of a natural grade. The earth excavated was used to build up a terrace extending out from the living room porch. An outside stairway leads from the street level to a lower garden space developed around the outside entrance to the study.

The Lechner children, both preschool age, have a play yard extending out from their rooms that is, literally, in the air. A high platform hung between garage and house, it has been sodded. It is fenced for safety, and play benches scaled to the children are built along one side.

The grownups have their own terrace at the opposite arm of the house.

The living room repeats the shape of the lot, and has a free floating upper roof, joined by

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Huge windows like curtains of glass seem suspended from the free-floating ceiling of grooved planking. Walls are fir plywood, carpeting and upholstery are a cotton twist.

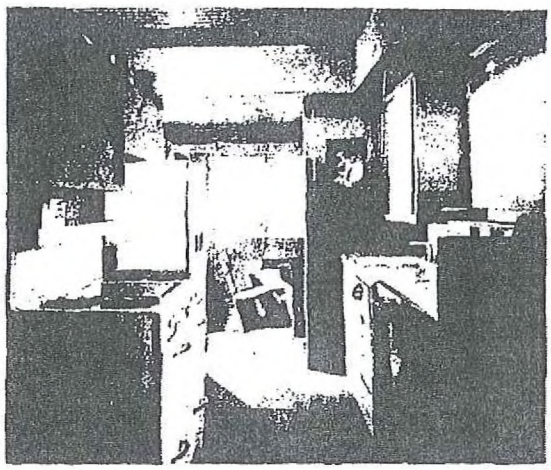
a curtain of glass to the lower roof level. The solidness of the timber beams is lightened by large eye-level glass areas, some fixed and some sliding sash.

The room centers around a corner fireplace of buff-color Roman split bricks with stainless steel hood. It is flanked by built-in couches that face both fireplace and view. They are over 4 feet wide at one end and taper down to 2 feet.

Bracing for the fireplace hood is in the form of a trellis for philodendron growing from planting wells inside the brick columns. The hearth cuts a deep V into the room, and the bricks carry up to form the face of tables at the ends of the two couches.

The dining end of the living room has a table that slides into a pocket in the wall, or can be extended to banquet size. Above and below the glass-topped sideboard is storage for dishes and glasses.

Sliding glass panels between the breakfast end of the Pullman kitchen and the living room assure easy supervision of the children. The glass also gives a lightness to the interior walls.



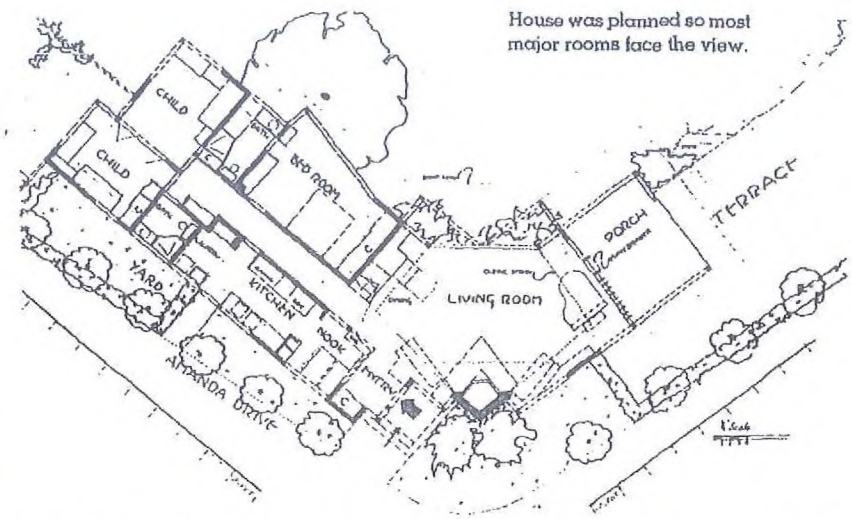
A ribbon of glass near the ceiling above the range admits morning sun to the compact Pullman kitchen.

A row of 2x6s, alternated with strips of glass, forms a wall between living room and porch. Without interfering with the light, it serves as a screen, making the living room more private.

The terrace is angled off from the house so that the view will not be obscured by

(Continued on Page Twelve)

House was planned so most major rooms face the view.



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Float Free

(Continued from Page Nine)

a maze of garden furniture.

The children's wing, beyond the parents' room, consists of two bedrooms that open into one by mean of folding doors. The floor of both rooms is linoleum.

The children's bath is off the hall, and a second bath adjoins the master bedroom.

Materials throughout the house have been used as a web r a t h e r than as separate p a t c h e s. The grooved fir planking of the ceiling, which also forms the roof, fir plywood walls, built-ins and furniture are stained uniformly with an opaque stain designed to subdue the over-lively grain of the wood. The fabrics and colors also repeat themselves in this unified scheme.

Colors reflect the grayed yellows and greens of the canyon. Fabrics are cotton—a tight cotton twist for the wall to wall carpeting and for the built-in couches. Few draperies are used, but those chosen are of washable cotton in sunproof colors.

The plywood dining and breakfast chairs have foam rubber seats and backs, covered with c i t r u s-colored plastic.

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RUDOLPH M. SCHINDLER, NOTED ARCHITECT, DIES
Los Angeles Times (1923-Current File); Aug 25, 1953;
ProQuest Historical Newspapers: Los Angeles Times (1881-1988)
pg. 12

RUDOLPH M. SCHINDLER, NOTED ARCHITECT, DIES

Private funeral services for Rudolph Michael Schindler, 65, exponent of modern architecture, will be conducted tomorrow at the Utter-McKinley West Hollywood Chapel.

Born in Vienna, Austria, Mr. Schindler died Saturday at his home, 8704 Skyline Drive, after a six month illness.

After graduating from the Imperial Technical College and the Academy of Arts in Vienna and studying under Otto Wagner, Viennese architect, Mr. Schindler came to the United States in 1917 to work with Frank Lloyd Wright, dean of America's modern architects.

In 1920, Wright sent Mr. Schindler to Los Angeles to build the Olive Barnsdall home on Vermont Ave. Mr. Schindler remained here and in ensuing years built more than 500 Southland homes, including the Philip Lovell beach home at Newport Beach.

He leaves a son, Mark, of Los Angeles and a sister in Austria.

LAURELVALE ESTATES

TRACT NO. 13489

IN THE CITY OF LOS ANGELES

Being a subdivision of a portion of Lot 254 of Lankershim Ranch Land and Water Company's Subdivision and a portion of Lot 3 of the Replat of a portion of the property of the Lankershim Ranch Land & Water Co. as per map recorded in Book 31 Page 39 et seq., and in Book 66 Page 83 et seq., respectively of Miscellaneous Records of Los Angeles County, and of Lot 25 Tract No. 3735 as per map recorded in Book 41 page 10 of Maps, Records of said County, and a portion of Laurel Canyon Road vacated by Ordinance No. 68801 of the City of Los Angeles.

JUN 7 1946
31 ... 4 P.M.
279
6

S. Smaticke
500

BASIS OF BEARINGS

The bearing N. 84°51'50" W. of the center line of Laurel Canyon Boulevard shown as N. 84°25'35" W. on map of Tract No. 5513 M.B. 99-20 et seq. was taken as the basis of bearings shown on this map.

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making and recordation of said map and subdivision as shown within the colored border lines, and hereby dedicate to the public use the Drive, Place and Boulevard shown on said map within said subdivision, we also hereby grant and dedicate to the City of Los Angeles an easement for sanitary Sewer, drainage and water line purposes in the strips of land so designated on said map, and we also hereby dedicate for public use for Street purposes that certain strip of land, designated as Future Street as shown on said map within said subdivision, reserving to ourselves, for the use of ourselves and successive owners of the respective lots of which said Future Street is a part, any and all ordinary uses of said land except the erection or construction of buildings thereon until such time as [illegible] body shall accept the same for Street purposes.

Grace B. Roe
Glenn I. Voorheis
Mary Edna Voorheis
Clifton A. Baile
Effie B. Baile

I, Mark A. Robin, hereby certify that I am a Registered Civil Engineer of the State of California, and that this map, consisting of 3 sheets, correctly represents a survey made under my supervision ... the survey is true and complete as shown, that the monuments ... actually exist or will be in place not later than March 1 194... and character are correctly shown and that said ... to enable the survey to be retraced.

Mark A. Robin

State of California }
County of Los Angeles } ss
On this 5th day of January 1946, before me Maxine W. Lindquist, 1-5-46, a Notary Public in and for said County, personally appeared Grace B. Roe known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Maxine W. Lindquist, Notary Public

State of California }
County of Los Angeles }
On this 31. day of JANUARY 1946 before me A. GRADY BUTLER a Notary Public in and for said County, personally appeared Clifton A. Baile and Effie B. Baile, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

A. Grady Butler, Notary Public

State of California }
County of Los Angeles } ss
On this 29th day of January 1946 before me Undersigned a Notary Public in and for said County, personally appeared Glenn I. Voorheis and Mary Edna Voorheis known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Patricia Holt, Notary Public

... 1,100.00

Tract No. 13489
J.F. Moroney

Inez Johnson, Deputy

I HEREBY ... THAT THE ... CITY OF LOS ...

DATE June 6 1946 CITY CLERK Walter C. Peterson by A. M. Morris, Deputy

... CITY ENGINEER Lloyd Aldrich
DATE MAY 27 1946

I HEREBY ... TITLE INSURANCE AND TRUST COMPANY 2271679 ... APRIL 16 ... 346. ... GRACE B. ROE, GLENN I. VOORHEIS, MARY EDNA VOORHEIS, CLIFTON A. BAILE, EFFIE B. BAILE

Approved June 7, 1946.
ALFRED JONES, County Surveyor
By C.E. Jennings, Deputy

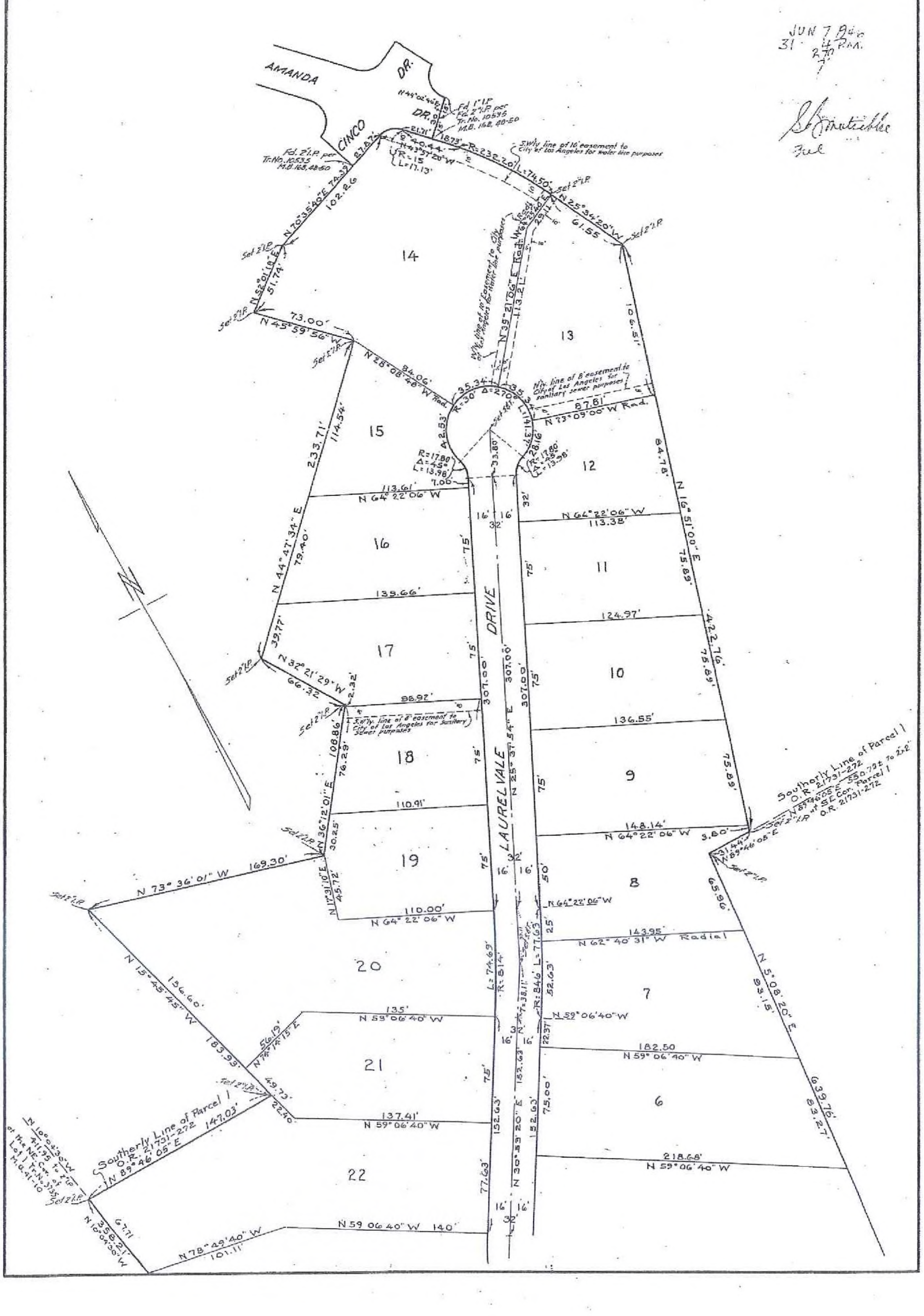
... C.K. STEELE
... DATED 4-16 1946 by P.D. Porter

CITY ENGINEER Lloyd Aldrich
DATE MAY 27 1946

LAURELVALE ESTATES

TRACT NO. 13489

Scale 1" = 40'



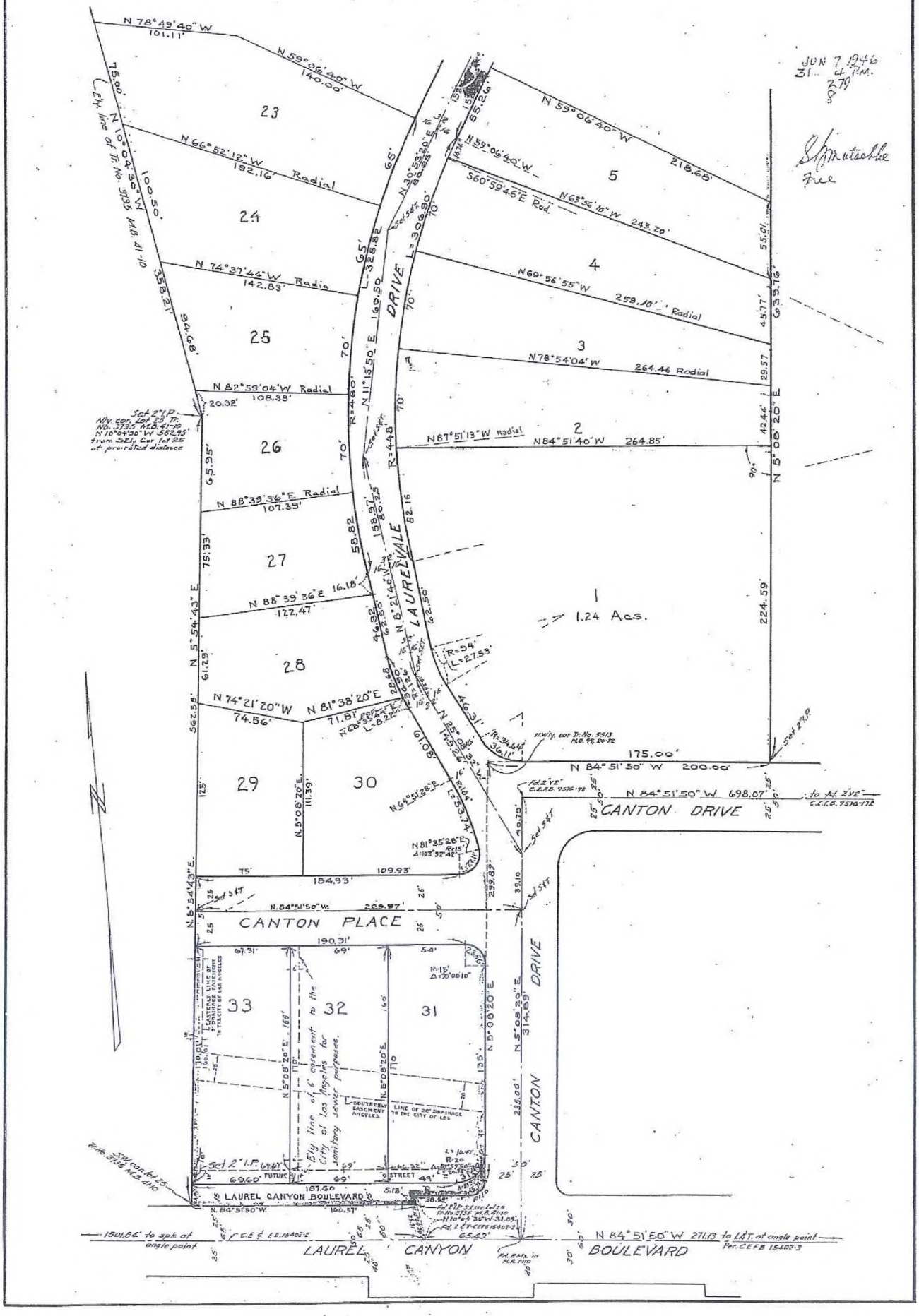
LAURELVALE ESTATES

279-8

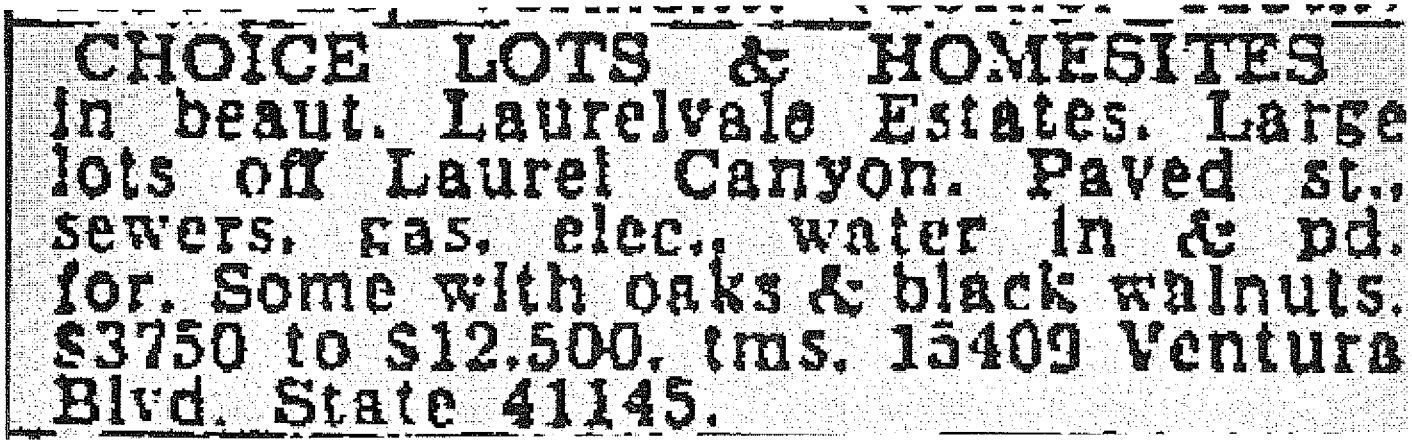
SCALE 1"=40'

TRACT NO. 13489

SHEET 3 OF 3 SHEETS



Laurelvale Estates Advertisement
Los Angeles Times – October 20, 1946, Page B9


CHOICE LOTS & HOMESITES
In beaut. Laurelvale Estates. Large lots off Laurel Canyon. Paved st., sewers, gas, elec., water in & pd. for. Some with oaks & black walnuts. $3750 to $12,500. tms. 15409 Ventura Blvd. State 41145.

Building Permit History
11600 Amanda Drive
Studio City

January 23, 1947: Building Permit No. LA01361 to construct a 1 story 6 room 24' X 60' frame and stucco residence on Lot 14 of Tract No. 13789, Laurelvale.
Owner: R. Lechner
Architect: R. M. Schindler
Engineer: None
Contractor: Owner
Cost: $10,000.00

April 29, 1947: Building Permit No. VN08725 to increase depth of footer then fill & reinforce high portion of wall.
Owner: R. Lechner
Architect: R. M. Schindler
Engineer: None
Contractor: Owner
Cost: $400.00

September 5, 1951: Building Permit No. LA13665 to complete two unfinished rooms (All rough framing complete on orig. permit #1361–LA) by pouring concrete slab floor & lathing & plastering interior walls & adding toilet & wash basin already roughed in on orig. permit.
Owner: R. Lechner
Architect: R. M. Schindler
Engineer: None
Contractor: Owner
Cost: $2,000.00

June 26, 1956: Grading Permit No. VN30234 to cut and fill 400 cubic yards in preparation for installation of swimming pool.
Owner: Mr. Richard Lechner
Architect: None
Engineer: None
Surveyor: Irving T. Gann, Sr.
Contractor: Owner
Cost: Not shown

August 13, 1956: Building Permit No. VN32688 for a private swimming pool. Excavated material to remain as per code. Pool area to be enclosed by a substantial fence 4' 6" high with self closing gate and latch 4' 6" high. Fence to be completed prior to filling of pool.
Owner: Mr. & Mrs. Richard Lechner
Architect: None
Engineer: Frank J. Baudino
Contractor: K. H. Enbody & Sons
Cost: $2,700.00

August 27, 1956: Building Permit No. VN33943 for engineering for surcharge (Change of construction) for private pool.
Owner: Mr. & Mrs. Richard Lechner
Architect: None
Engineer: Frank J. Baudino
Contractor: K. H. Enbody & Sons
Cost: $900.00

December 4, 1956: Building Permit No. VN40774 to add a 5' X 7' nook.
Owner: Mr. & Mrs. Richard Lechner
Architect: None
Engineer: None
Contractor: Owner
Cost: $300.00

September 24, 1981: Building Permit No. VN33813 to extend bedroom on lower level 66 square feet, repair work to existing deck and correct further settlement & remodel.
Owner: Jim Roden
Architect: None
Engineer: Robert Levine
Contractor: Art Levin
Cost: $20,000.00

November 29, 1983: Building Permit No. VN63645 to add 2 story addition, and guest room & bath under exist. garage. Media, gym addition.
Owner: Arthur Dyer
Architect: Paul S. Hoag
Engineer: Dimitry Vergun
Contractor: Charles Hart
Cost: $75,000.00

January 29, 1990: Building Permit No. WV06070 to remove exist. roofing at garage & replace exist. Rafters w/new & reconstruct garage roof & reroof w/built up class A roof. Smoke detectors required. (No change in plot plan.)
Owner: Marilyn Jensen
Architect: None
Engineer: Glen D. Murry
Contractor: C. R. Dick Jones
Cost: $15,000.00

May 12, 2005: Building Permit No. LA74706 to add sill plate anchor bolts & cripple wall plywood per LA City standard plan #1. No foundation replacement (EQ hazard reduction per chptr 92) (Houses, residential bldgs up to 3 stories & up to 4 units) Comply w/Dept. order dated 06/29/04. Permit will expire 30 days from issue date.
Owner: David Krinsky
Architect: None
Engineer: None
Contractor: Sinai Construction Inc.
Cost: $2,500.00

December 11, 2008: Building Permit No. LA32419 for window and door change-out (same size & type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NRFC), is required for doors and windows replaced in all residential buildings, three stories or less, per Section 162(b) of Title 24. Kitchen/bathroom/laundryroom remodel for residential buildings (no structural change).
Owner: Thomas Hall, Co-Trustee, Shamshiri and Hall Trust
Architect: None
Engineer: None
Contractor: Chaswell Construction Co.
Cost: $40,000.00

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 14

Tract 1787

Location of Building [illegible]

Between what cross streets

USE INK OR INDELIBLE PENCIL

1. Purpose of building RESIDENCE — Number of Stories 1 — Number of Rooms 6
2. Owner R. LEONE — Phone
3. Owner's address ANTARTIC AVE — P.O. MONTEREY PK
4. Certificated Architect R. A. HEMPLER — State License No. C15 — Phone 4x8011
5. Licensed Engineer — State License No. — Phone
6. Contractor OWNER — State License No. — Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fixtures and equipment to be installed in and made a part of the building, including heating, ventilating, water supply, plumbing, gas, electrical, elevator, conveyor, refrigerating, sprinkler, vacuum cleaning and similar systems.) $ [illegible]
9. State how many buildings NOW on lot and give use of each NONE (Dwelling, Apartment House, Hotel, or other purpose)
10. Size of new building 24 x 60 — No. Stories 2 — Height to highest point 22 — Size lot 50 x 150
11. Material Exterior Walls FRAME STUCCO — Type of Roofing COMP.

For Accessory Buildings and similar structures:
12. (a) Footing: Width ... Depth in Ground ... Width of Wall ...
(b) Size of Studs ... Material of Floor ...
(c) Size of Floor Joists ... Size of Rafters ...

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that to the doing of 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.

Sign here [signature] (Owner or Authorized Agent)

By [signature]

Plans, Specifications and other data must be filed.

FOR DEPARTMENT USE ONLY

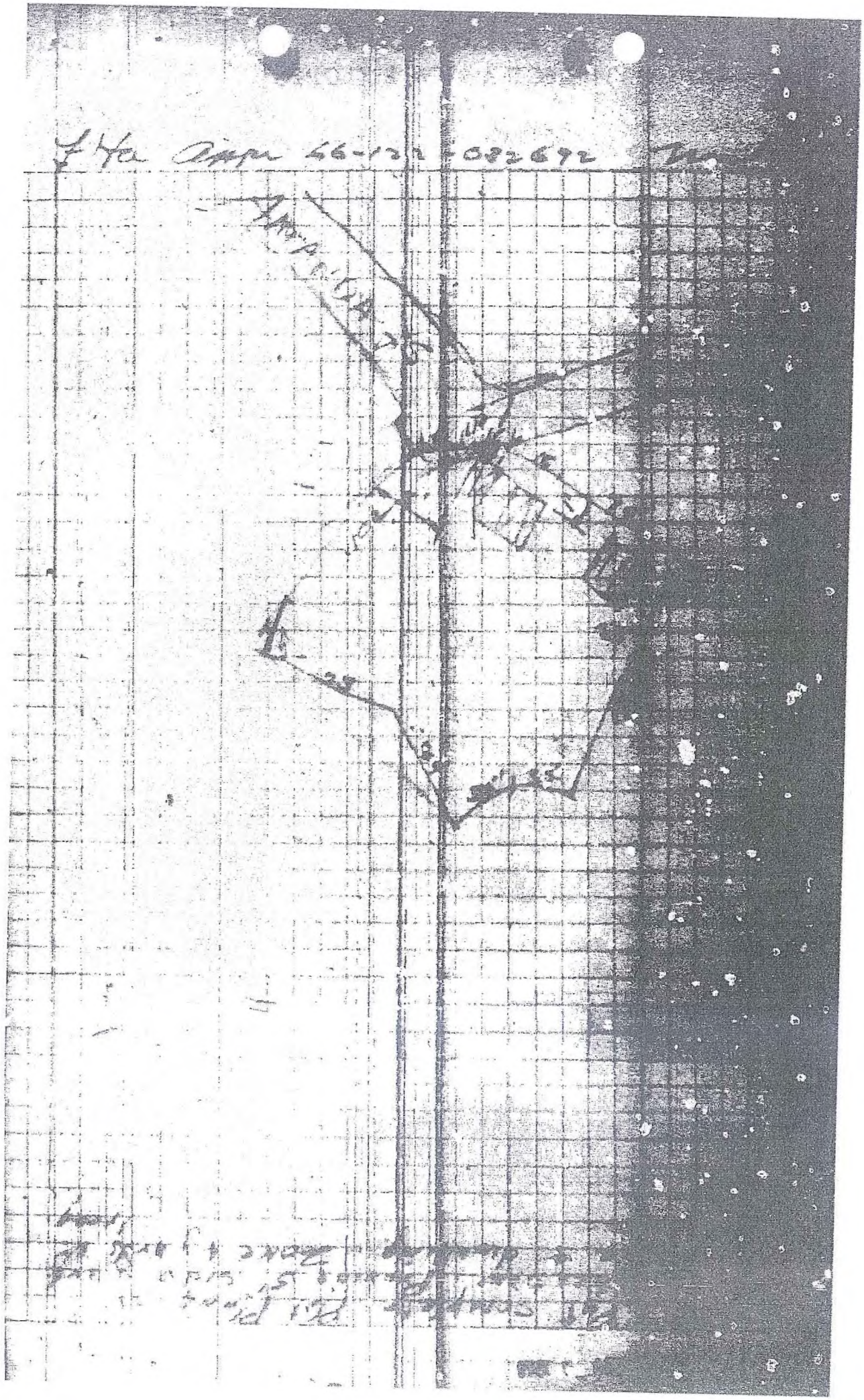
(a) PLAN CHECKING
Receipt No. 16053
Reference #
Fee Paid $

(b) REINFORCED CONCRETE
Mix
Cement
Type of Mix
Footing Steel

FEES
Water Fee
Certified Contemporary
Total

TYPE	CLASS	Occupancy No.	Square Feet	Plot No.	Lot No.	Block	Ft. from alley	Front
V	1				1			

PERMIT No.	Plans and Specifications Checked	Zone	Use District
12611		R1	
	Corrections Required	Fire District	Height District
	Plans Approved		
PLANS	Plans Returned		
Sewer			



3

APPLICATION TO ALTER, REPAIR OR DEMOLISH
AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 14

Tract 13484

VAN NUYS DISTRICT

Location of Building 11600 LAMAR DR

Between what cross streets

USE INK OR INDELIBLE PENCIL

1. Present use of building RESIDENCE — Number of Families 1 — Number of Rooms
2. State how long building has been used for present occupancy UNDER CONSTRUCTION
3. Use of building AFTER alteration or moving — Number of Families PROPOSED = 1 DU
4. Owner R. LACHMAN — Phone
5. Owner's Address — P. O.
6. Certificated Architect R. A. LEVINSON — State License No. C 13 — Phone
7. Licensed Engineer — State License No. — Phone
8. Contractor OWNER — State License No. — Phone
9. Contractor's Address
10. VALUATION OF PROPOSED WORK (including all labor and material going into proposed building, alterations, wiring and plumbing) $ 4000
11. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Barn or other purpose)
12. Size of existing building x Number of stories high 2 Height to highest point
13. Material Exterior Walls (Wood, Brick or Masonry) Exterior framework (Wood or Steel)
14. Describe briefly all proposed construction and use:

INCREASE DEPTH OF FOOTING TO 24" FOR & REINFORCE HIGH PORTION OF SAME

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when completed 2
16. Footing: Width 16 Depth in Ground 18 Width of Wall 8 Size of Floor Joists
17. Size of Studs x Material of Floor Size of Rafters Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here (Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING

District

Receipt No. 710

Valuation $

Fee Paid $

REINFORCED CONCRETE

Bldg. Grade

Type of Bldg. Reinforcing Steel

FEES

Bldg. Fee

Cert. of Occupancy

Permit 7.00

Permit No.

Permit Issued

Fee $

Permit Fee

1361

47

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 14
Tract 13489
Location of Building 11600 Amanda Dr
Between what cross streets? Barry Dr & Cinco Dr

USE INK OR INDELIBLE PENCIL.

1. Present use of building DWELLING Families 1 Rooms 3
2. State how long building has been used for present occupancy 4 YEARS
3. Use of building AFTER alteration DWELLING Families 1 Rooms 5
4. Owner R. LECHNER Phone W4 9011
5. Owner's Address 11600 Amanda Dr P. O. La Sond Cr. CA
6. Certificate: Architect R.M. Schwaller State Lic. No. C-13 Phone Oxford
7. Licensed Engr. State Lic. No. Phone
8. Contractor OWNER State Lic. No. Phone
9. Contractor's Address SAME
10. VALUATION OF PROPOSED WORK $ 2000.00
11. Show how many units now on lot and give use of each. ONE DWELLING & ONE GARAGE
12. Size of existing building 90 x 20 Number of stories 1 Height to highest point 20'
13. Material Exterior Walls STUCCO Exterior framework WOOD
14. Describe briefly all proposed construction and work

TO COMPLETE TWO UNFURNISHED ROOMS (ALL ROUGH FRAMING COMPLETE ON BRIC PERMIT #1361-) BY POURING CONCRETE SLAB FLOOR & LATHING & PLASTERING INTERIOR WALLS & ADDING TOILET & WASH BASIN ALL ROUGHED IN ON BRIC PERMIT.

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when completed
16. Footing Width 9" Depth in Ground 18" Width of Wall 8" Size of Floor x
17. Size of Studs 2" x 4" Material of Floor CONC. Size of Rafters x Type of Sheathing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature R.M. Schwaller
By R. Sullivan

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKED
Valuation $2000.00
Fee $ 3.60

OCCUPANCY SURVEY
Area of Bldg. Sq. Ft.
Fee $

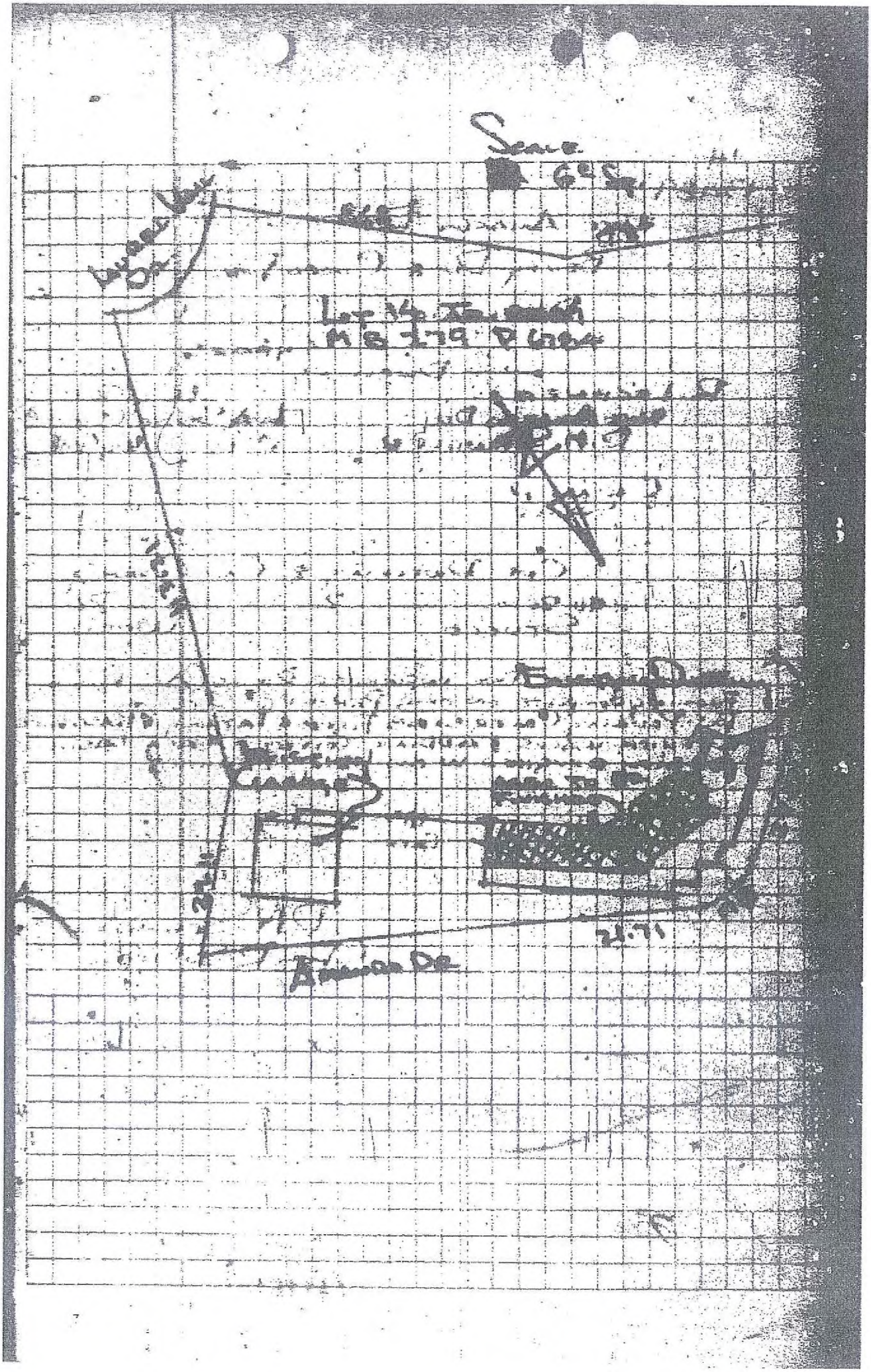
Bldg. Permit Fee
Total

TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Lateral Set Reqd.	Lot No.	Yr. over alley / Yr. side alley	Curb
V	4		—			
GROUP	Plans and Specifications checked	Zone	Fire District			
R-1	Jeff					
Fee Plans Fee	Construction Certified	Bldg. Line	Street Widening	Application checked and approved		
					Clerk	
Filed with	Plans, Specifications and Application rechecked and approved	Continuous Inspection	SPRINKLER specified—Required Sprinkler Included Yes— —No	Inspector		
	Julius					

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (If any)	RECEIPT NO.	CODE	FEE PAID
Plan Checking			141164		
Supplemental Plan Checking					
Building Permit					

TYPE OF BUILDING | DATE ISSUED | TRACER NO. (If any) | RECEIPT NO. | CODE | FEE PAID



G GRADING

APPLICATION FOR GRADING PERMIT AND FOR MASONRY GRADES

DEPT. OF BUILDING AND SAFETY

DIST. MAP: 7324

ZONE: R-1

LOT: Flag

TRACT: Black Estate

1. LEGAL DESCRIPTION OF LOT: See legal description attached.

2. LOCATION OF LOT: 11600 Amanda Drive

3. BETWEEN CROSS STS.: LAUREL CREST AND D.E.

APPROVED: F.G.H

KEY:

COR. LOT:

REV. COR.:

LOT SIZE: Irreg

REAR ALLEY:

SIDE ALLEY:

MAP BOOK:

PAGE:

GRID:

4. PURPOSE OF EXCAVATION, FILL, OR SUPERVISED GRADING (SEE ITEM 7): CUT & FILL

5. OWNER: Mr. Richard Lechner

6. OWNER'S ADDRESS: 11600 Amanda Drive

7. SUPERVISING ENGINEER — SUPERVISED GRADING ONLY — STATE LICENSE NUMBER:

8. CONTOURS BY — LIC'D. SURVEYOR OR CIVIL ENG.: Irving T. Gann, Sr. — STATE LICENSE NUMBER: 8400

9. CONTRACTOR: OWNER — STATE LICENSE NUMBER:

10. ANGLE OF CUT [illegible] MATERIAL FILLED [illegible]

11. TOTAL VERT. DEPTH OF CUT SLOPE: 9 FEET

TOTAL VERT. DEPTH OF FILL SLOPE: 12 FEET

11600 Amanda Drive

VALIDATION: VN30234

JUN 29 1956

52261

DIST. OFFICE: VN

JUL 12 1956

VN30234

G. C. ISSUED: P.C. 5.00 G.P.S.

12. NUMBER CUBIC YARDS: CUT 400 FILL 400 TOTAL 400

13. TYPE OF NATURAL SOIL: D.G.

TYPE OF FILL MATERIAL: D.G.

14. COMPACTED FILLS: ☒ YES ☐ NO

APPROVED SOIL TESTING AGENCY: Pacific Soils Engr.

COMPACTION PROCEDURE: Scarify brush-6" lifts-Water and sheepsfoot roll Rig Spec.

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.

Richard Lechner

Owner

This [illegible] validated is a permit to do the work described.

Date 6-28-56

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

Form G-28-56

VALIDATION APPROVED

APPLICATION CHECKED

PLANS CHECKED

CONNECTIONS VERIFIED

PLANS APPROVED

APPLICATION APPROVED

1331

GRADING

11600 Amanda Dr., Santa Ana, [illegible]

Swimming Pool

Mr. & Mrs. Richard Lechner

Robert J. Bradlee — 787 — Po. 2-0391

H. H. Embody & Sons — 193053 — Po. 2-7477

1247 Riverside Dr., North Hollywood

WOOD STUCCO ☒ METAL BRICK ☐ CONCRETE ☐ — WOOD ☒ STEEL ☐ OTHER ☐

11600 Amanda Dr.

VALIDATION VN32688

TYPE: Pvt. | GROUP: Swim | MAX. OCC: Pool

C. OF O. ISSUED

INSPECTOR

CASHIER'S USE ONLY: JUL 30 1956 5259

AUG 13 1956

VN32688

P.C.	S.P.C.	B.	I.F.	O.S.	C/O
$ =		110			

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 2700.00

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.

H. H. Embody & Sons

by Randell Makinson

SIGNED

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

VALUATION APPROVED

APPLICATION CHECKED

PLANS CHECKED

CORRECTIONS VERIFIED

PLANS APPROVED

APPLICATION APPROVED

DWELL. UNITS | PARKING SPACES | GUEST ROOMS | FILE WITH | CONT. INSP.

Form B-1

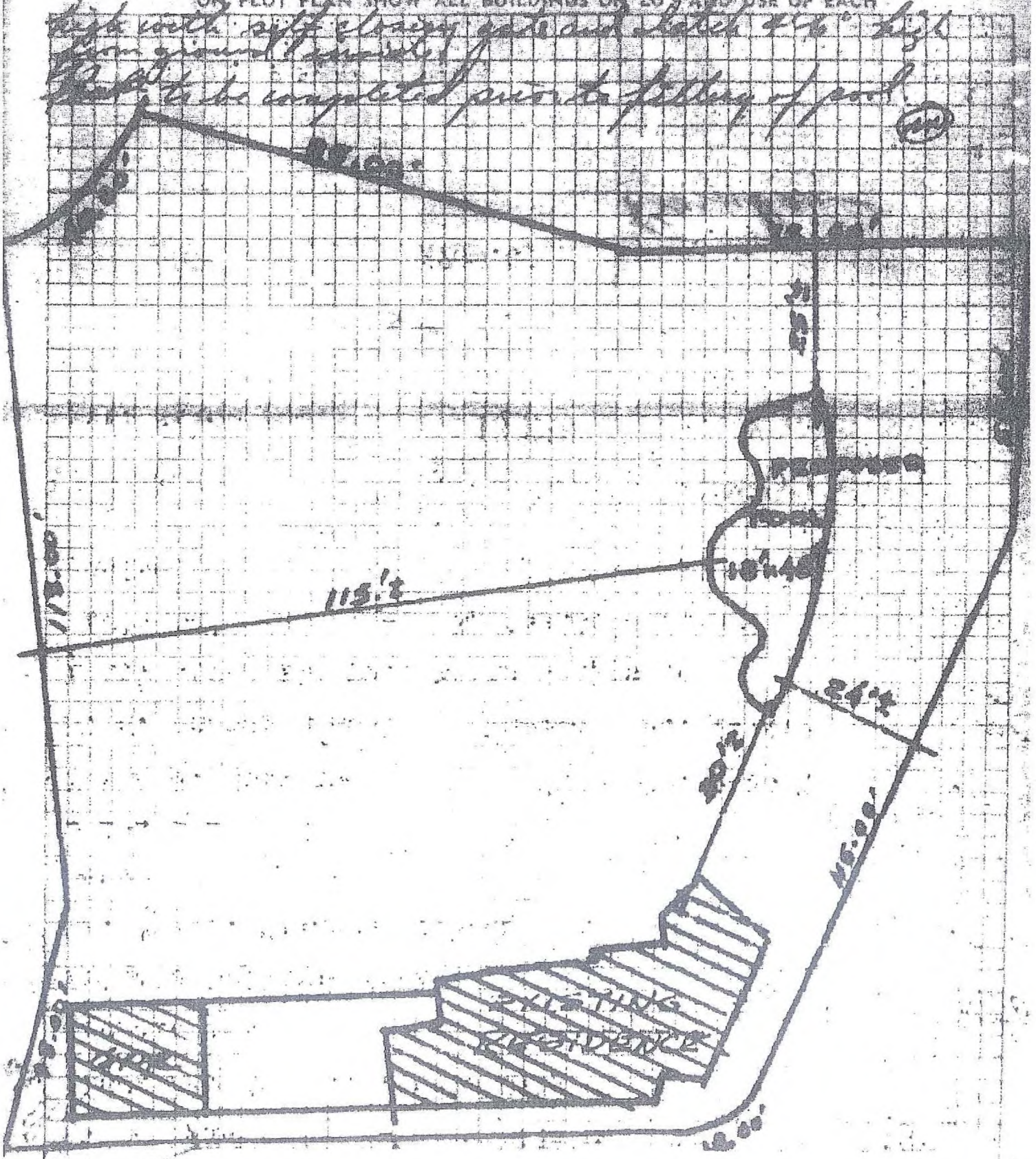
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

2201

LEGAL DESCRIPTION Lot 17, Tract 13489

Excavated material to remain on lot, Balance to be enclosed by a substantial fence 4'6" high with gate to be completed prior to final inspection.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



LEGAL DESCRIPTION Lot 14, Tract 13489

Excavated material to remain as per cross section to be used on lot as noted. F.F. 1st flr. 4'-6"

Parcel 1: Lot 14 of Tract 13489, in the city of L.A., as per map recorded in Bk 279, pgs. 6-8, inclusive of Maps, in the office of the County Recorder of said county. Except that portion lying northeasterly of a line described as follows:

Beginning at a point in the southeasterly line of said lot, distant southeasterly thereon 10 ft. from the most westerly corner of said lot; thence northeasterly 64.80 ft. parallel with that certain northwesterly line of said lot shown on said map as having a length of 51.74 ft. (and the northeasterly prolongation thereof) to the beginning of a tangent curve concave to the southeast having a radius of 91.7 ft. said curve being tangent at its northeasterly terminus to that certain northerly line of said lot shown on said map as having a length of 102.26 ft.; thence Northeasterly along said curve 29.75 ft. to said northerly line.

Parcel 2: That portion of Lot 3 of the resplat of a portion of the property of the Temescal Land and Water Co. in the city of L.A., as per map recorded in Book 66, Page 83, et seq., of Miscellaneous Records, in the office of the County Recorder of said county, bounded on the southwest by the northeasterly line of Lot 14 of Tract No. 13489, as per map recorded in Book 279, Page 6 et seq. of Maps, in the office of the county Recorder of said county, on the southeast by the northeasterly prolongation of that certain northeasterly line of said Lot 14, shown on said map as having a length of 29.11 ft., and on the northeast by the northeasterly line of the land described in Parcel 1 of deed to Robert W. Bolling, et al, recorded in Book 21731, Page 272, Official Records of said county.

3 Grading — APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — P. Original Soil — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: 14	BLK.	TRACT: 13489	DIST. MAP: 732A
2. BUILDING ADDRESS: 11600 Amanda Dr.		APPROVED: S/C	ZONE: R-1
3. BETWEEN CROSS STREETS: Laurelcrest AND			FIRE DIST.: 80
4. PRESENT USE OF BUILDING: Pvt Pool	NEW USE OF BUILDING: Same		INSIDE / KEY
5. OWNER: Mr. & Mrs. Richard Lechner	PHONE		COR. LOT / REV. COR.
6. OWNER'S ADDRESS: 11600 Amanda Dr.	P.O.	ZONE	LOT SIZE: Irreg.
7. CONT. AGENT: None	STATE LICENSE	PHONE	
8. ENG. OR ARCH.: Frank J. Boudino 727	PO 38321	PHONE	REAR ALLEY / SIDE ALLEY: 7
9. CONTRACTOR: H. L. Ethredy & Sons	STATE LICENSE: 123833	PHONE: PO 27477	BLDG. LINE: H 11 1
10. CONTRACTOR'S ADDRESS: 12147 Riverside Dr. N. H.	P.O.	ZONE	AFFIDAVITS
11. [illegible]	12. DESCRIPTION, INCLUDING OIL AND GAS		

12. MATERIAL: EXT. WALLS: ☐ WOOD STUCCO ☐ METAL BRICK ☐ CONC. BLOCK CONCRETE — ROOF CONST.: ☐ WOOD CONC. ☐ STEEL OTHER — ROOFING — SPRINKLERS REQ'D. SPECIFIED

11600 Amanda Dr. — DISTRICT OFFICE: V. N.

VALIDATION: VN33943 — CASHIER'S USE ONLY: AUG 23 1956 54172

TYPE: PVT POOL — GROUP — MAX. OCC. — AUG 27 1956 VN33943

C. OF O. ISSUED

INSPECTOR

P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
2.00		1.50			

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 100 permit 900 P.C. — DWELL. UNITS

14. SIZE OF ADDITION — STORIES — HEIGHT — VALUATION APPROVED — PARKING SPACES

15. NEW WORK: EXT. WALLS — ROOFING — APPLICATION CHECKED — GUEST ROOMS

Engineering for surcharge (Change of construction) — PLANS CHECKED — FILE WITH 3268

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. — CORRECTIONS VERIFIED — CONT. INSP.

SIGNED — PLANS APPROVED

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

Form B-3

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

30 90 mh

30 **3** GRADING — APPLICATION TO ALTER - REPAIR - DEMOLISH & [illegible] AND CERTIFICATE OF OCCUPANCY — DEPT. OF BUILDING AND SAFETY

REV. 8-1-68 ARCHIVE — 1 ORIGINAL SOIL

1. [illegible] Refer to [illegible] — DIST. MAP 7124
2. [illegible] — ZONE R-1
3. [illegible] — FIRE DIST. 1
4. [illegible] — DIVISION
DWG. [illegible]
R [illegible] — CAL. LOT
6. [illegible] 11600 Amanda Dr., Cupertino City — BLOCK
7. [illegible] — TRACT
8. LIC. [illegible] — STATE LICENSE — PHONE — BEAR. DIST. SEWER APPL.
9. CONSTRUCTOR [illegible] Owner — STATE LICENSE — PHONE — BLDG. LINE Maximum
10. CONSTRUCTOR'S ADDRESS — P.O. — ZONE — AFFIDAVITS
11. NO. OF EXISTING BLDGS. — STORIES — HEIGHT — NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 dwelling & att. gar. — BLDG. AREA
12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST.: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING — SPRINKLERS REQ'D. ☐ SPECIFIED

3 — 11600 Amanda Drive — DISTRICT OFFICE: V.N.

VALIDATION: VN40774 — CASHIER'S USE ONLY: 57245

TYPE: V — GROUP: R — MAX. OCC.: 1 fam — VN40774

C. OF O. ISSUED — INSPECTOR [illegible] — F.C. 100 — S.P.C. — B.P. 250 — L.F. — O.S. — C/O

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 300.00 — DWELL. UNITS 1

14. SIZE OF ADDITION 5'x7' — STORIES — HEIGHT — VALUATION APPROVED Finlay — PARKING SPACES 2

15. NEW WORK: EXT. WALLS Add Nook — ROOFING — APPLICATION CHECKED — GUEST ROOMS

~~Retaining Approval Pat. St. DS~~ — PLANS CHECKED — FILE WITH

OK — CORRECTIONS VERIFIED — CONT. INSP.

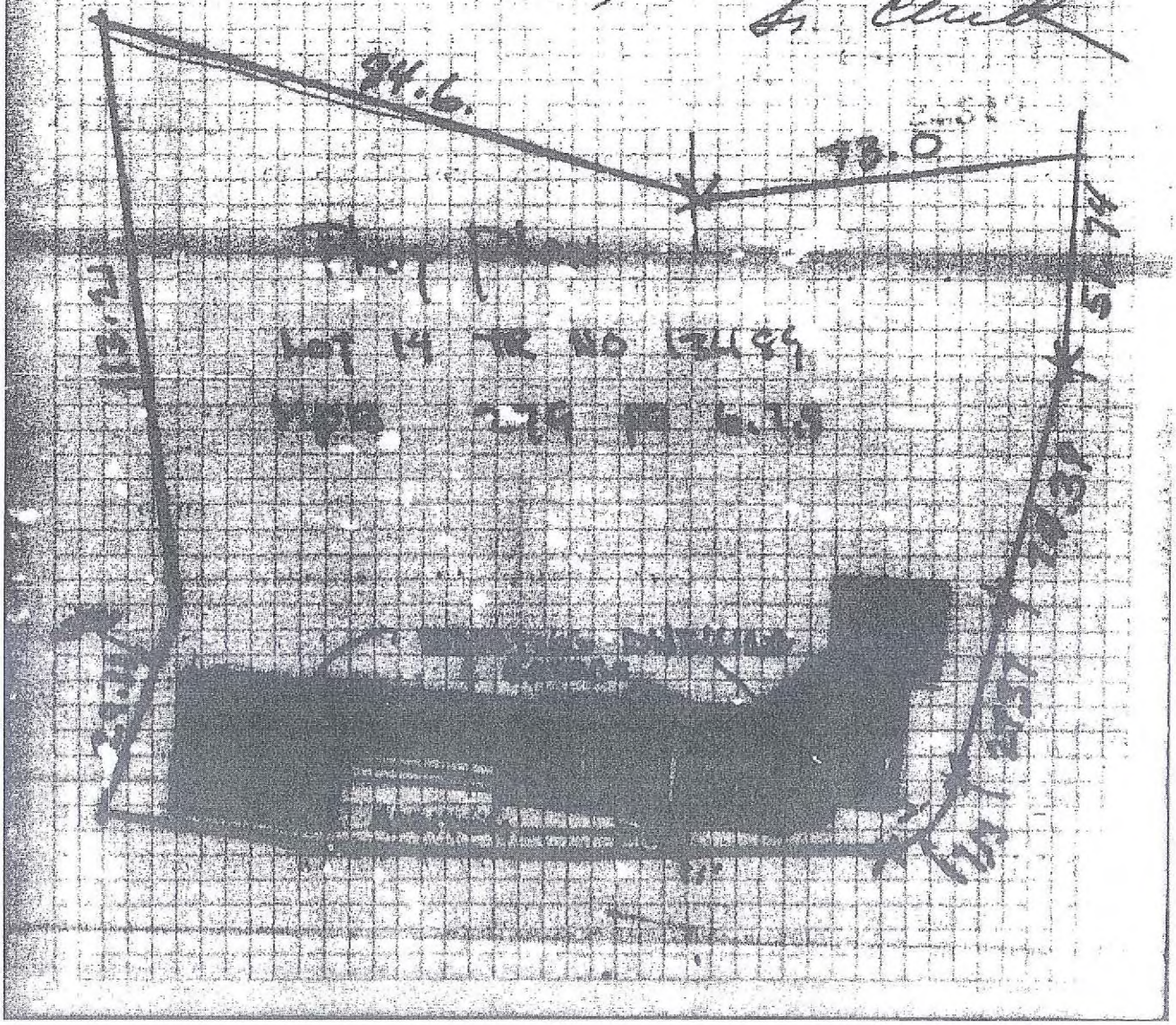
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workman's compensation insurance.

SIGNED Shalom Cohanchew — PLANS APPROVED

This Form When Properly Validated is a Permit to Do the Work Described. — APPLICATION APPROVED Finlay

Form B-3 — INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

11/4/64 Amanda Drive
Lot plan as per Survey.
Before granting permit, object to approval
of grade by Bldg. & Safety Dept.
Dept. of City Planning
By M. Shore
& Clark



PUBLIC RECORD

3 APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS AN... DEPT. OF ...NG AND SAFETY

LA 8-3 (R 12.80)

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 21	BLOCK	TRACT 13489	COUNCIL DISTRICT NO 2E	DIST. MAP 134 (137G1)
					CENSUS TRACT 1438.02
2. PRESENT USE OF BUILDING: R1 Dwelling & Att Garage	NEW USE OF BUILDING: Same				ZONE RE15-1-H
3. JOB ADDRESS: 11600 Amanda Dr.			North Hollywood		FIRE DIST. MED
4. BETWEEN CROSS STREETS: Laurel Crest Dr.	AND	D.E.			LOT TYPE Int. Thru
5. OWNER'S NAME: Jim Roden		PHONE			LOT SIZE Irreg.
6. OWNER'S ADDRESS: Same	CITY	ZIP			
7. ENGINEER: Robert Levine	BUS. LIC. NO. C-7189	ACTIVE STATE LIC. NO.	PHONE 552-0822		ALLEY /
8. ARCHITECT OR DESIGNER: Art Levin	BUS. LIC. NO.	ACTIVE STATE LIC. NO. CE 11444	PHONE 467-5243		BLDG. LINE Hills
9. ARCHITECT OR ENGINEER'S ADDRESS: 11612 Laurel Wood r.	CITY Studio City	ZIP			AFFIDAVITS AFF 22353 Var Water Dept. Ease (side) Pr.St.#10
10. CONTRACTOR: Jim Selleck (Craft Builders)	BUS. LIC. NO.	ACTIVE STATE LIC. NO. 18203	PHONE 398-2365		
11. SIZE OF EXISTING BLDG. WIDTH ... LENGTH	STORIES 2	HEIGHT 20'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 Dwelling & Garage		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS Plaster	ROOF Bit up	FLOOR Wood/Slab	STREET GUIDE	DISTRICT OFFICE VN D-1
3 13. JOB ADDRESS: 11600 Amanda Dr.					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$20,000.				SEISMIC STUDY ZONE /
15. NEW WORK (Describe) EXTEND Retaining at Lower Level, Repair work to existing deck and correct furthur settlement, remodel					GRADING YES / FLOOD / HWY. DED. / CONS. /
NEW USE OF BUILDING: Dwelling & Att. Gar.	SIZE OF ADDITION 66 SF.	STORIES 2	HEIGHT		ZONED BY Thayne
TYPE V	GROUP OCC. R-1	BLDG. AREA	PLAN CHECKED		FILE WITH
DWELL UNITS N/C	MAX OCC. N/C	TOTAL	APPLICANT NOTIFIED		TYPIST
GUEST ROOMS	PARKING REQ'D N/C	PARKING PROVIDED STD. COMP.	INSPECTION NOTIFIED: CONC. GEN. MAJ. S. CONS.		INSPECTOR
SPRINKLERS REQ'D SPEC.	CONT. INSP. Grade of Beams @ C=1550 WS				
P.C. 113.35	P.M.				
S.P.C.	I.F.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration or extension for building or grading permits granted by the Dept. of E. & S. SECTIONS 22.12 & 22.13 LAMC.			
B.P. 133.35	O.S.				
G.P.I. 35.00	C/O				
DIST. OFFICE VN	ENERGY ENV H & C				
P.C. NO. P570 18411 Gradin;					

CASHIER'S USE ONLY

C 35.00 GPI-
L5984 5 07/01/81 35.00 CHIQ

C 113.35 B-PC
L7915 1 07/13/81 113.35 CHIQ

C 133.35 B-PC
M7358 5 09/04/81 133.35 CHIQ

VN 33713

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 9/24/81 Lic. Class D Lic. Number 18203 Contractor (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Building & Safety.

Date 9/24/81 Applicant _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that 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. 91.0202 LAMC)

Signed _____ owner 9.20.81

(Owner or agent having property owner's consent) Position Date

LANDMARK
89.41'
118.2'
2 CAR GARAGE
AMAMOOR DR.
74.05'
4.3'
16'
EXTEND BEDROOM @ LOWER FLOOR #2
2 STORY HOUSE
NO CHANGE IN PLAN
ALL NEW PAINT
BY OWNER
OIL
SCALE 1"=32'-0"
NORTH
CINCO DR.
27.67'
74.92'
51.74'
7.5.12'

APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

D 1 0 15 34 [illegible] B 3

TO ADD-ALTER-REPAIR DEMOLISH OR RELOCATE CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: See Attached 14	BLOCK	TRACT: 13489	COUNCIL DISTRICT NO.: 2	DIST. MAP: 7324
					CENSUS TRACT: 1438.02
2. PRESENT USE OF BUILDING: 01) Dwlg.	NEW USE OF BUILDING: 01) Dwlg.w/att.gar.				ZONE: RE15-1-H
3. JOB ADDRESS: 11600 Amanda Dr.	Sherman Oaks				FIRE DIST.: M.P.D.
4. BETWEEN CROSS STREETS: Laurel Crest Dr.	AND: D.E.				LOT TYPE: Int
5. OWNER'S NAME: Arthur Dyer			PHONE		LOT SIZE: Irreg.
6. OWNER'S ADDRESS: Same	CITY: North Hollywood		ZIP		
7. ENGINEER: Dimitry Vergun	BUS LIC NO: 1548	ACTIVE STATE LIC NO	PHONE: 454-5946		ALLEY: /
8. ARCHITECT OR DESIGNER: Paul S.Hoag	BUS LIC NO: C2012	ACTIVE STATE LIC NO	PHONE: 472-6712		BLDG. LINE: Hillside
9. ARCHITECT OR ENGINEER'S ADDRESS: 11273 San Vicente Blvd.	CITY: LA	ZIP: 90049			AFFIDAVITS: VAr EASE AFF 22353
10. CONTRACTOR: Charles Hart	BUS LIC NO: 194986	ACTIVE STATE LIC NO	PHONE: (805) 252-6366		
11. SIZE OF EXISTING BLDG. WIDTH / LENGTH	STORIES: 2	HEIGHT: 18	NO OF EXISTING BUILDINGS ON LOT AND USE: 2)Dwlg.w/det.gar.		
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS: stucco	ROOF: compo	FLOOR: wood		
13. JOB ADDRESS: 11600 Amanda Dr.			STREET GUIDE		DISTRICT OFFICE: VN
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 75,000				SEISMIC STUDY ZONE: /
15. NEW WORK (Describe): Add 2 story addition, and guest room & bath under exst. garage, Master Bedroom					GRADING: yes FLOOD: HWY DED.: CONS.:
NEW USE OF BUILDING: Dwlg.w/att.gar.	SIZE OF ADDITION: 1,112 / 1,220	STORIES: 2	HEIGHT: 18		ZONED BY:
TYPE: V	GROUP OCC.	FLOOR AREA: 2,332	PLANS CHECKED: [illegible]		FILE WITH:
DWELL UNITS: N/C	MAX OCC.	TOTAL	APPLICATION APPROVED: [illegible]		TYPIST: a.k
GUEST ROOMS: N/C	PARKING REQ'D: N/C	PARKING PROVIDED STD. / COMP	INSPECTION ACTIVITY: CONB / GEN / MAI.S. / CONS		INSPECTOR

P.C. 331.45	GPI 42.00	CONT INSP Conc. 8"x8"x16" Cast in place Concrete Wall	
B.P. 369.95	P.M. 5.25	Claims for refund of fees paid on permits must be filed 1 Within one year from date of payment of fee, or 2 Within one year from date of expiration or extension for building or grading permits granted by the Dept. of B & S SECTIONS 22.12 & 22.13 LAMC	
L.F.	D.S.S. 7.47		
D/S	S.D.S.S. 7.90		
DIST. OFFICE: VN	C/O	SPRINKLERS REQ'D SPEC	
P.C. NO.: P3419		ENERGY: ENV	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

CASHIER'S USE ONLY

B & S 3-3 (R 1-83)

C 331.45 B-PI
C 42.00 GPI-
C 7.47 DSS
L1880 3 09/26/83 380.92 CHTD
C 369.95 B-PI
C 5.25 E.T.
C 7.90 DSS VN63645
63645 3781
M AP 1 11/29/83 403.10 CHTD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 11/14/83 Lic. Class B-1 Lic. Number 194986 Contractor Charles Hart (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 335 871 Insurance Company STATE Compensation INS Fund

☐ Certified copy is hereby furnished.

☑ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 11/14/83 Applicant's Signature Charles Hart

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

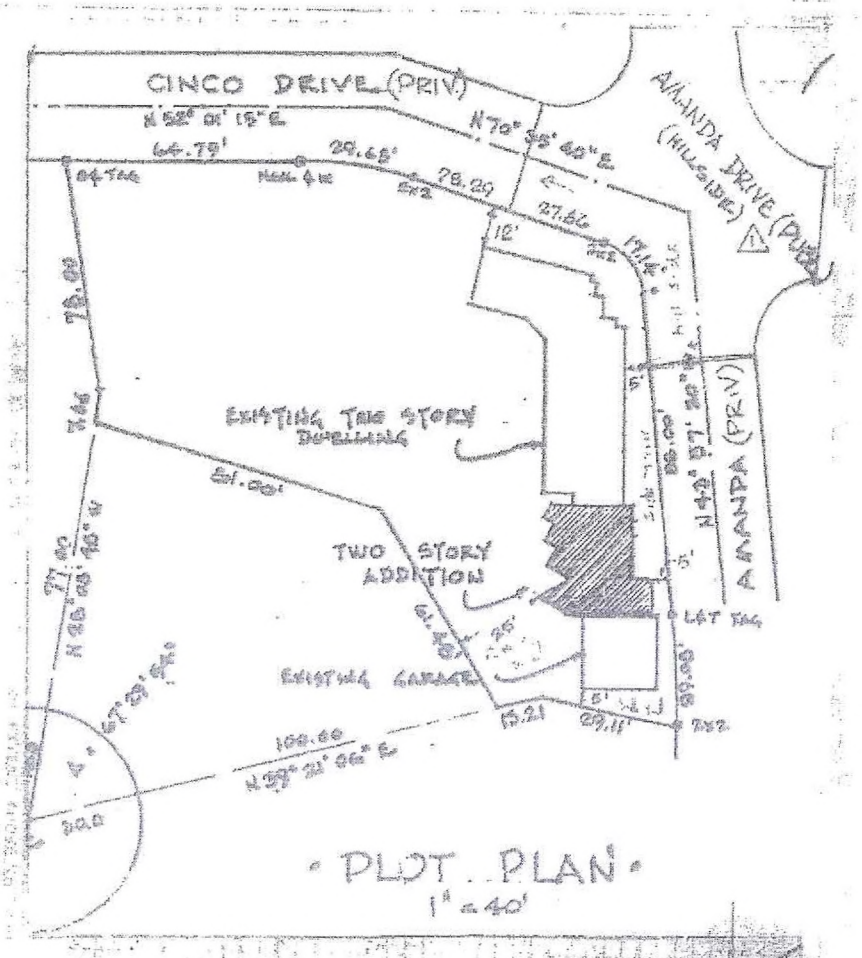
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein that it does not authorize or permit any violation or failure to comply with any applicable law, that 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. 91.0202, LAMC)

Signed Charles Hart (Owner or agent having property owner's consent) Contractor (Position) 11/14/83 (Date)


CINCO DRIVE (PRIV.)
N 52° 01' 15" E
64.79'
29.65'
78.29
27.66
N 70° 33' 40" E
AMANDA DRIVE (PRIV.)
EXISTING TWO STORY DWELLING
TWO STORY ADDITION
EXISTING GARAGE
AMANDA (PRIV.)
N 44° 57' 20" W
100.00
N 39° 22' 06" E
PLOT PLAN
1" = 40'

APPLICATION FOR INSPEC 0 4 C ! PERMIT AND FOR C OF OCC

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT por 14	BLOCK	TRACT 13489	COUNTY REF. NO.	MAP 19B169
2. PRESENT USE OF BUILDING	pl, dwlg w/att gar	NEW USE OF BUILDING	same		ZONE RE15-1-H
3. JOB ADDRESS	11600 Amanda Dr				FIRE DIST. 2
4. BETWEEN CROSS STREETS	Laurel Cyn	AND	Berry		LOT TYPE int
5. OWNER'S NAME	Marilyn Jensen		PHONE		LOT SIZE irreg
6. OWNER'S ADDRESS	11600 Amanda Dr	CITY Stucio City	ZIP 91604		
7. ENGINEER	Glen D Murry	BUS. LIC. NO. 69540	ACTIVE STATE LIC. NO.	PHONE 268-7511	ALLEY --
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE hillside
9. ARCHITECT OR ENGINEER'S ADDRESS	504 Monterey Pass Rd	CITY Monterey Park	ZIP 91754		AFFIDAVITS ZI1458
10. CONTRACTOR	C R Dick Jones	BUS. LIC. NO. MP	ACTIVE STATE LIC. NO. 524408	PHONE 307-8822	ZI1509
11. SIZE OF EXISTING BLDG. WIDTH / LENGTH		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1) dwlg w/att gar	
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS stucco	ROOF comp	FLOOR wood		
13. JOB ADDRESS	11600 Amanda Dr			STREET GUIDE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$15,000.00			DIST. OFF VN	F.S. REQ'D no
15. NEW WORK (Describe)	Remove exist. roofing at garage & replace exist rafters w/new & reconstruct garage roof & reroof w/built up class A roof. SMOKE DETECTORS REQUIRED (see chapter 11)			DRAINING yes	SPRINKLERS
				HWY. DED. --	FLOOD --
NEW USE OF BUILDING	dwlg w/att gar	SIZE OF ADDITION	STORIES none	HT. GRD	FILE WITH
TYPE V	GROUP OCC. R3/M1	FLOOR AREA	PLANS CHECKED Harootoonian		ZONED BY Harootoon.
DWELL UNITS nc	MAX OCC. sfd	TOTAL	APPLICATION APPROVED		TYPIST amf
GUEST ROOMS	PARKING REQ'D nc	PARKING PROVIDED STD. nc COMP.	INSPECTION ACTIVITY GS	GEN.	MAS. B.	SO.	INSPECTOR

B.P. 88.40	G.P.I. / M.P. 42.00	CONT. INSP.	
B.P.C.	P.H.		
S.P. 104.00	E.I. 1.05	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension, for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	F.H.		
S.D.	O.S.S. 1.00		
HRB. OFF. WV	S.O.S.S. 3.87	SPRINKLERS REQ'D SPEC	
P.C. NO. GA3769	C/O	ENERGY	DAS

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

C 42.00 GPI
C 1.00 DBS
M 386 2 01/17790 43.00 CNTO
88.40 S+DS
104.00 Bas1
1.05 Fire
3.87 OSS
68.70 DONI
03374 2 01/29/90 199.52 CRTO

90WV-6070

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 1/23/90 Lic. Class B Lic. Number 524405 Contractor C R Dick Jones (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 104636-89 / Insurance Company State Compensation Ins Fund.

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 1/23/90 Applicant's Signature C R Dick Jones

Applicant's Mailing Address 517 Rancho Av. Monterey Park 91754

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18a. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

18b. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that 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. 91.0202 LAMC)

Signed C R Dick Jones (Owner or agent having property owner's consent) AGENT Contractor Position 1-23-90 Date

PARCEL 1:

Lot 14 Tract 13499, in the city of Los Angeles, as per map recorded in Book 279 Pages 6 to 8 inclusive of Maps, in the office of the county recorder of said county.

EXCEPT that portion lying Northwesterly of a line described as follows:

Beginning at a point in the Southwesterly line of said Lot, distant Southeasterly thereon 10 feet from the most Westerly corner of said Lot; thence Northeasterly 64.80 feet parallel with that certain Northwesterly line of said Lot, shown on said map as having a length of 91.74 feet (and the Northwesterly prolongation thereof) to the beginning of a tangent curve concave to the Southeast having a radius of 91.8 feet, said curve being tangent at its Northeasterly terminus to that certain Northerly line of said Lot shown on said map as having a length of 102.26 feet; thence Northeasterly along said curve 27.75 feet to said Northerly line.

ALSO EXCEPT that portion described as follows:

Beginning at the most Southerly corner of said Lot; thence along the Southwesterly line of said Lot, North 28° 08' 48" West 77 feet; thence North 69° 12' East 81 feet; thence South 58° 53' 54" East 61.48 feet to the Southwesterly line of said Lot; thence thereon South 31° 21' 05" West 100 feet to the Northerly line of Laurelvale Drive, as shown on said map; thence Westerly along said Drive 33.34 feet to the point of beginning.

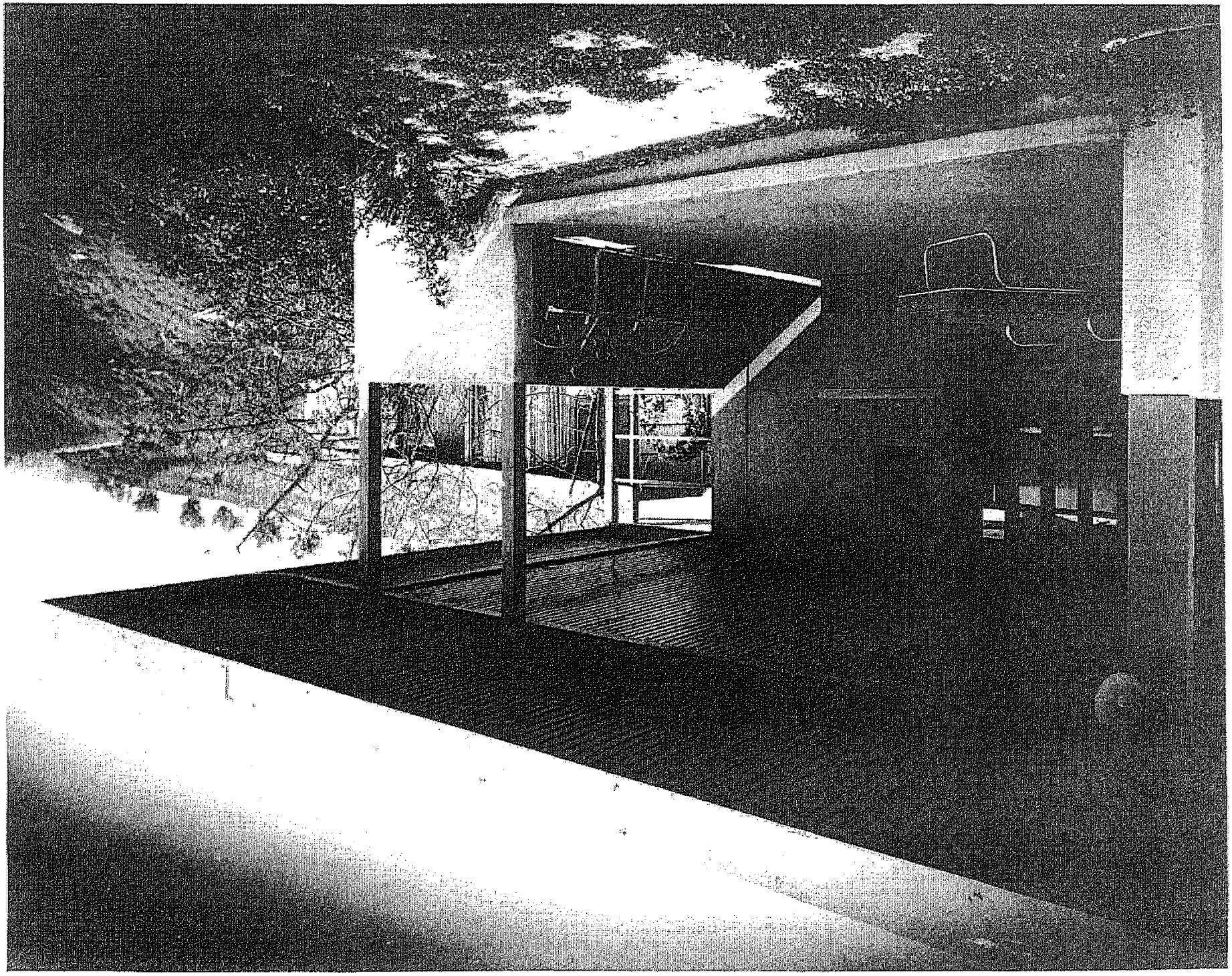
That portion of Lot 3 of the Replat of a portion of the property of the Lankershim Ranch Land and Water Co. in the city of Los Angeles, as per map recorded in Book 66 Page 83 et seq., of Miscellaneous Records, in the office of the county recorder of said county bounded on the Southwest by the Northeasterly line of Lot 14 of Tract 13499, as per map recorded in Book 279 Page 6 et seq. of Maps, in the office of the county recorder of said county, on the Southeast by the Northeasterly prolongation of that certain Southeasterly line of said Lot 14, shown on said map as having a length of 27.11 feet and on the Northeast by the Northeasterly line of the land described in Parcel 1 of deed to Robert B. Bolling, et al., recorded in Book 8124 Page 176, Official Records of said County.

N/C

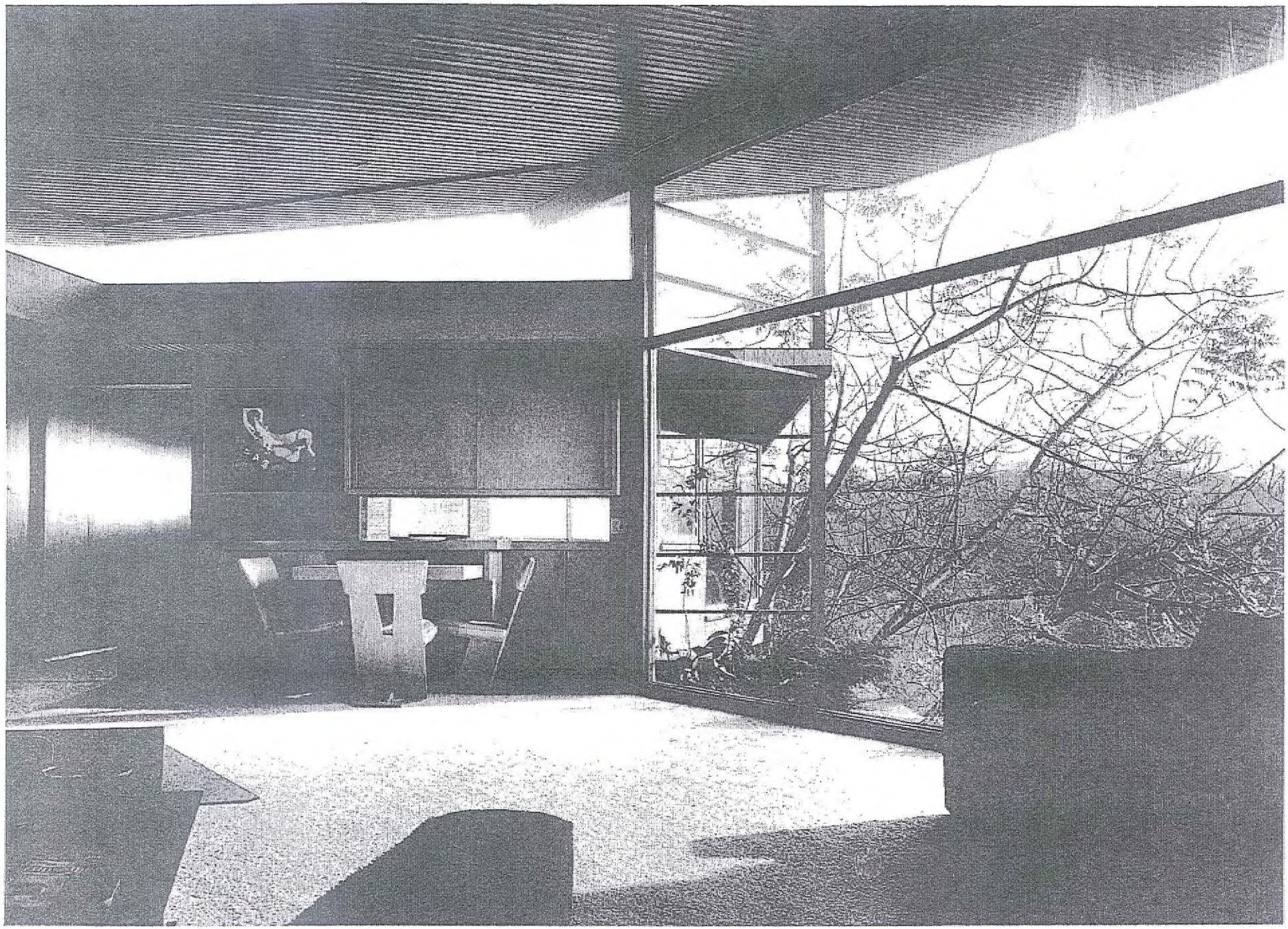
ATTACHED PLAT PLANS SHALL NOT EXTEND ABOVE THESE LINES

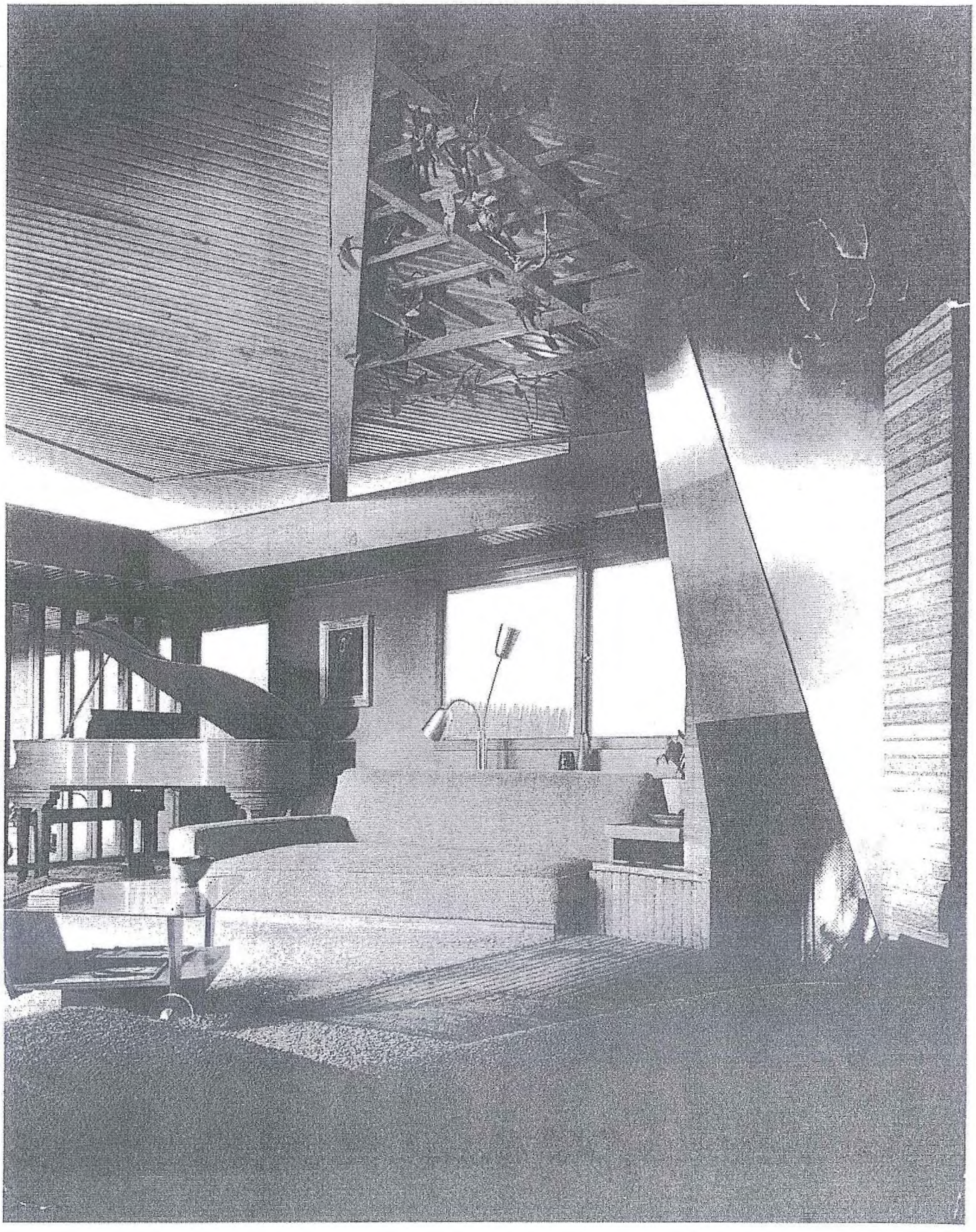
Lechner House

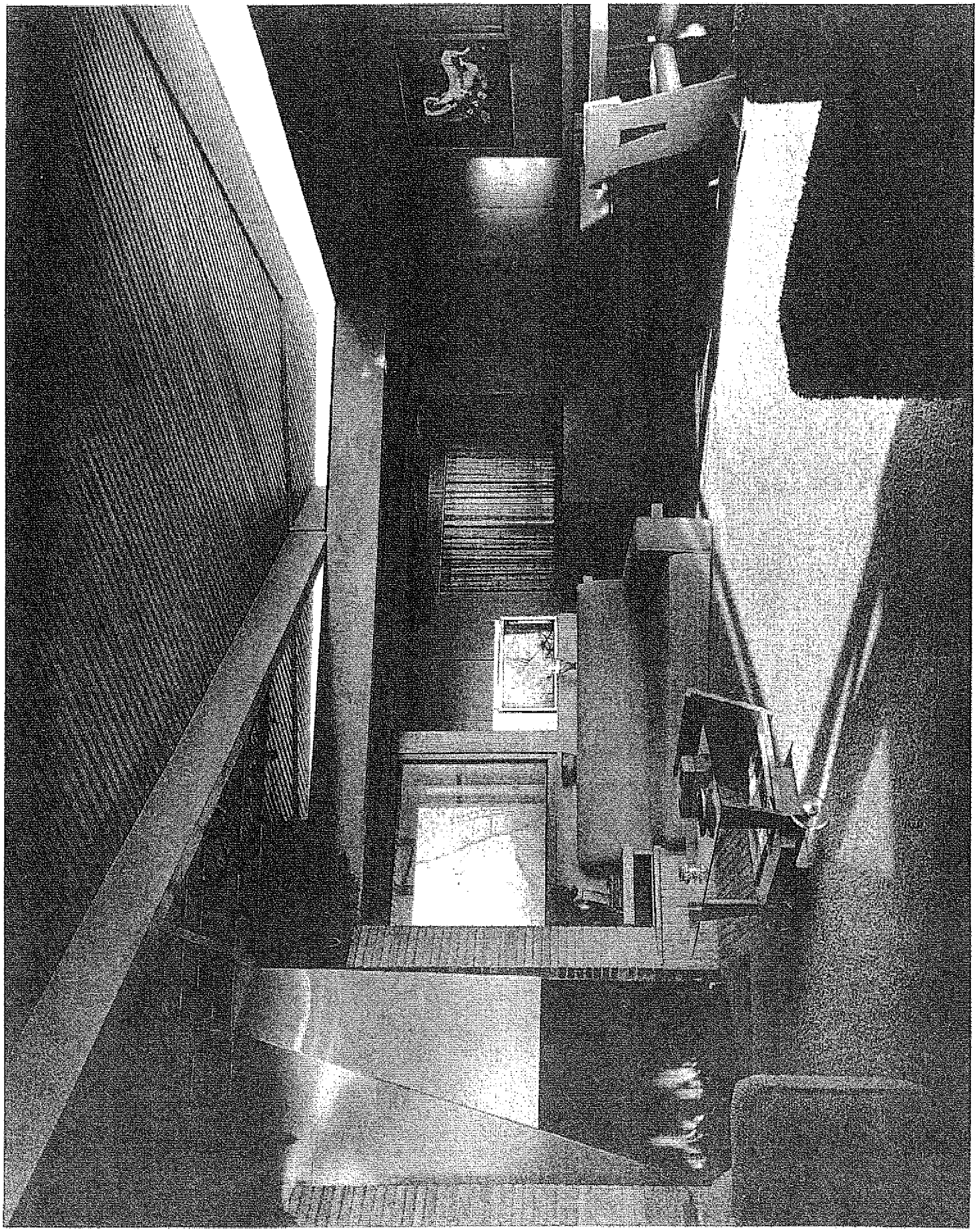
Images from 1949

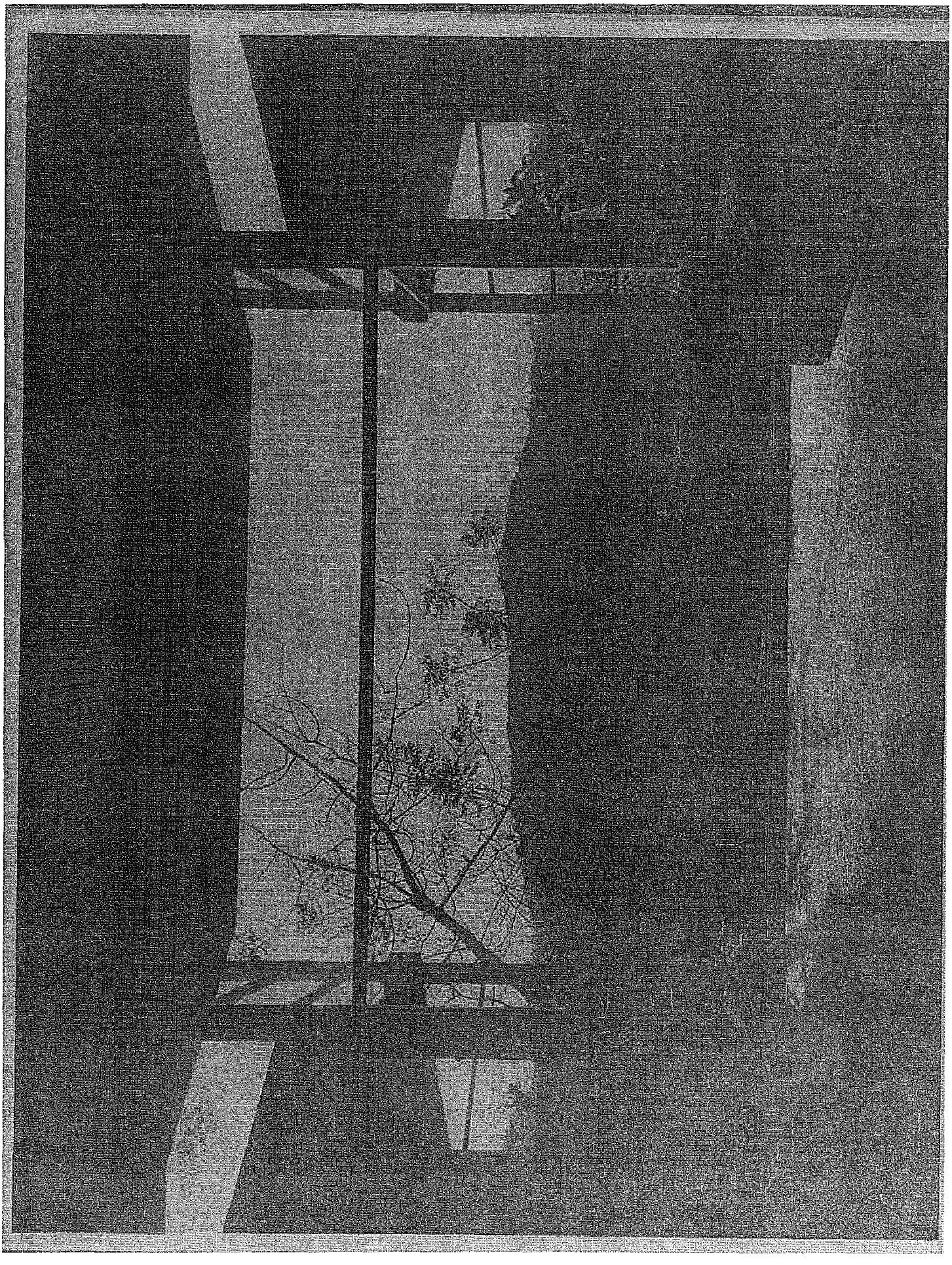


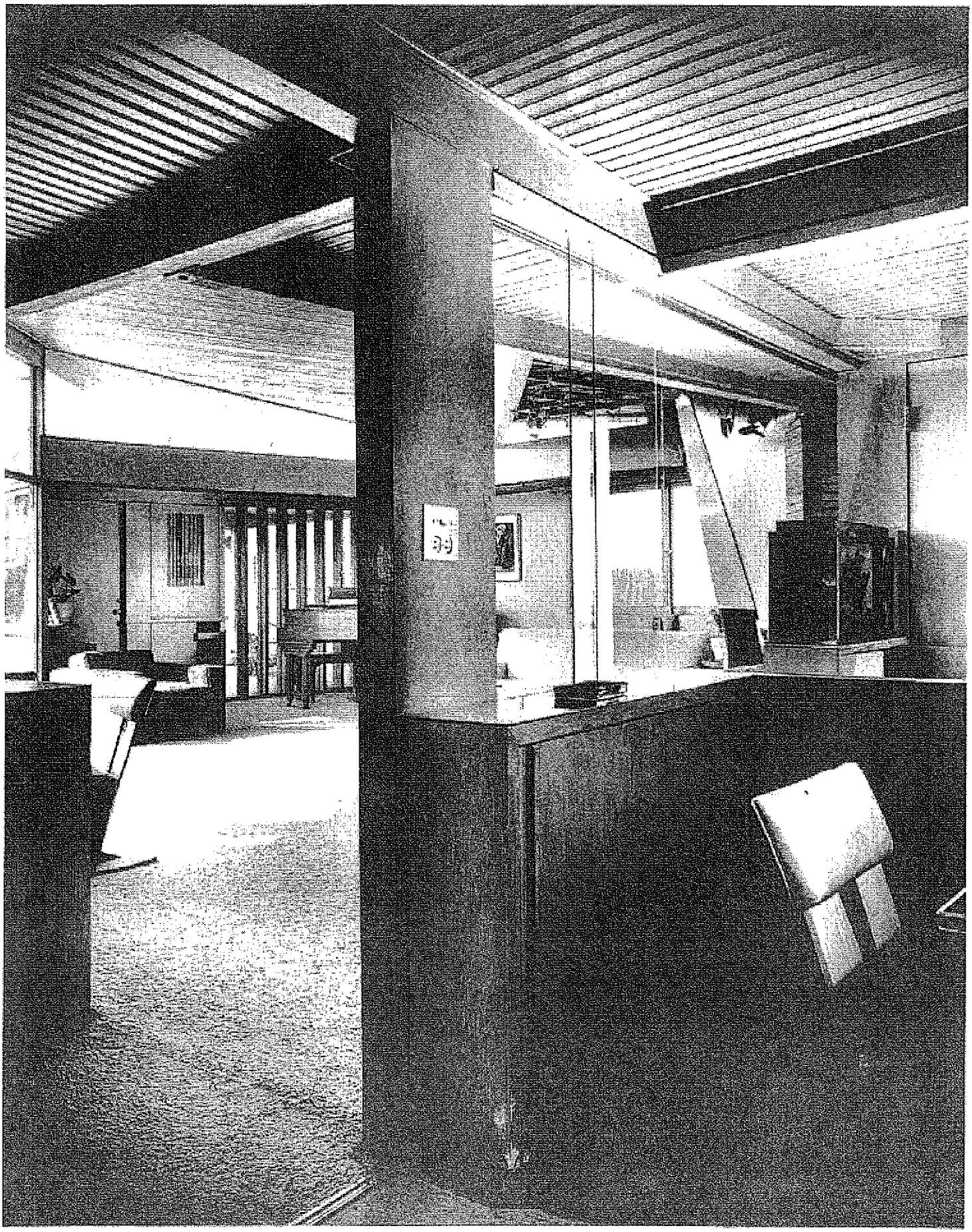


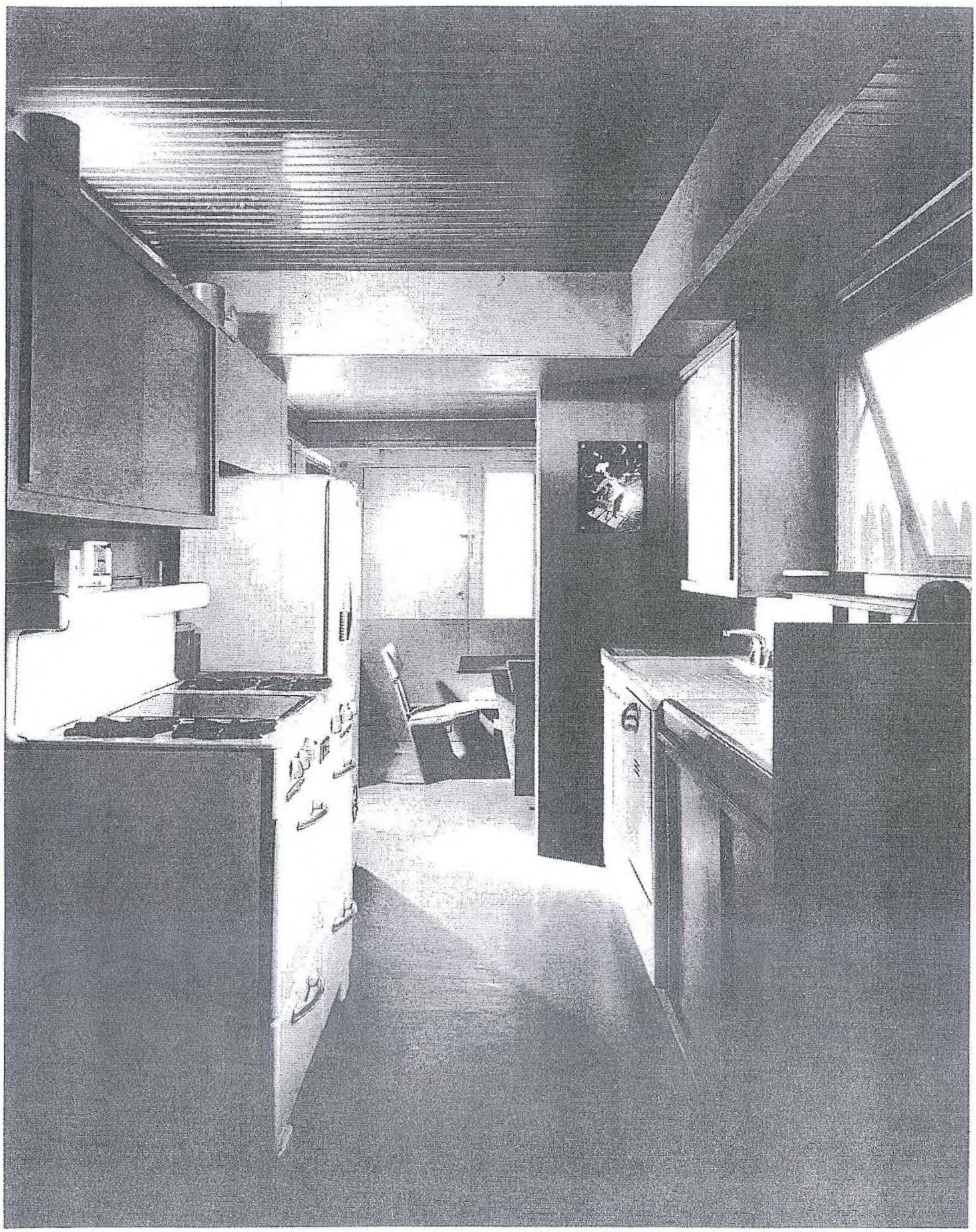


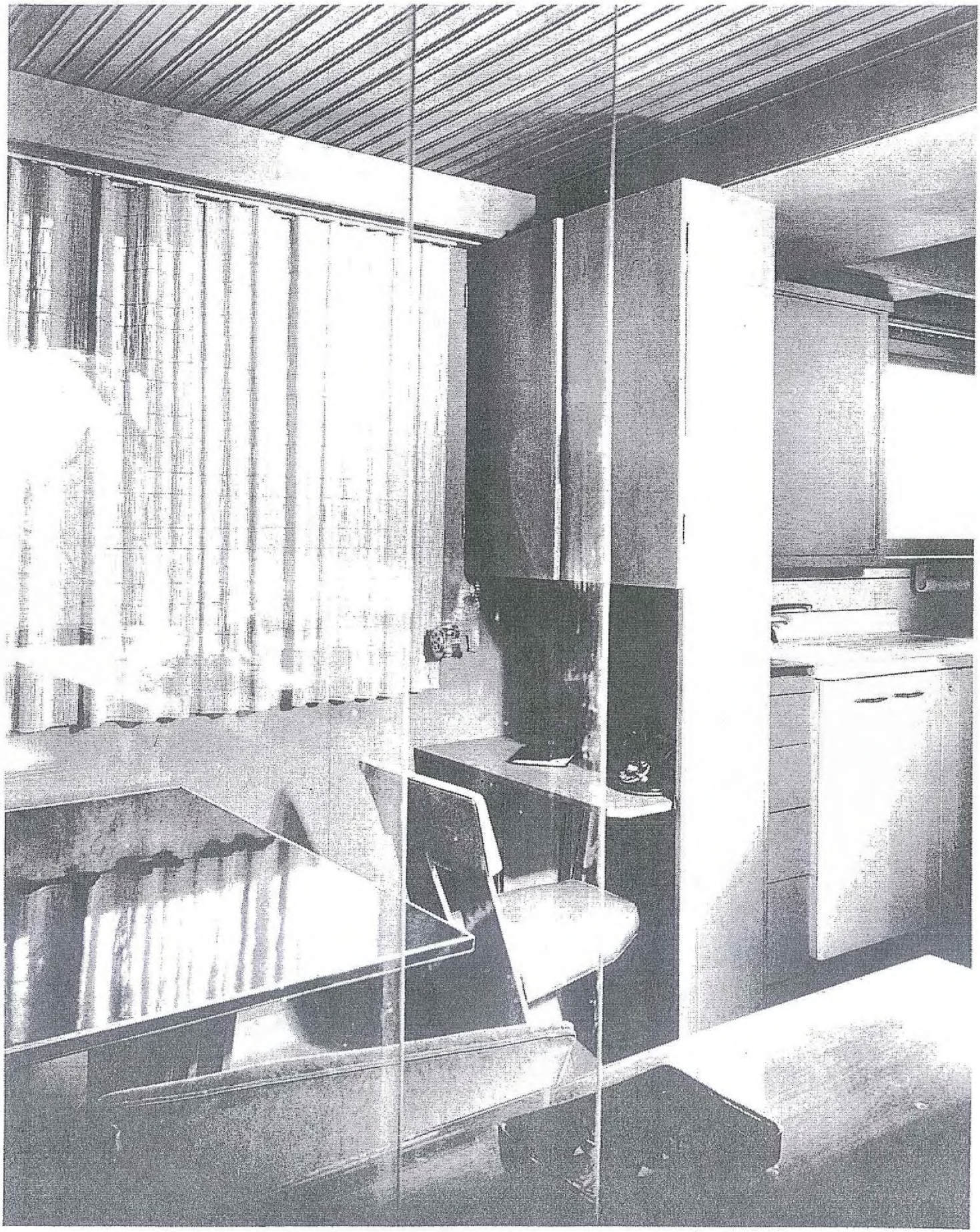


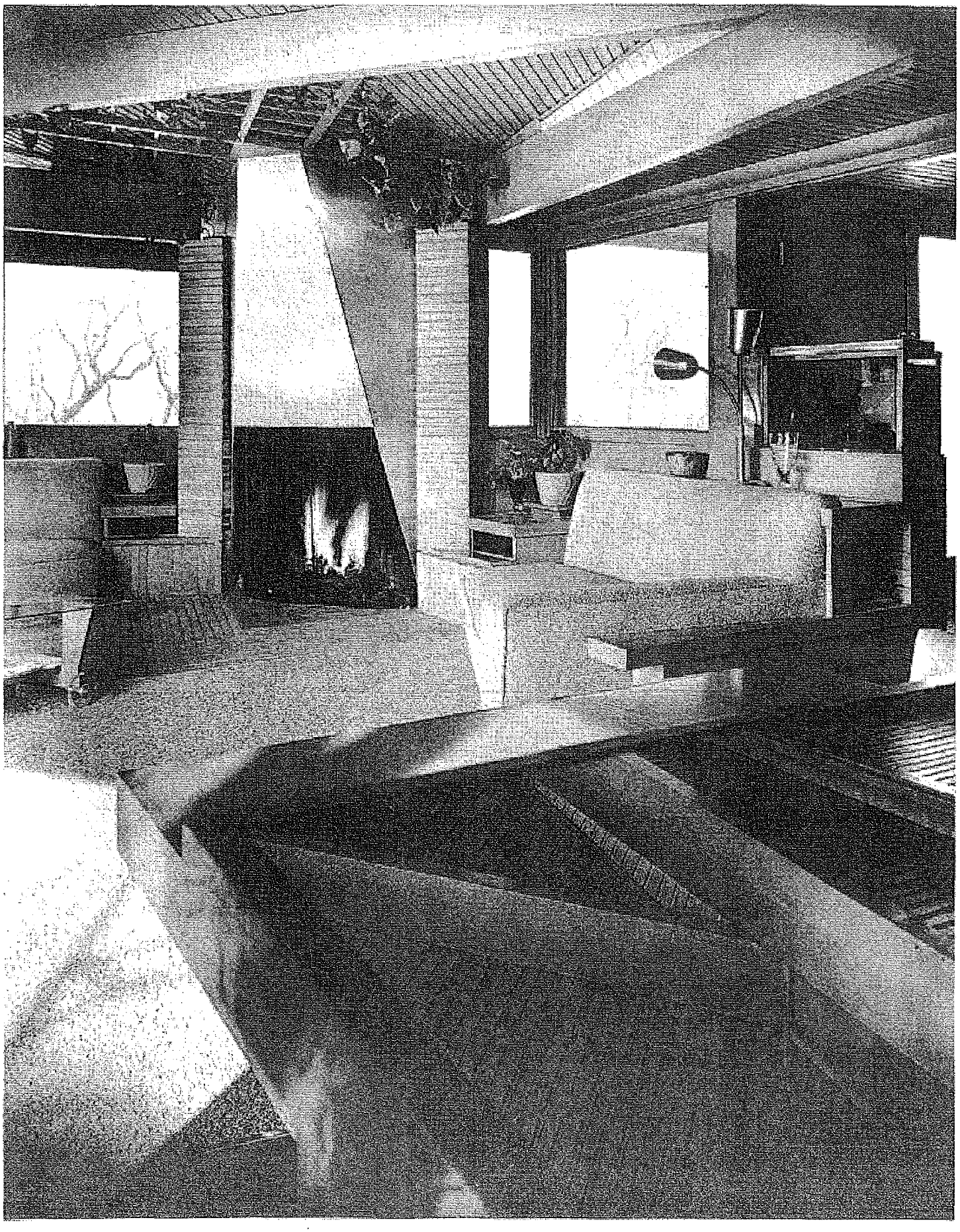


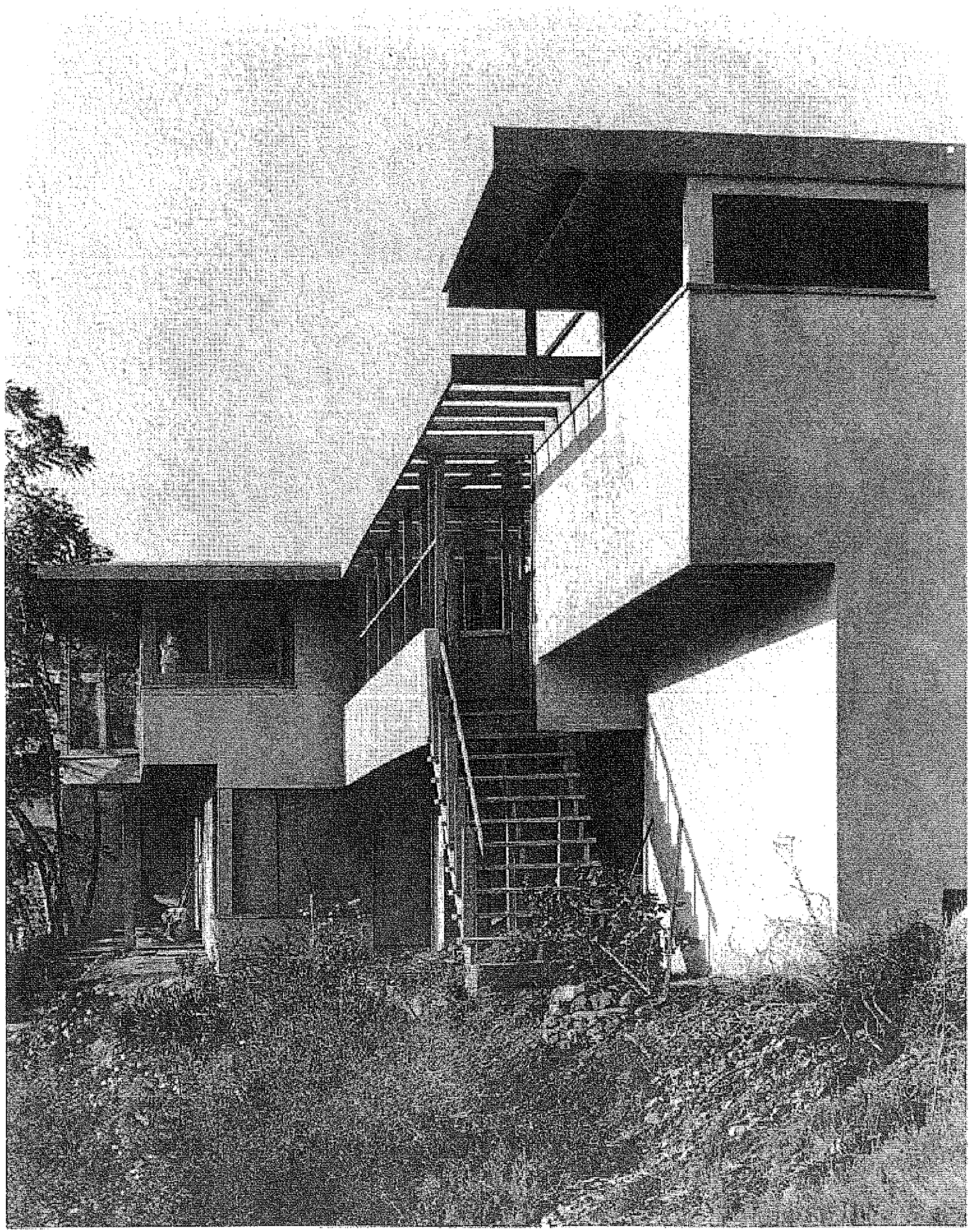


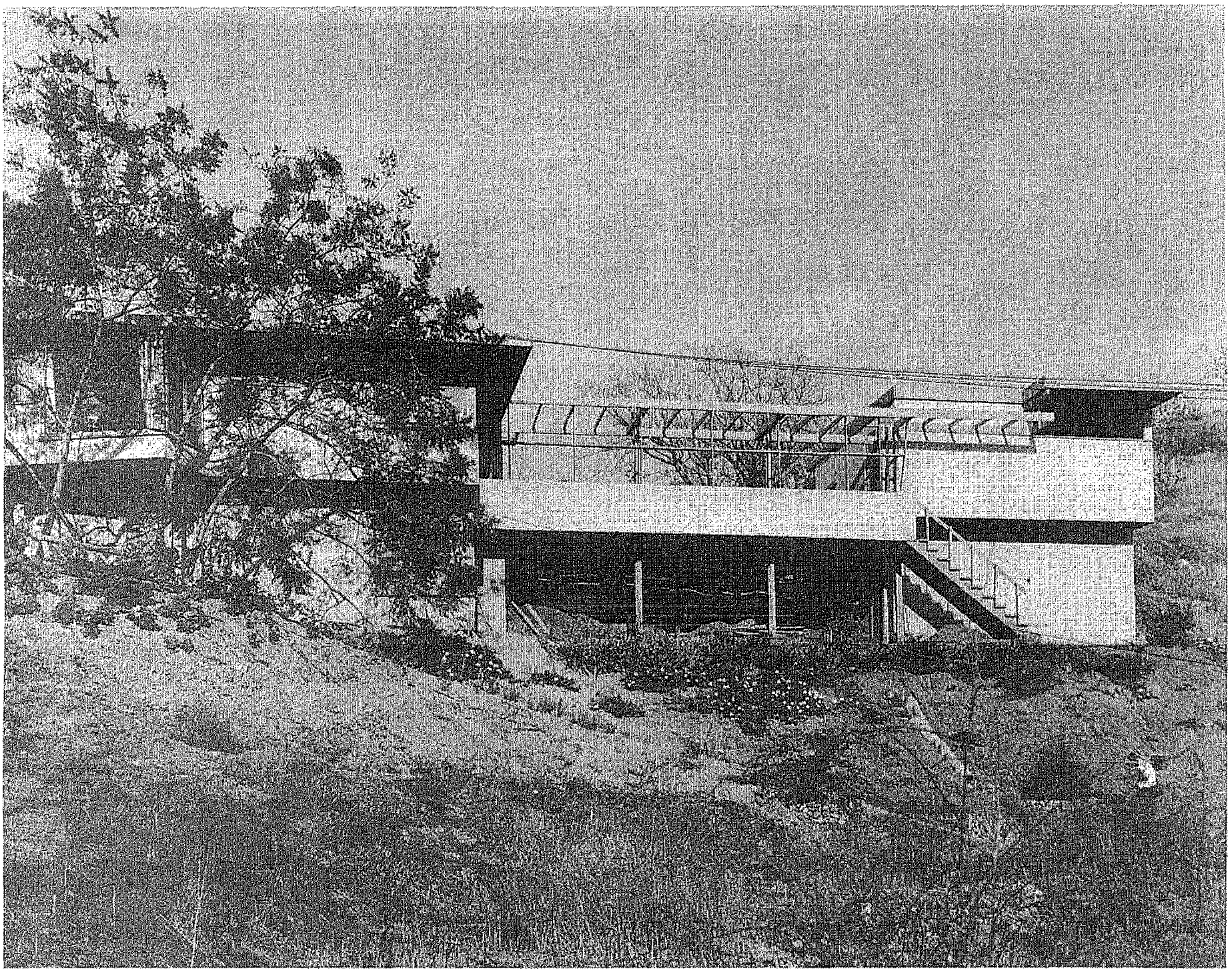


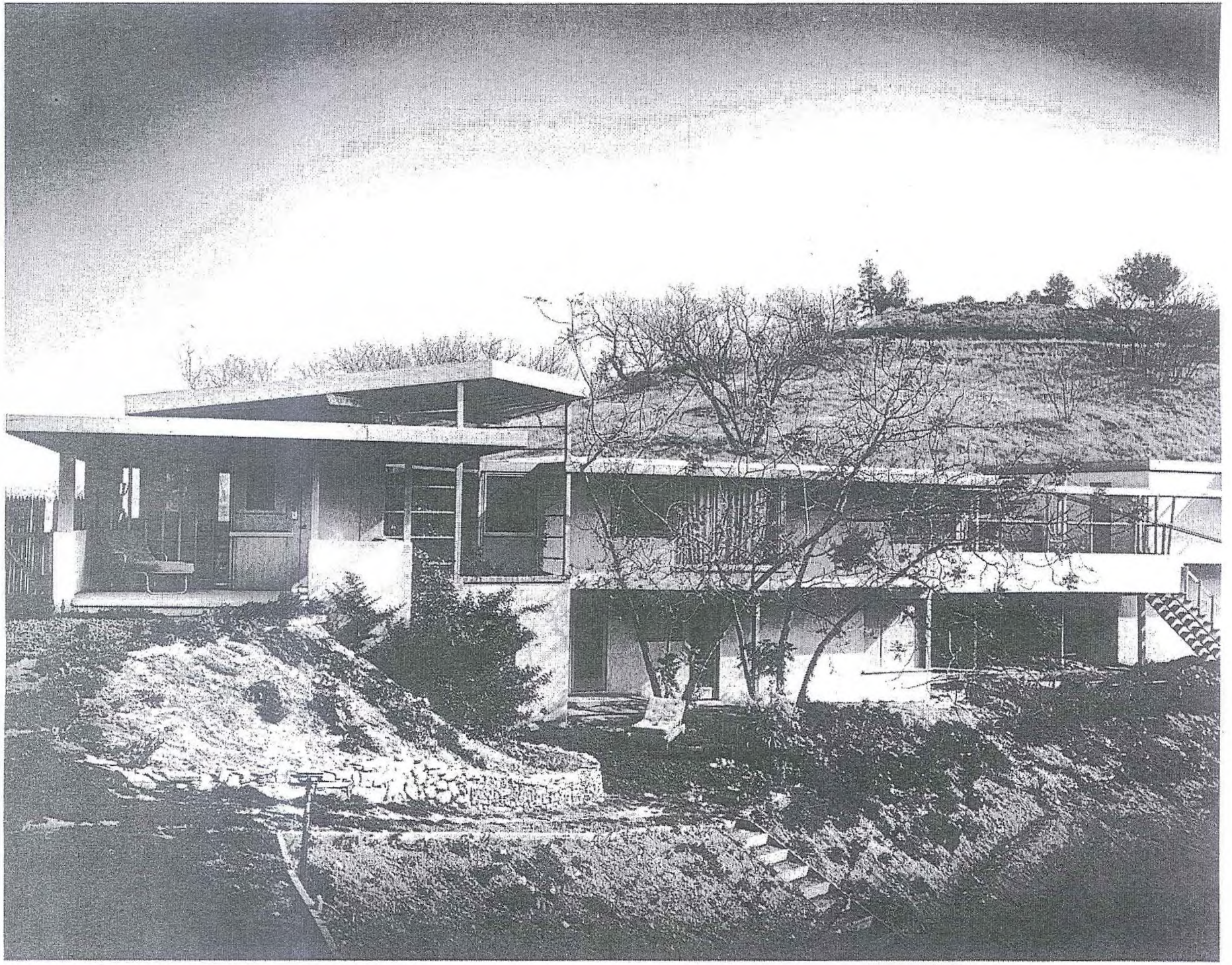


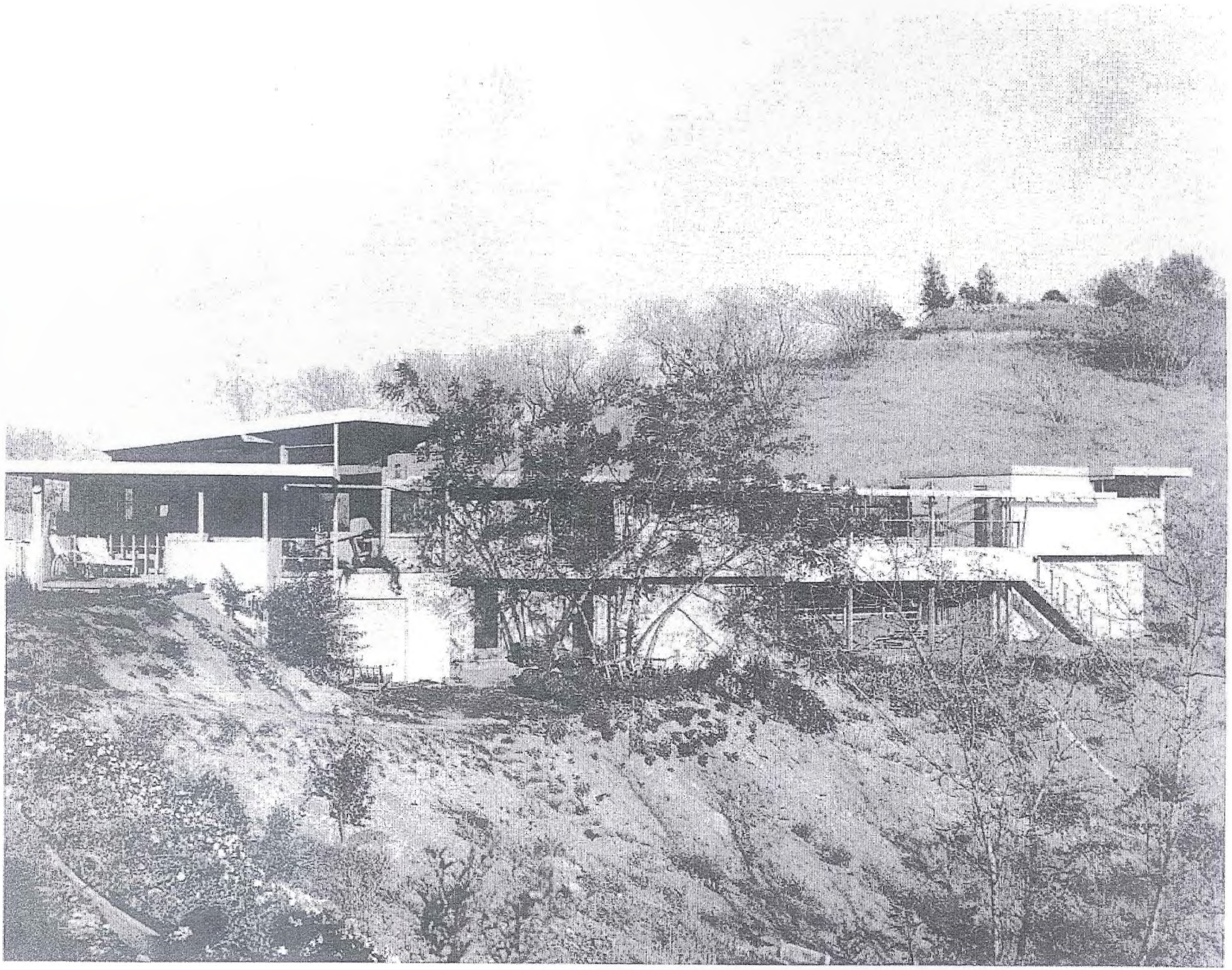




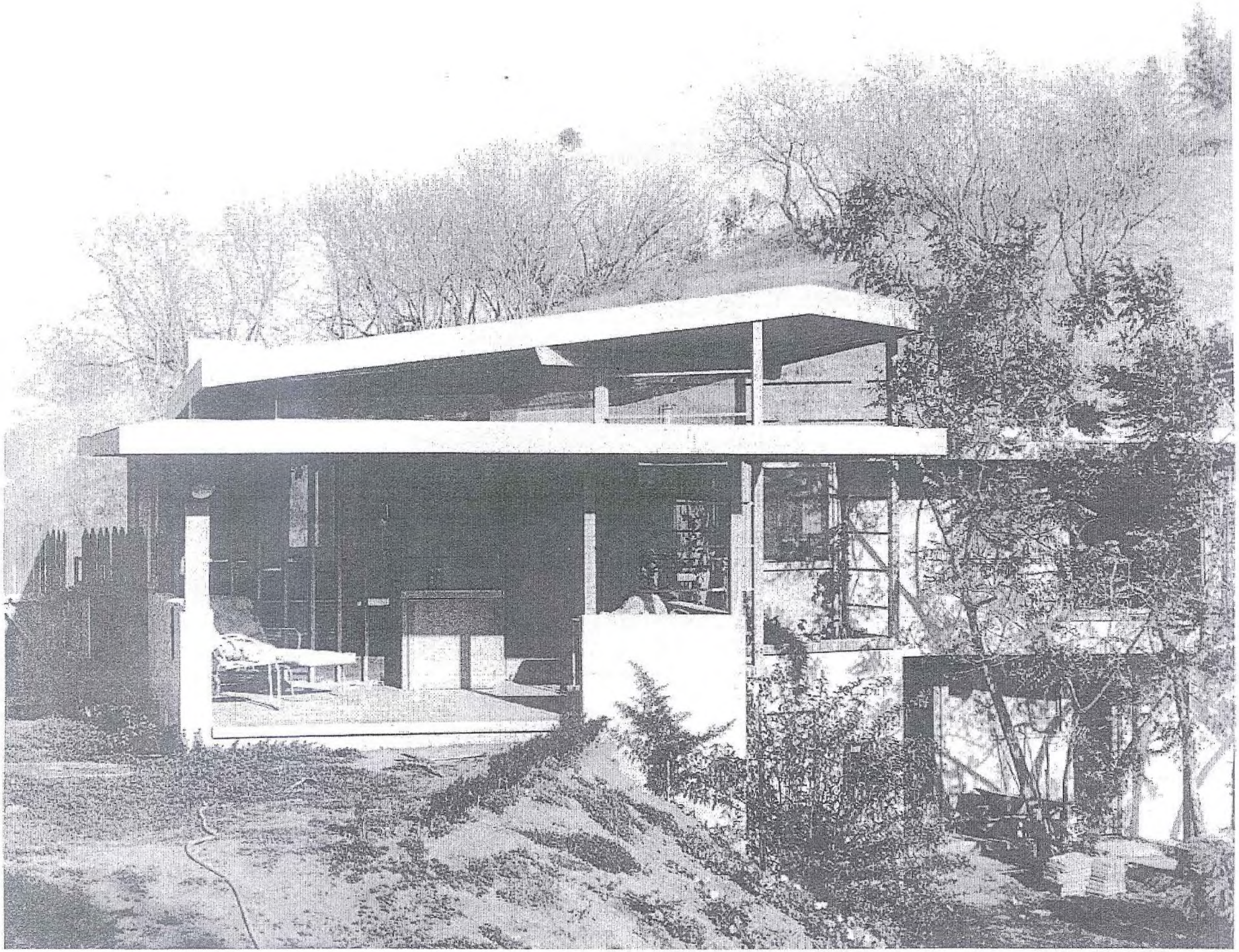


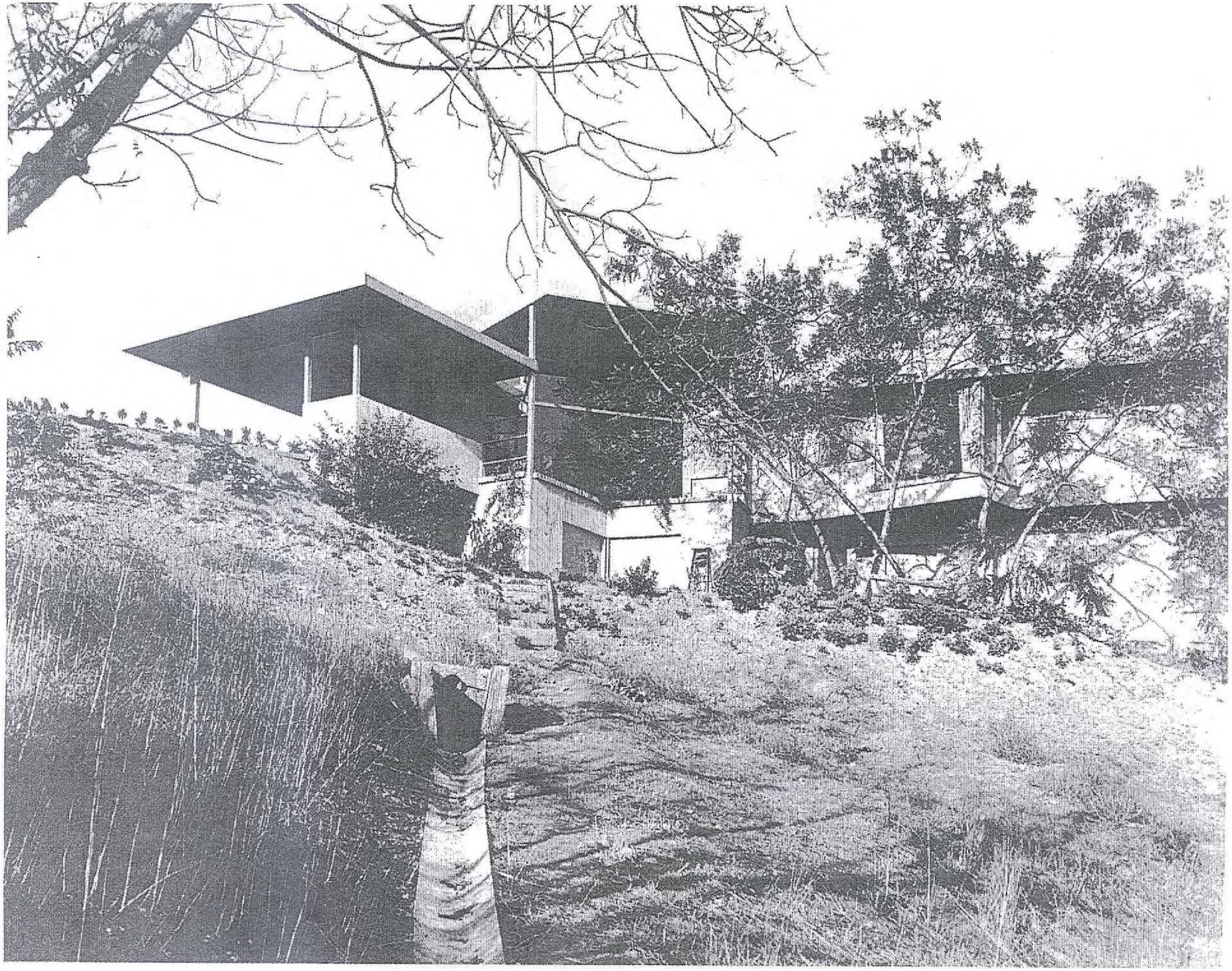




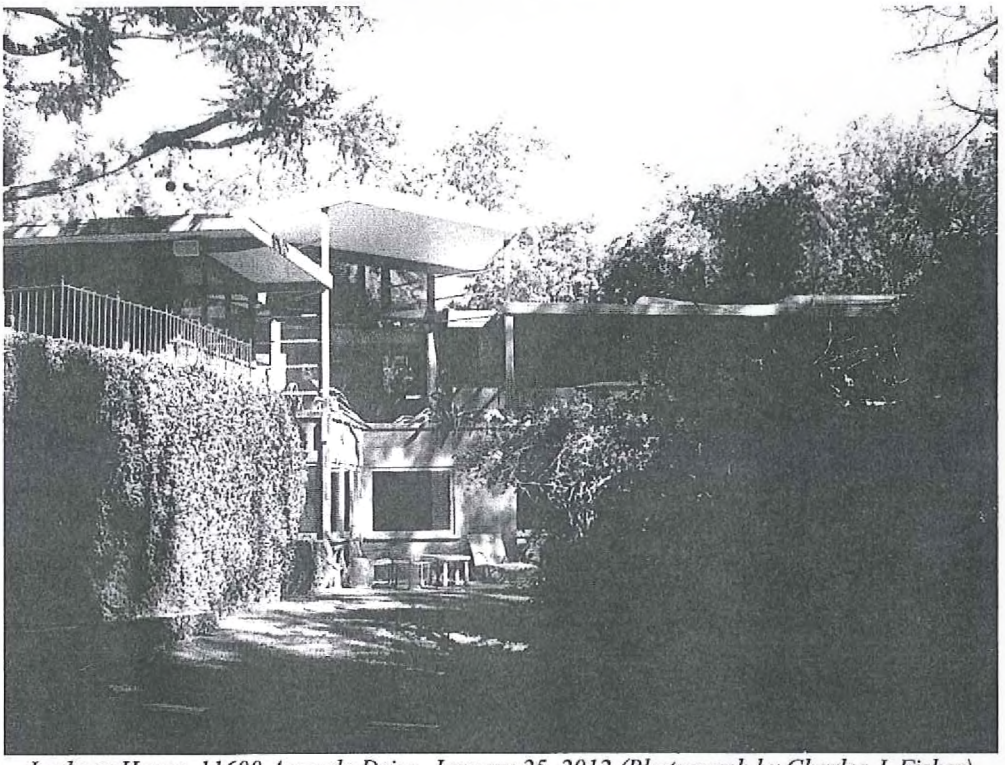




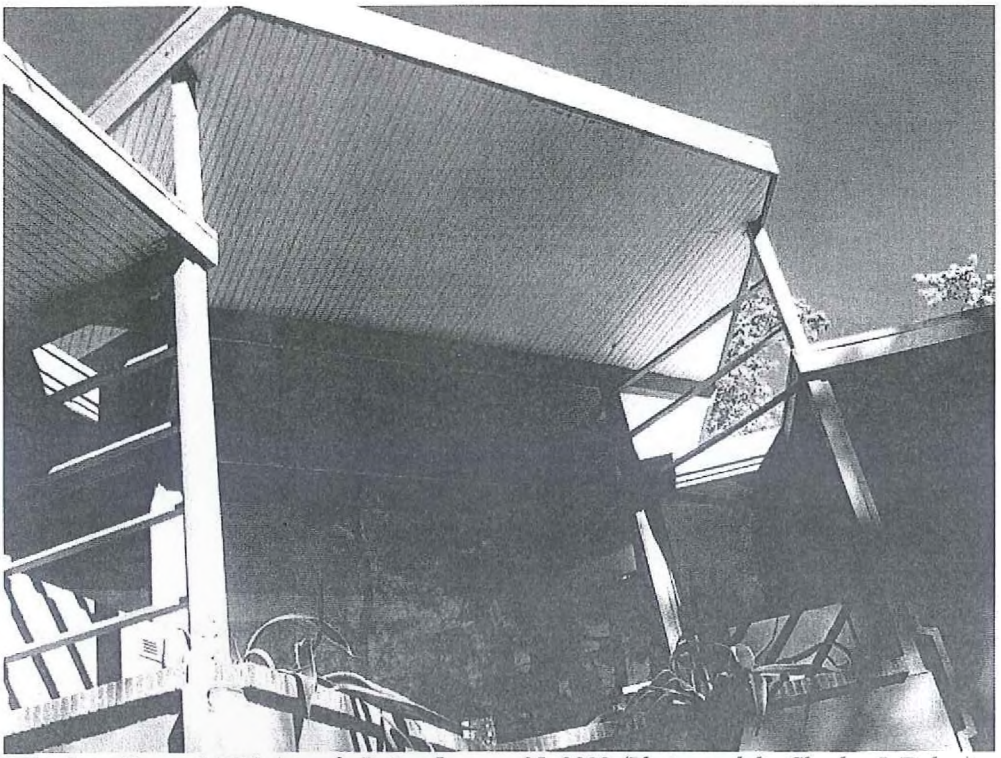




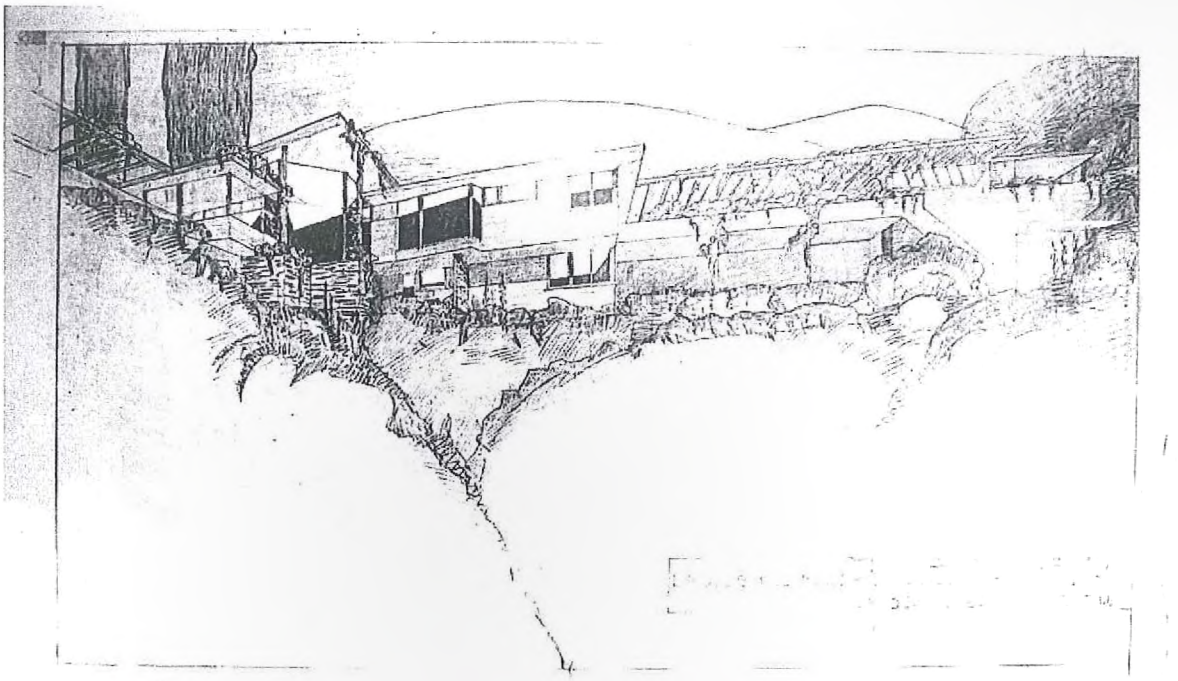
Lechner House
Photographs



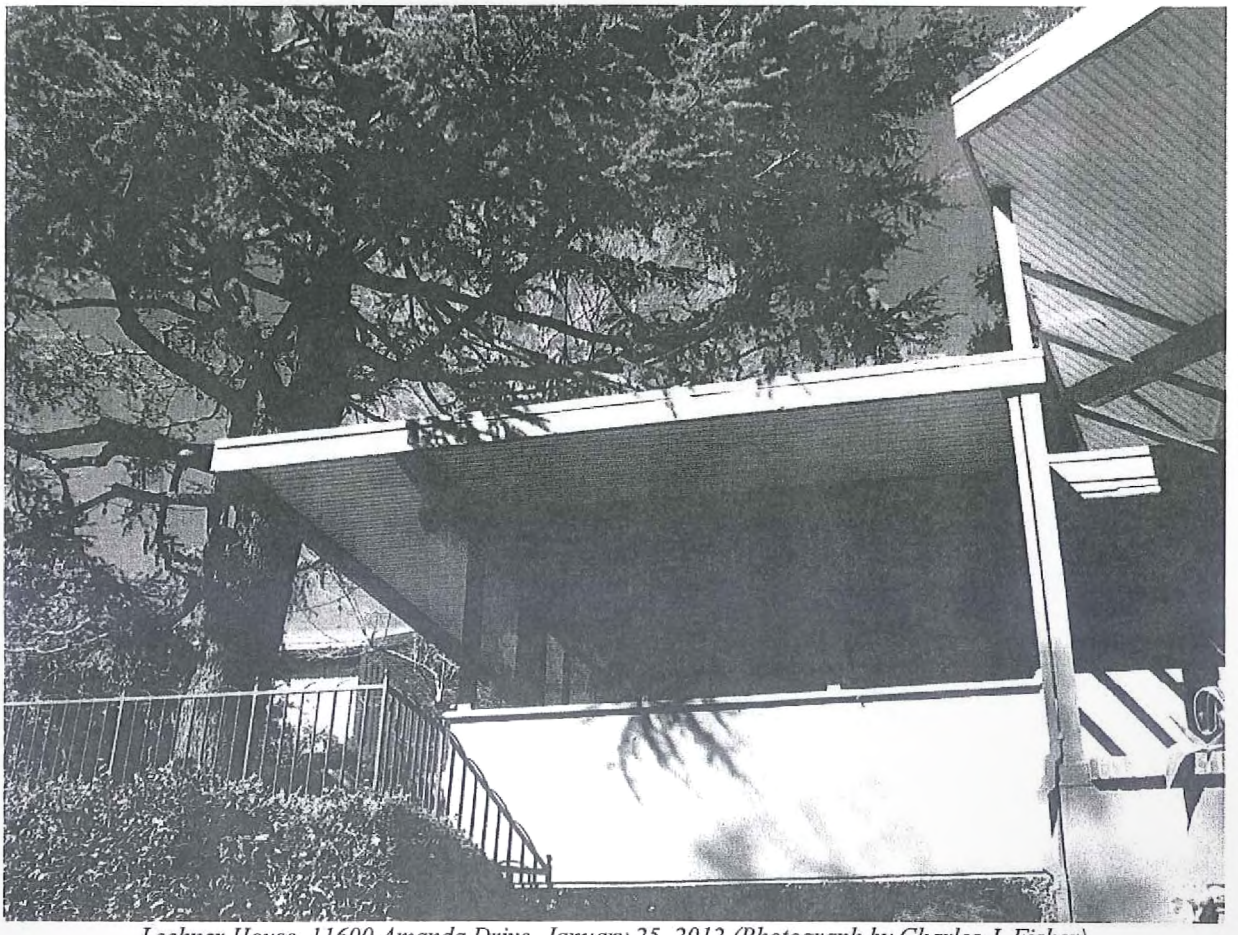
Lechner House, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



Lechner House, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



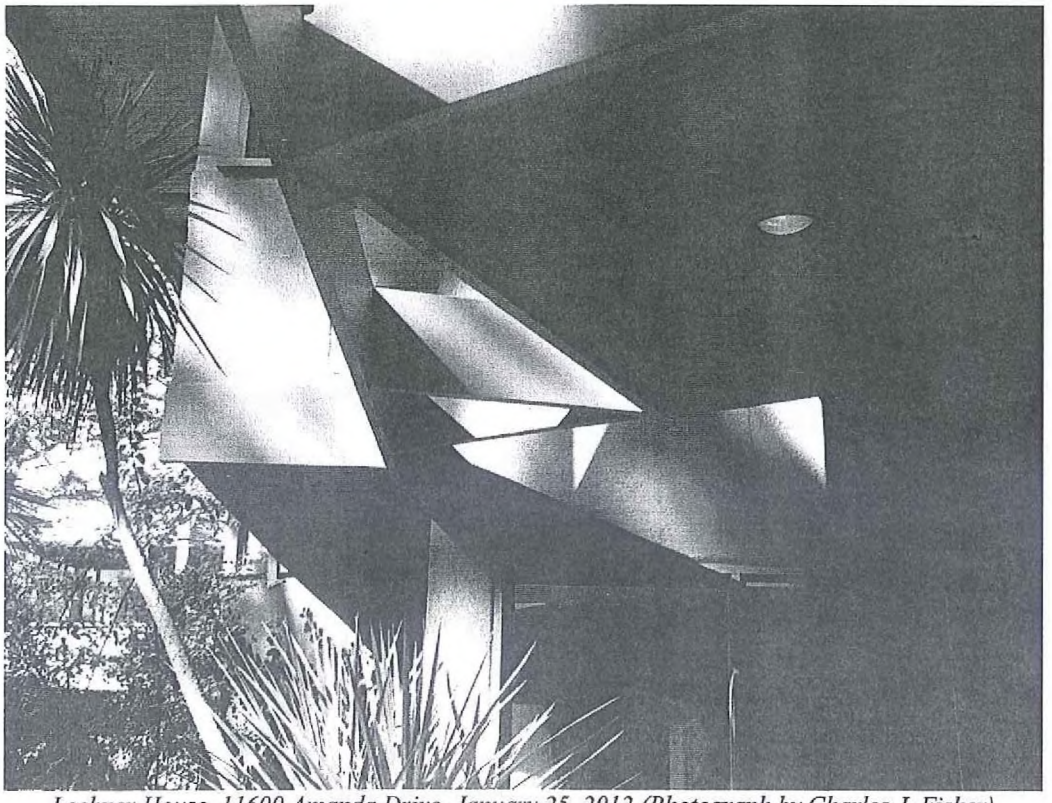
Lechner House, 11600 Amanda Drive, January 25, 2012 (Drawing by R. M. Schindler)



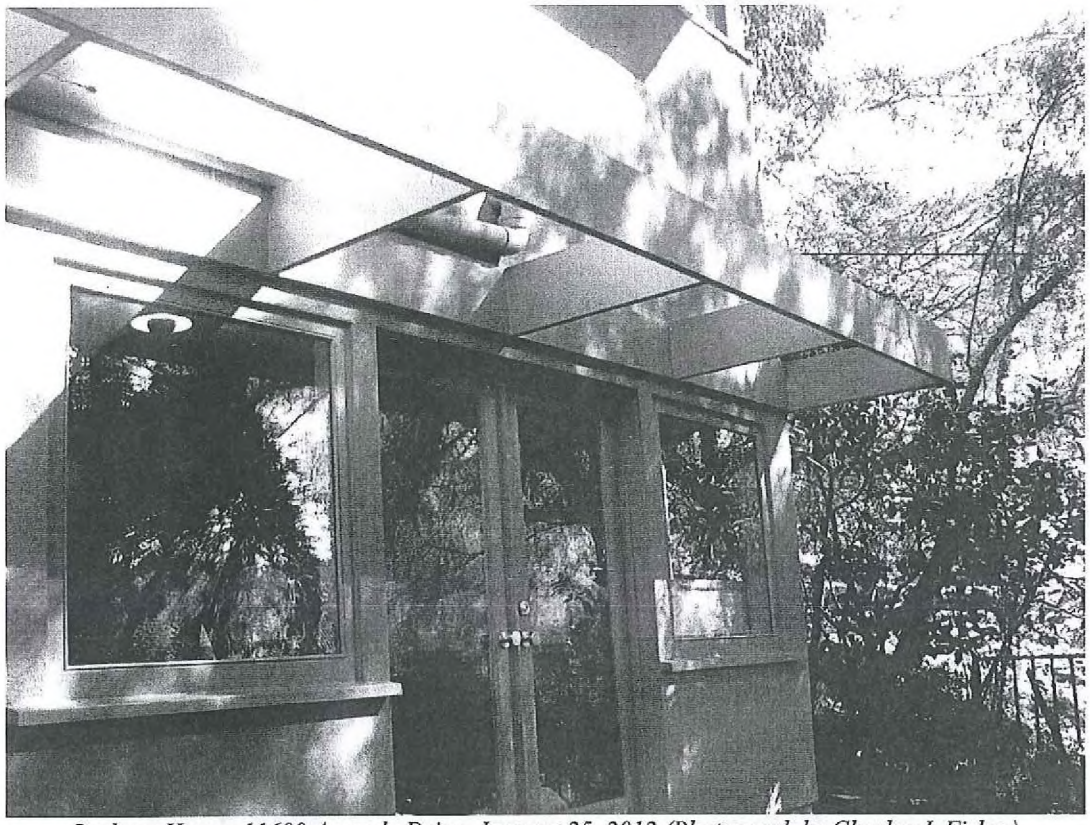
Lechner House, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



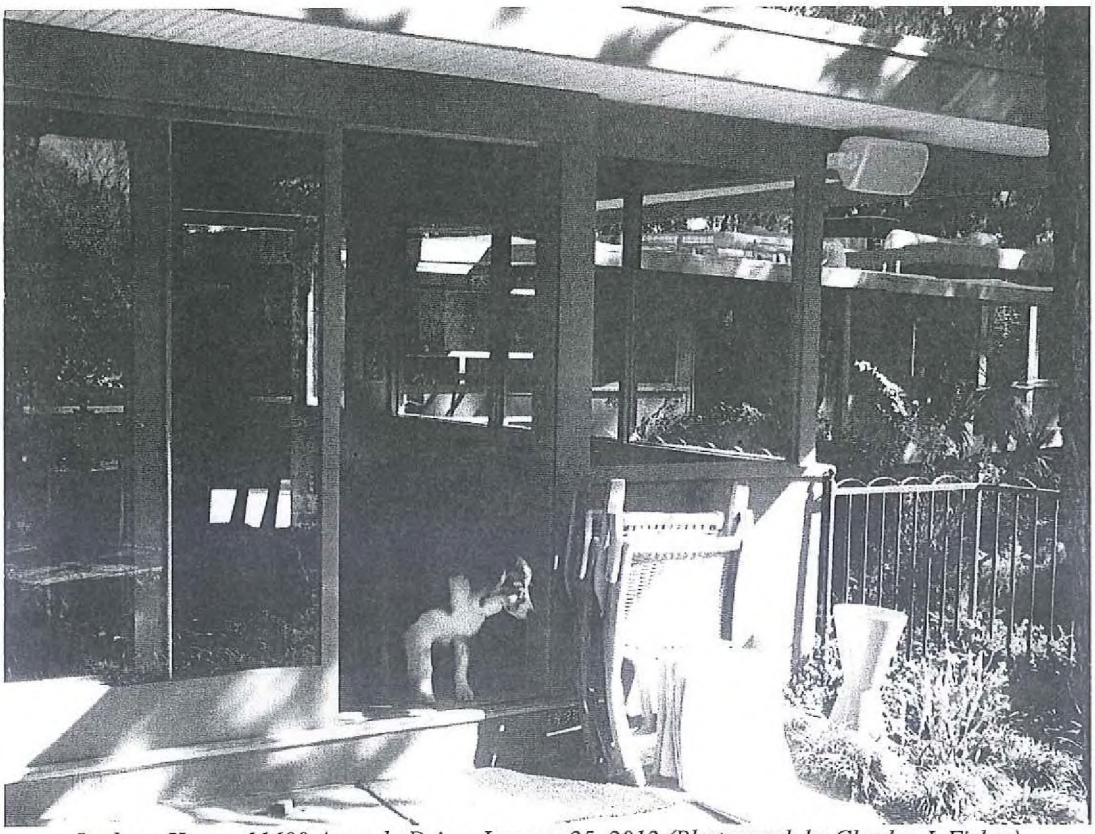
Lechner House, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



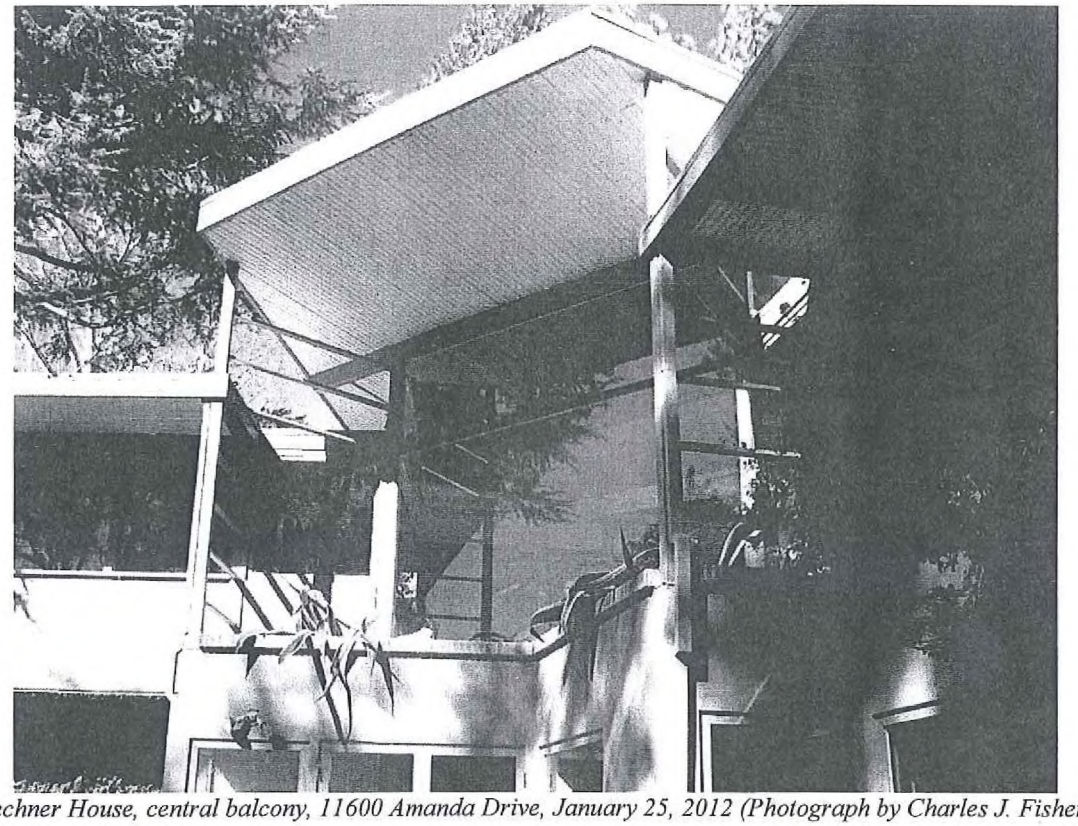
Lechner House, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



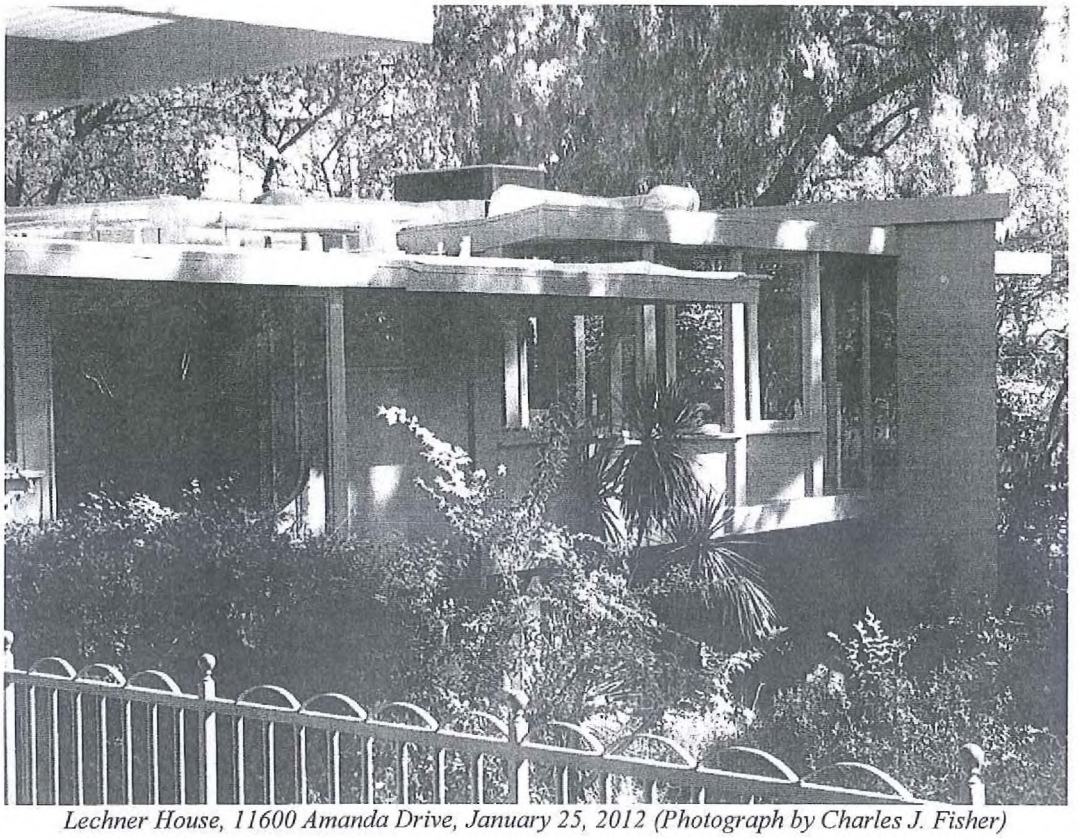
Lechner House, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



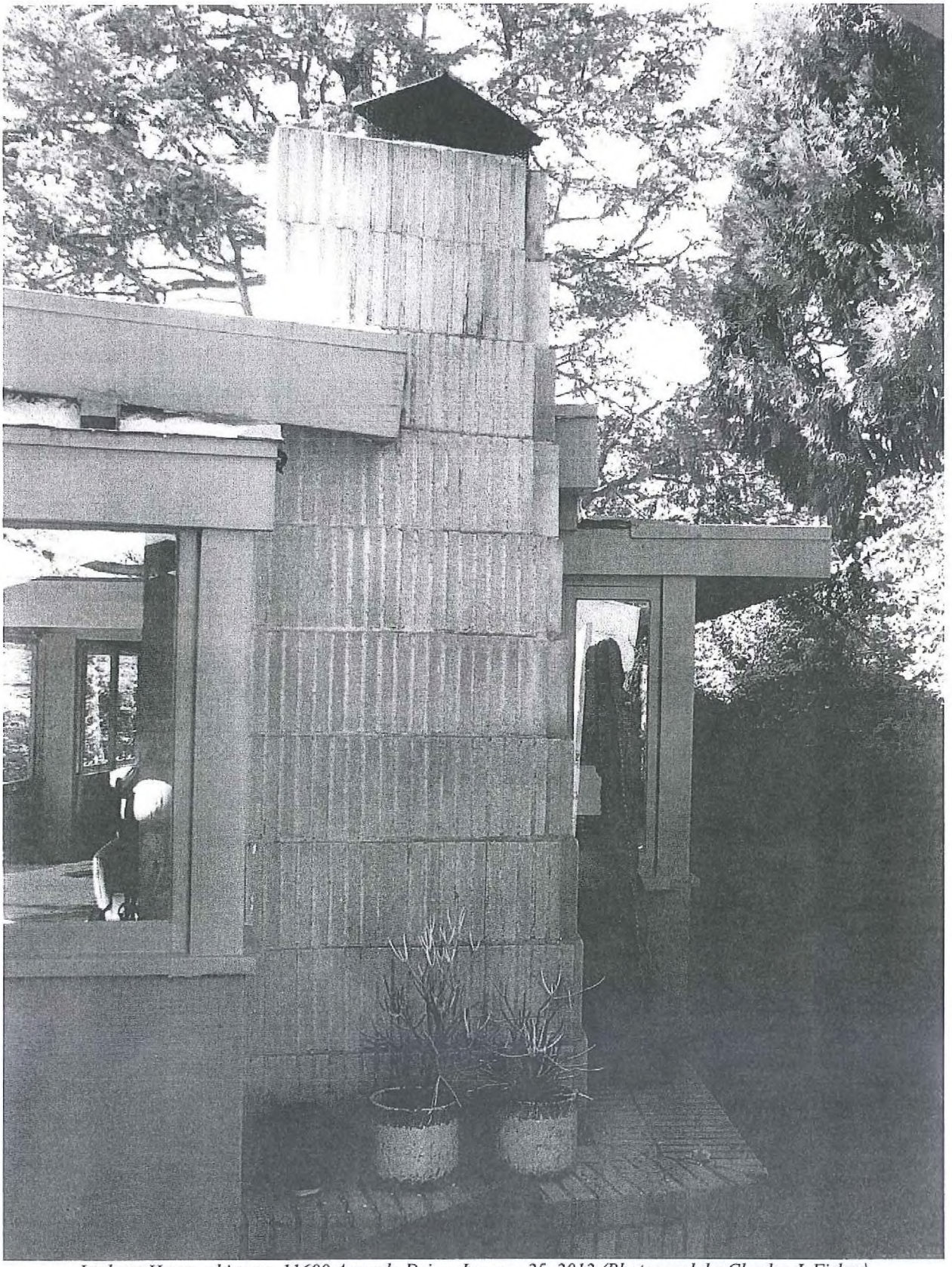
Lechner House, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



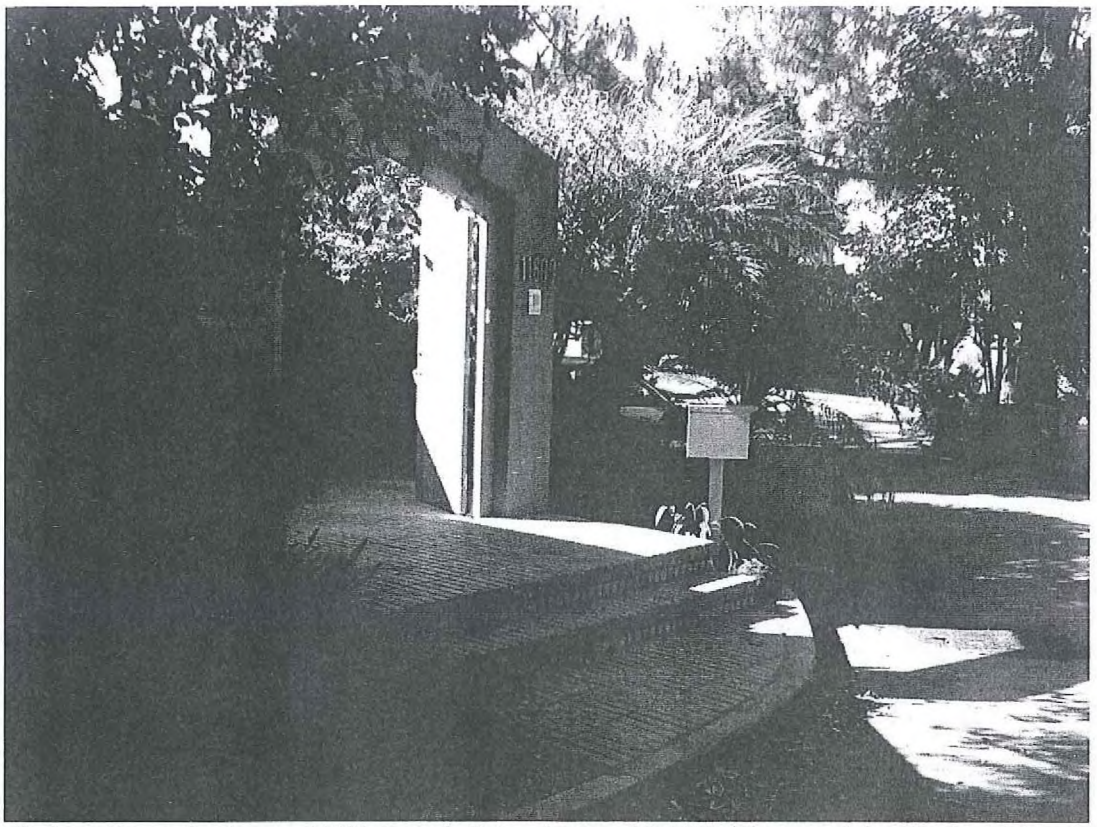
Lechner House, central balcony, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



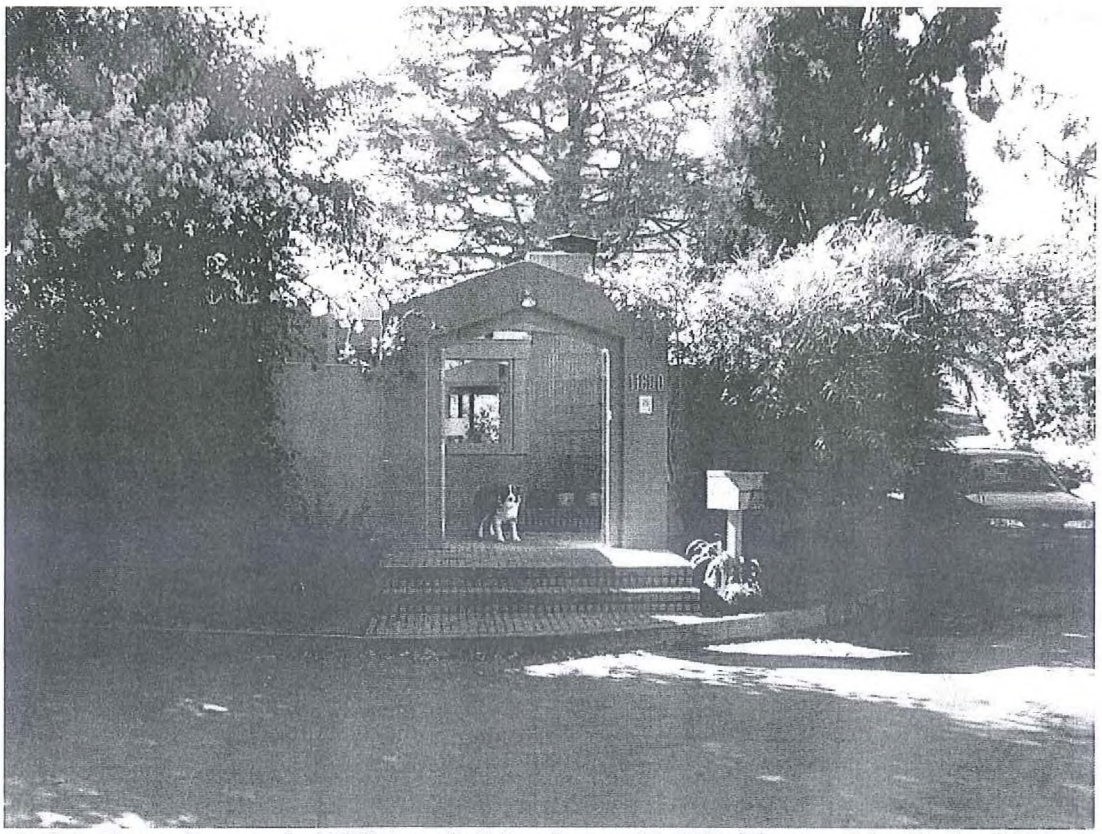
Lechner House, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



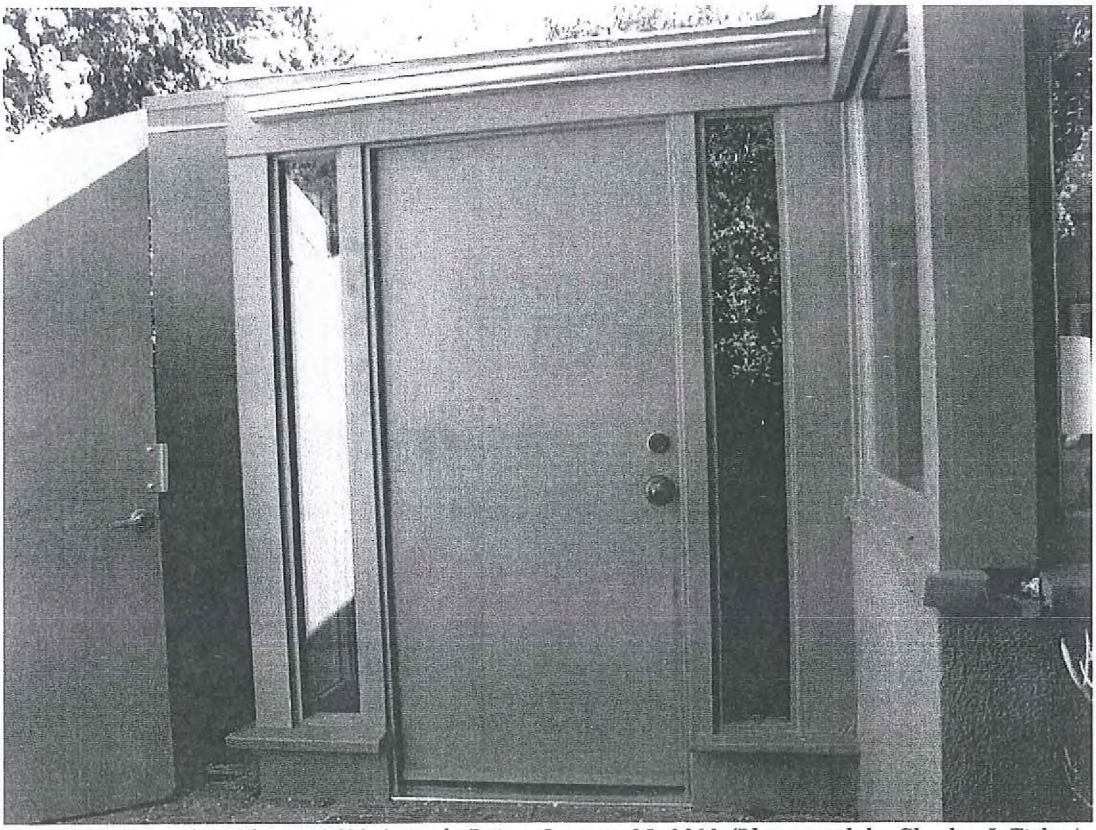
Lechner House, chimney, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



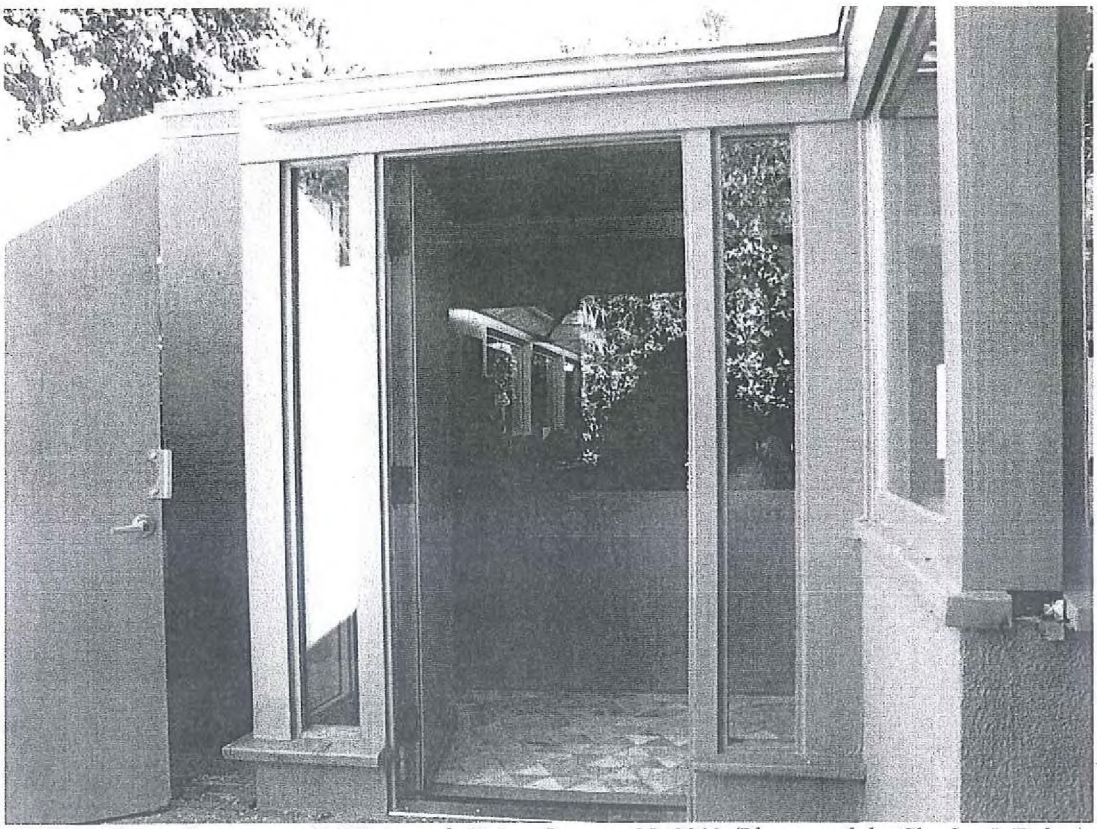
Lechner House, front steps, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



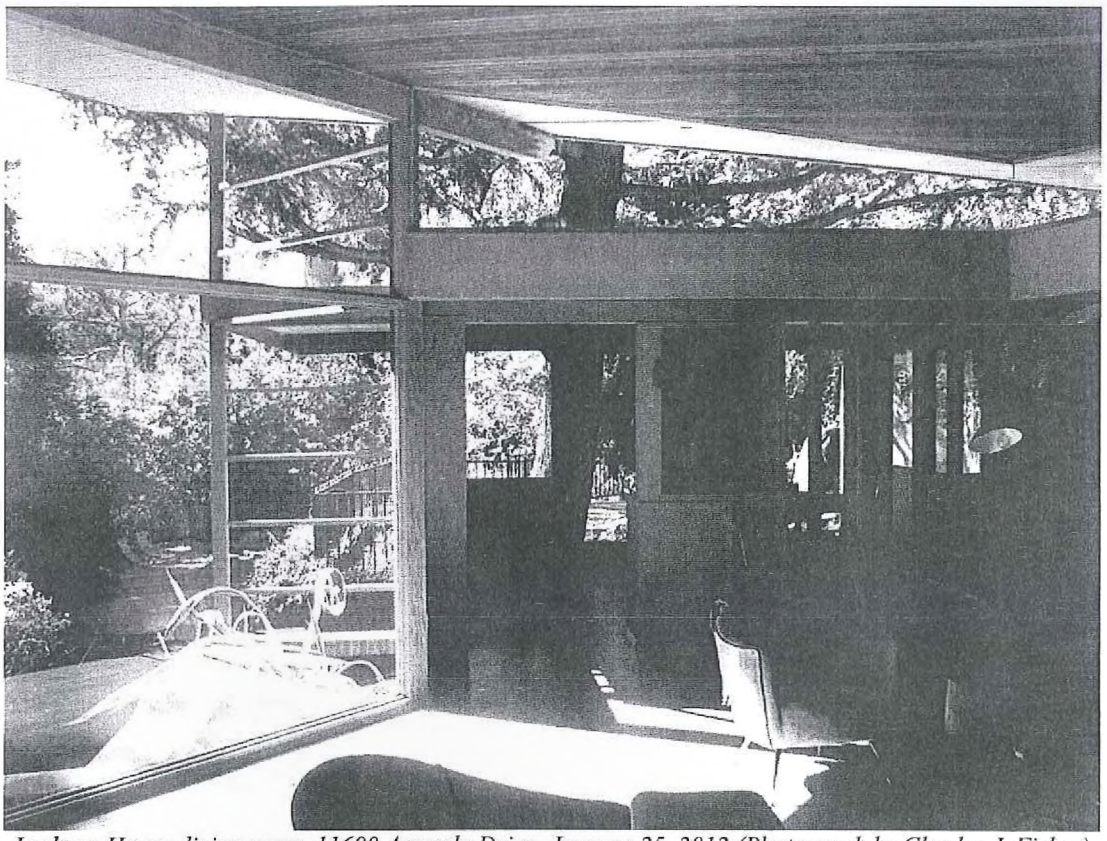
Lechner House, front porch, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



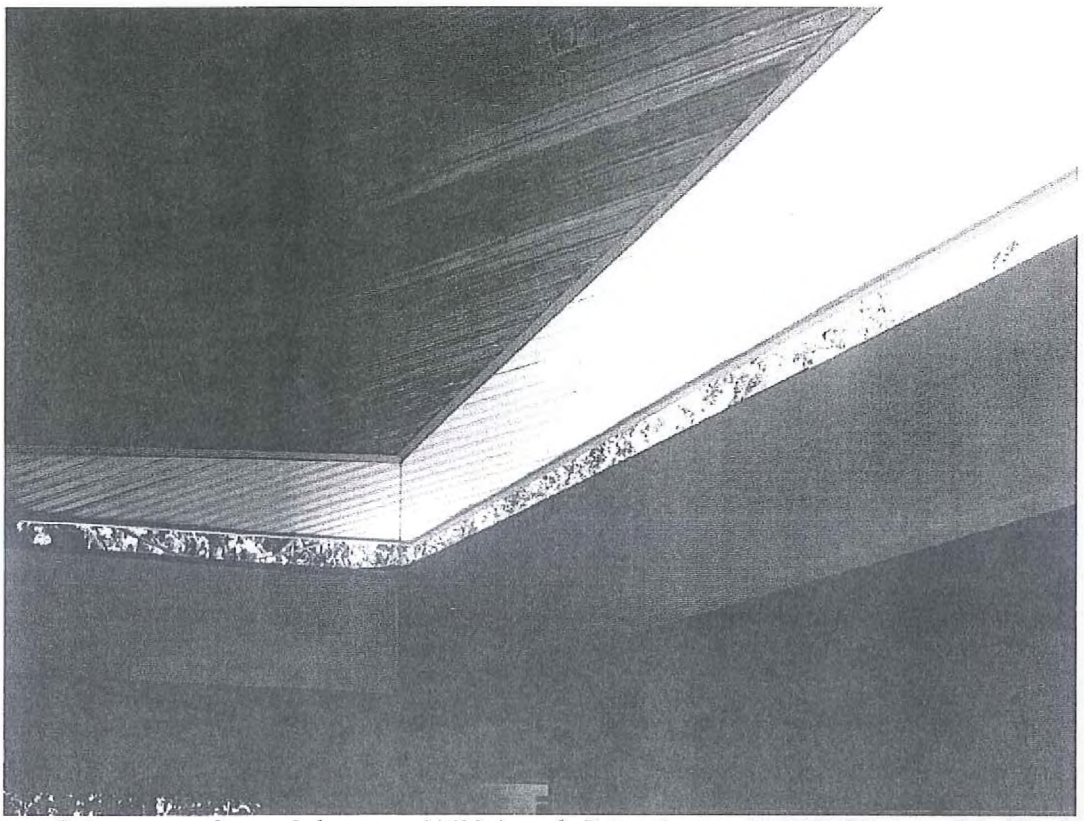
Lechner House, front door, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



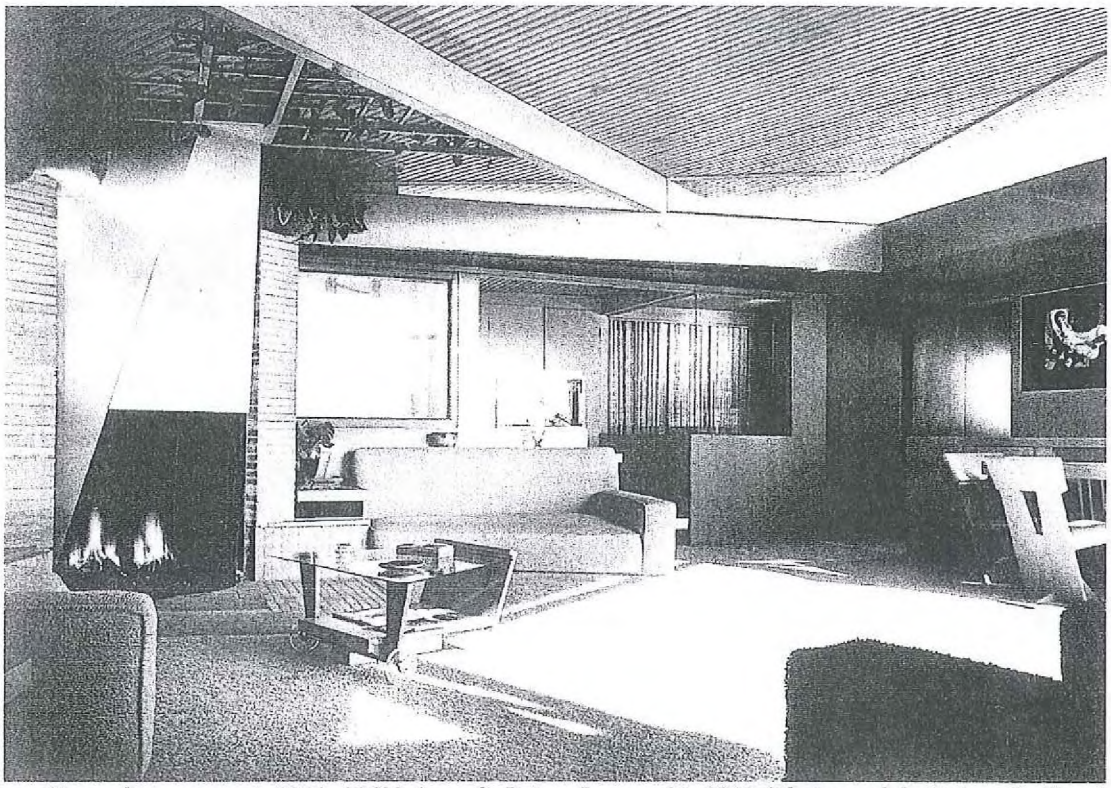
Lechner House, front entry, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



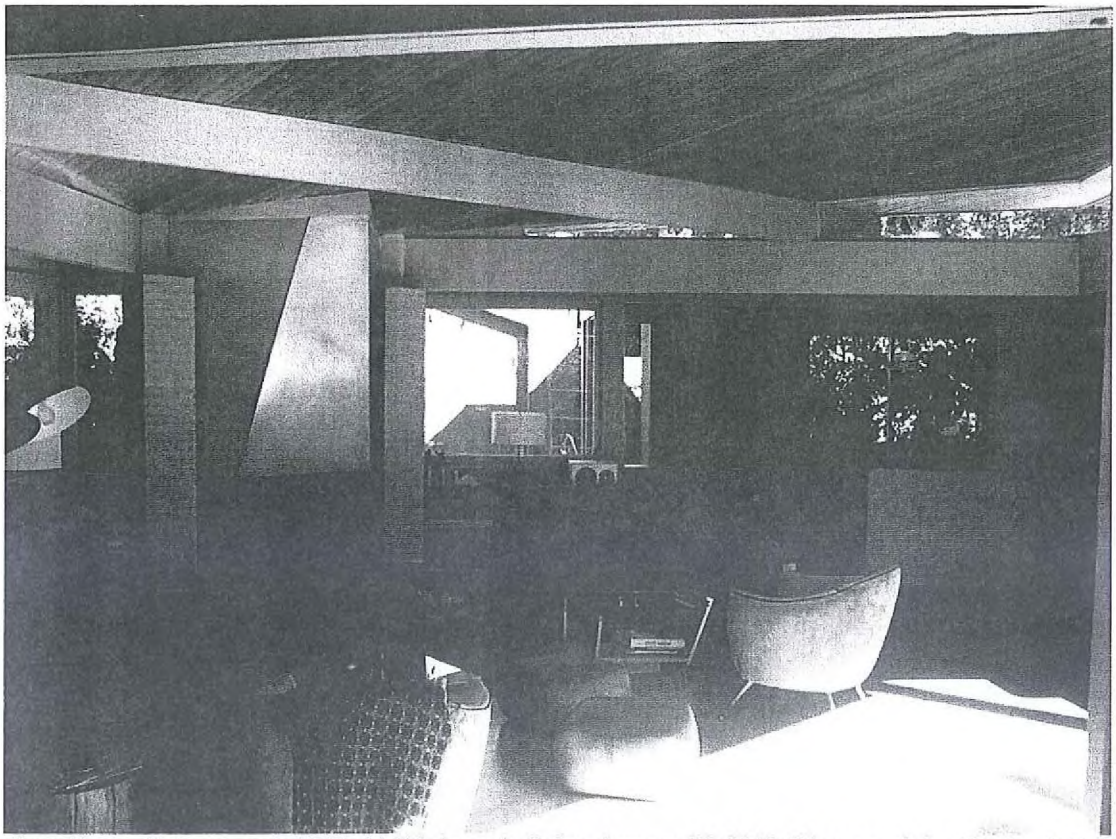
Lechner House, living room, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



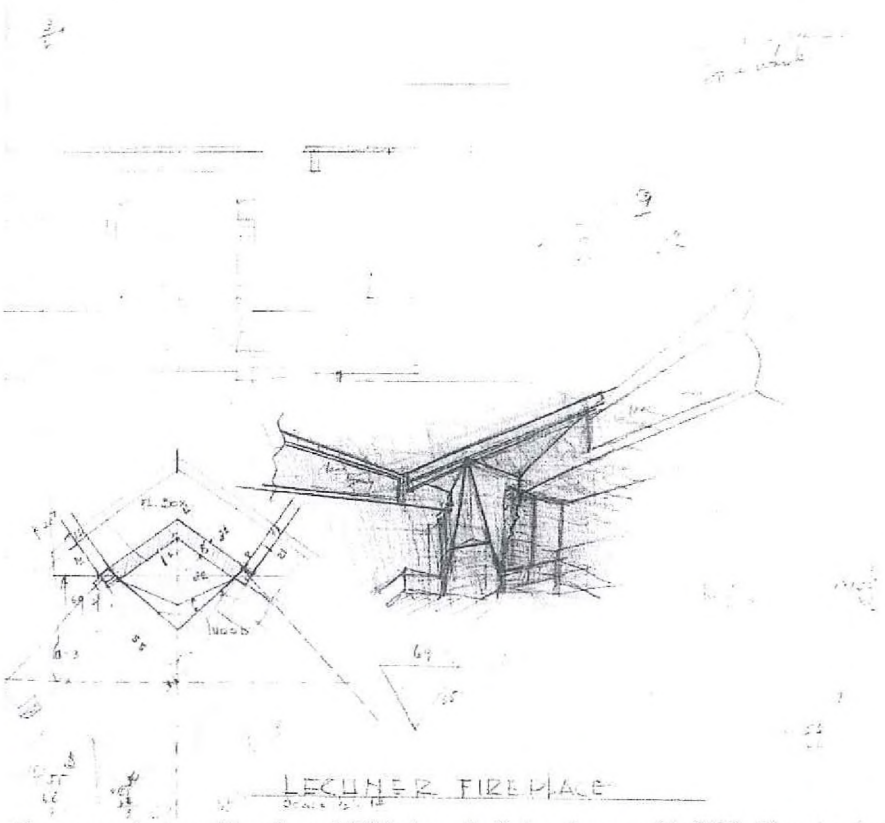
Lechner House, living room ceiling and clerestory, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



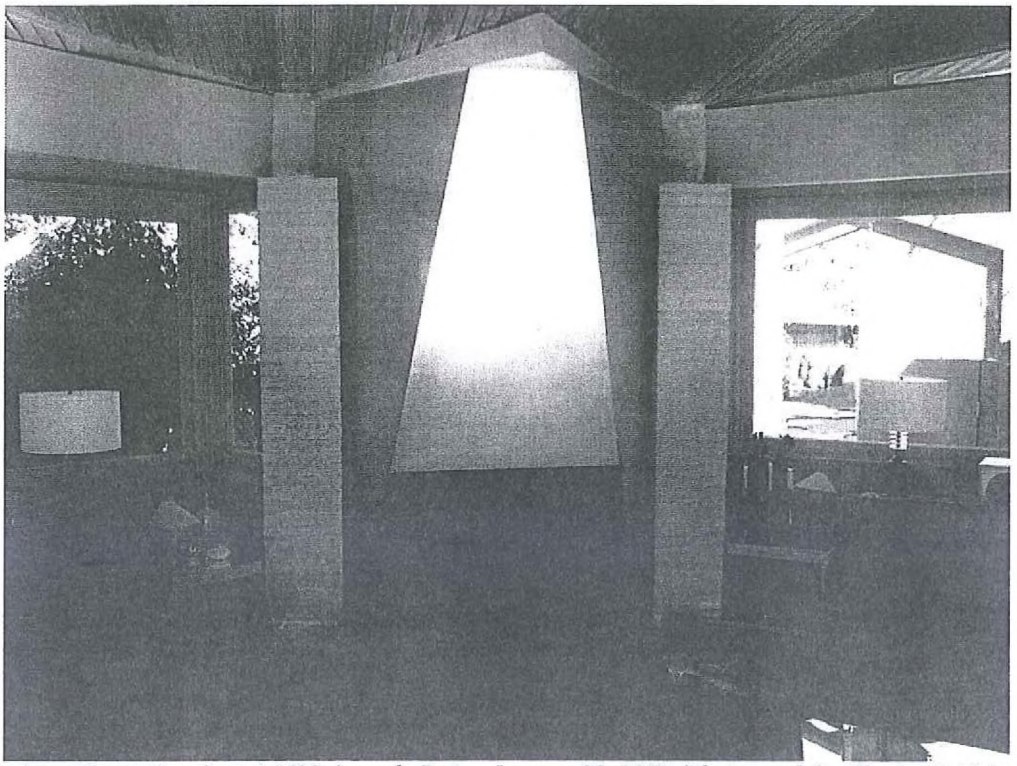
Lechner House, living room in 1951, 11600 Amanda Drive, January 25, 2012 (Photograph by Robert C. Cleveland)



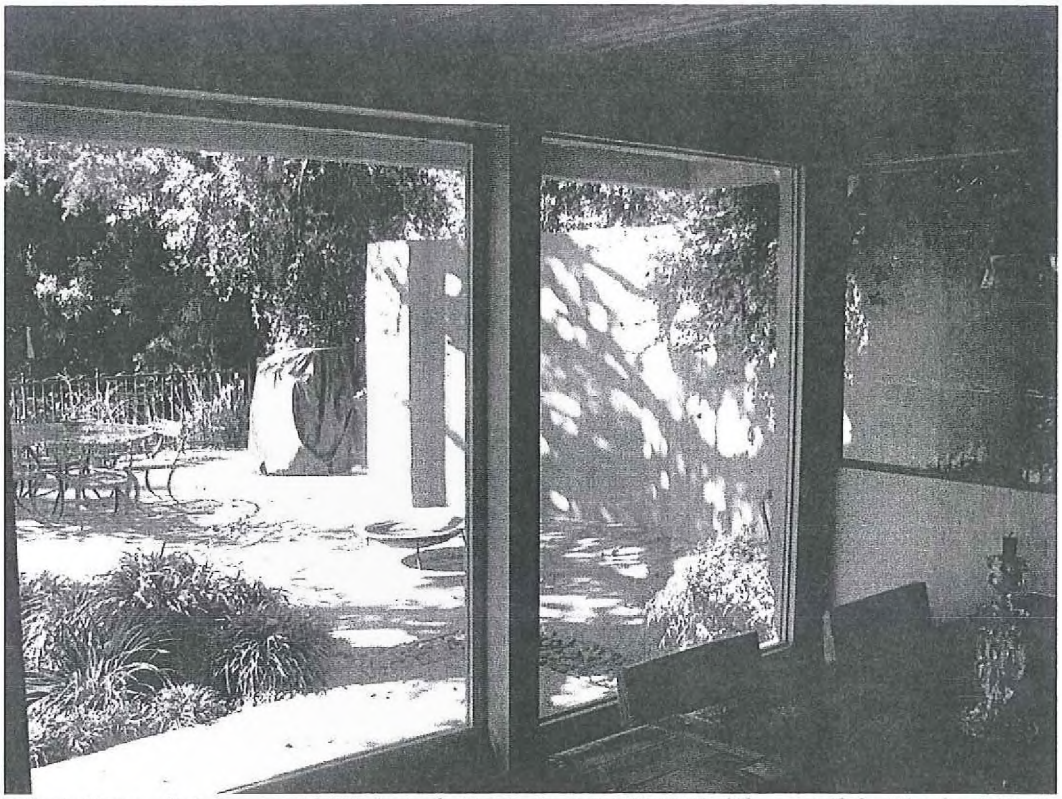
Lechner House, living room in 2012, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



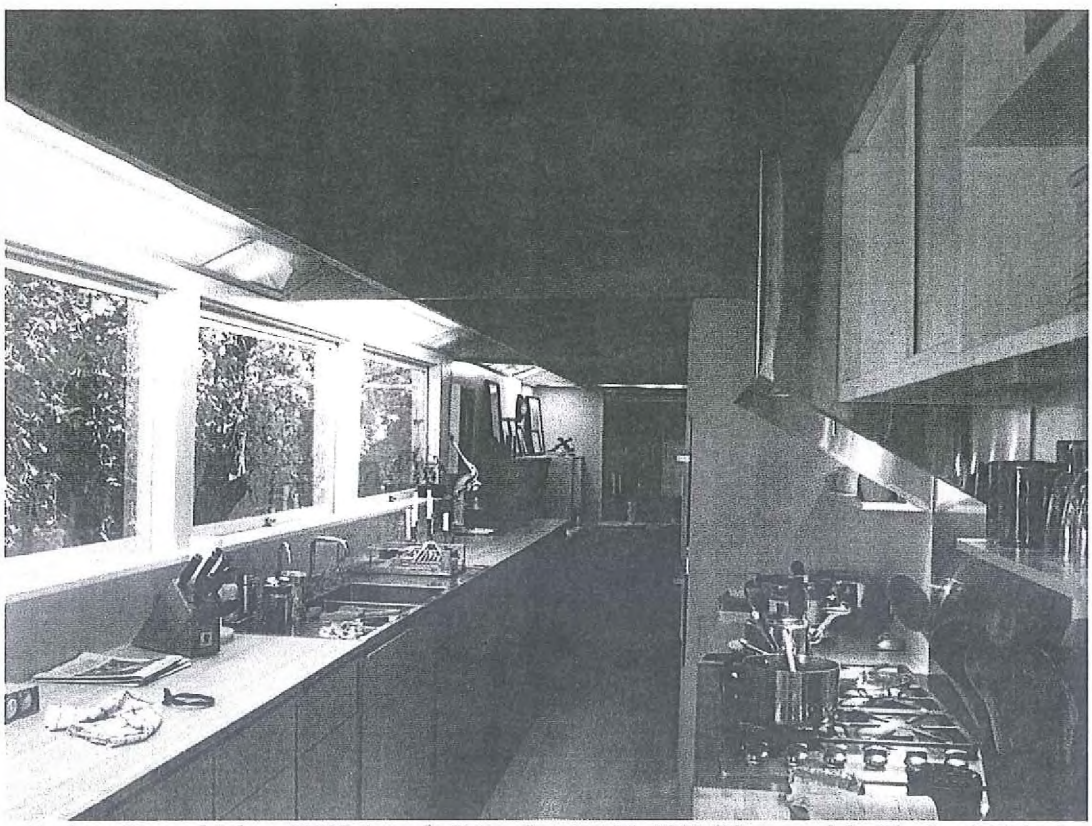
Lechner House, rendering of fireplace, 11600 Amanda Drive, January 25, 2012 (Drawing by R. M. Schindler)



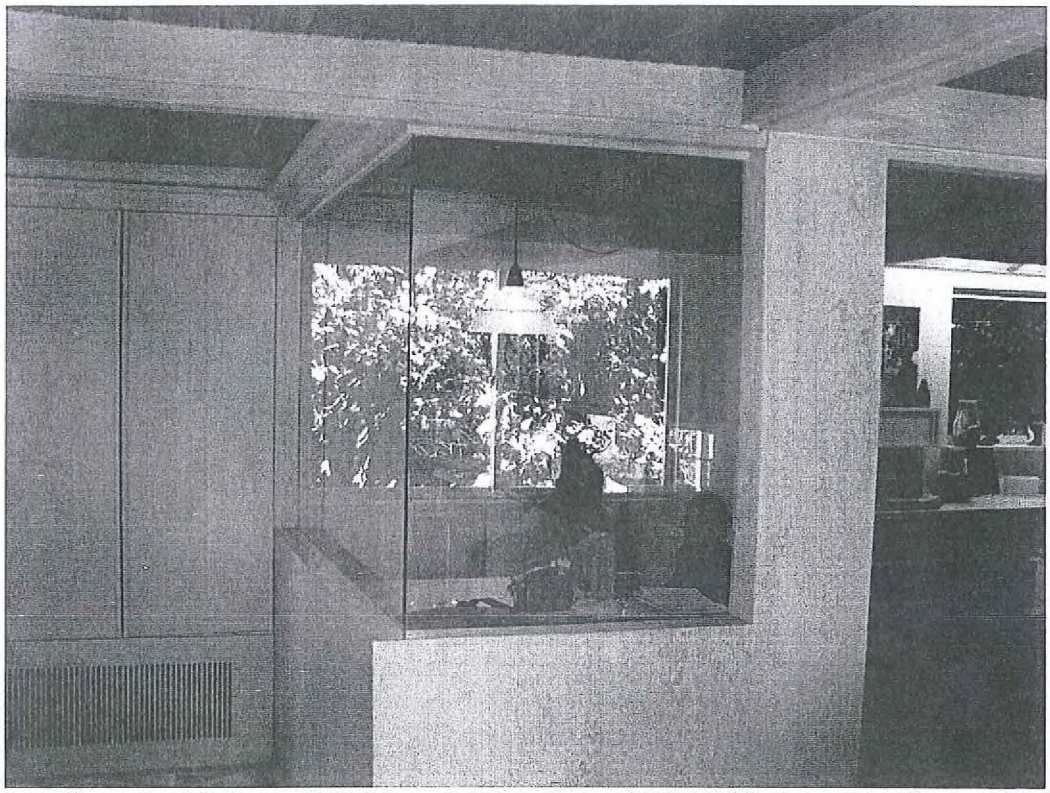
Lechner House, fireplace, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



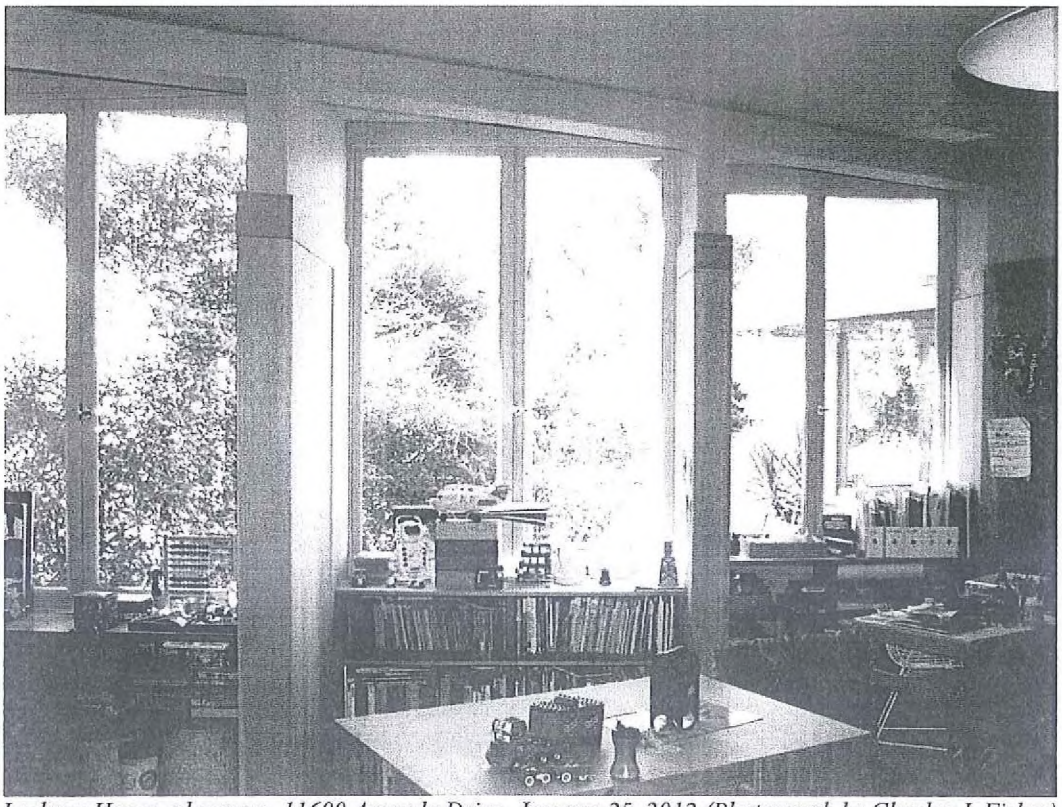
Lechner House, dining room, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



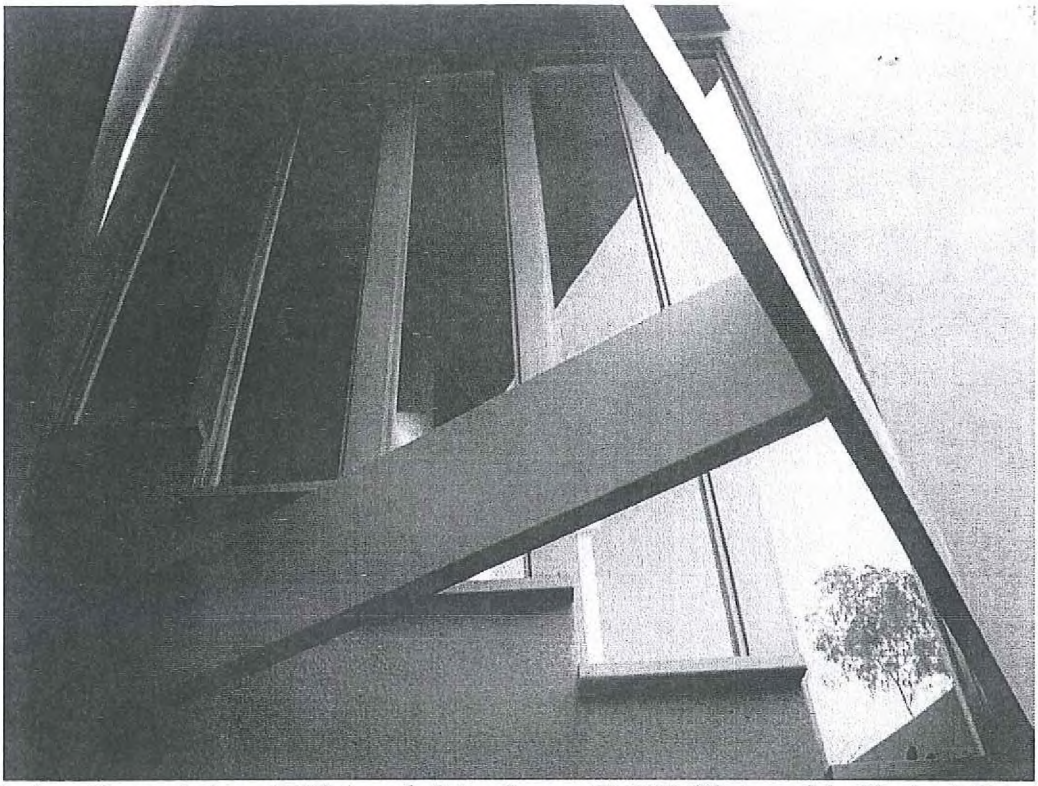
Lechner House, kitchen, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



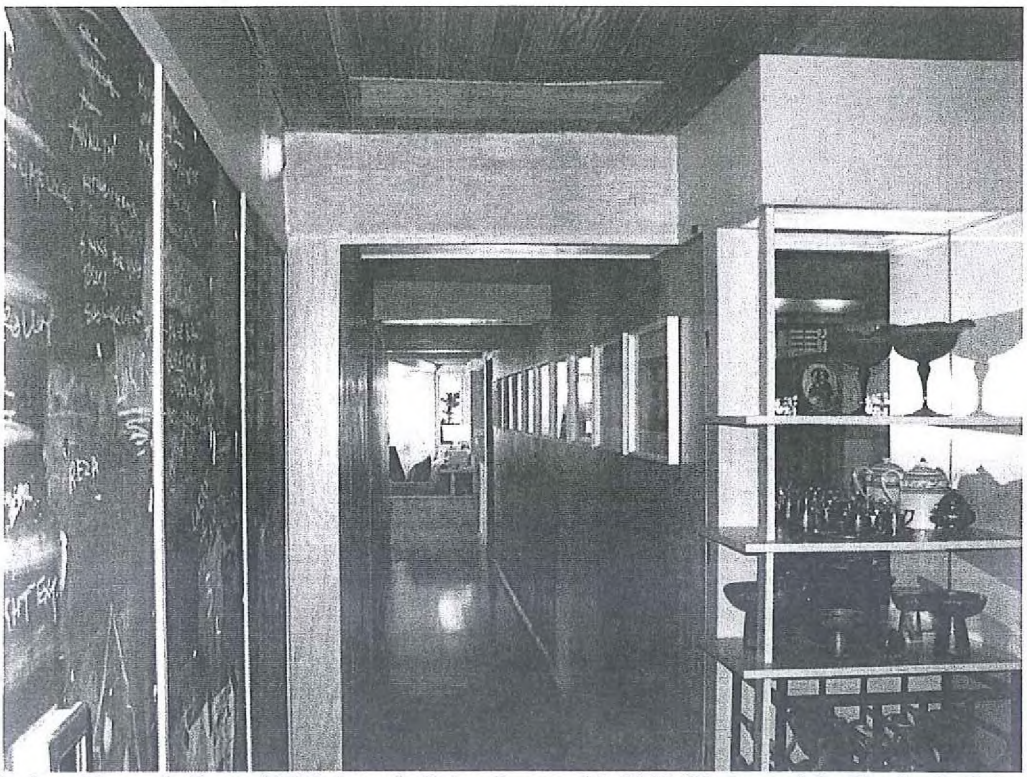
Lechner House, breakfast room, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



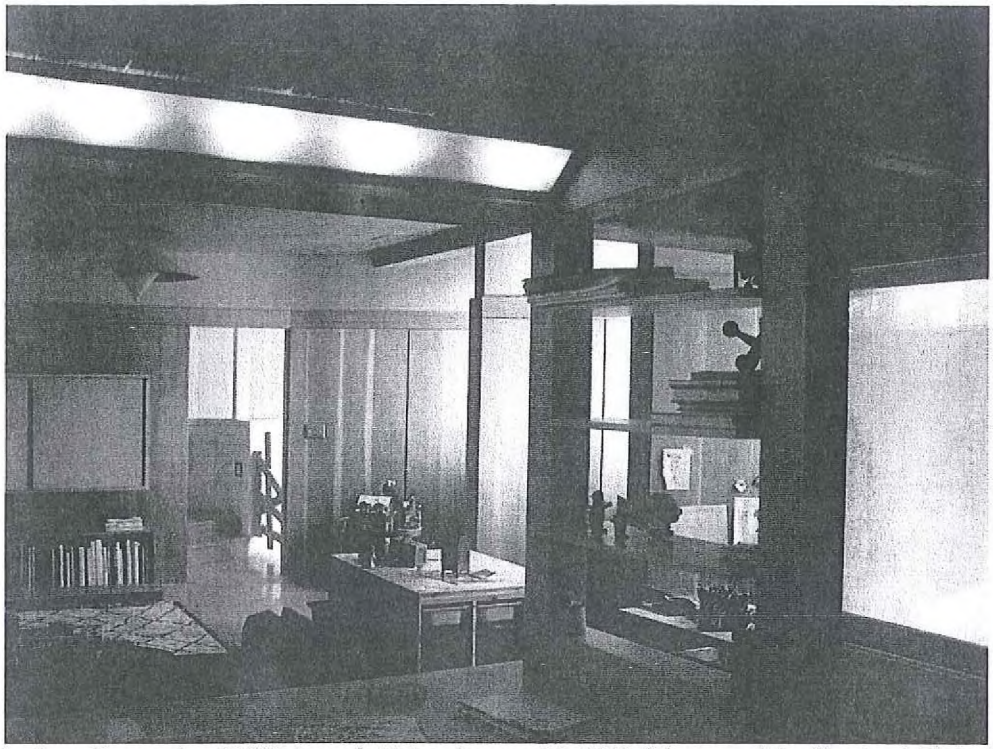
Lechner House, playroom, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



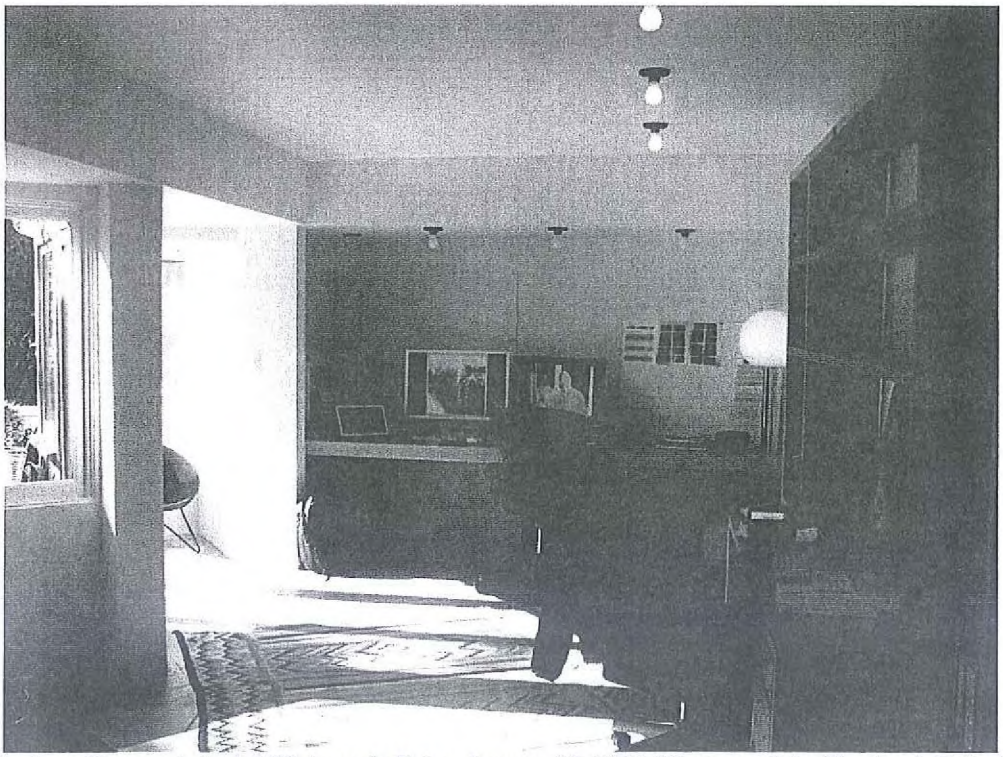
Lechner House, windows, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



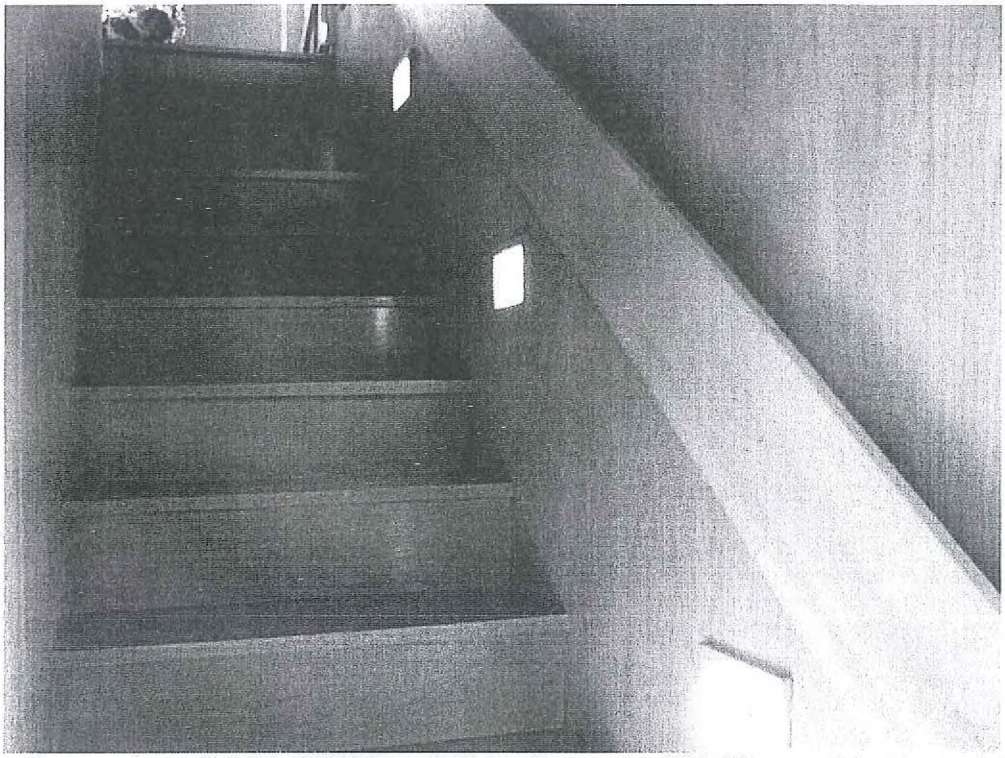
Lechner House, hallway, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



Lechner House, den, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



Lechner House, study, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



Lechner House, staircase lighting, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)



Lechner House, 11600 Amanda Drive, January 25, 2012 (Photograph by Charles J. Fisher)

City of Los Angeles
Department of City Planning

6/27/2012
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
11600 W AMANDA DR

ZIP CODES
91604

RECENT ACTIVITY
None

CASE NUMBERS
CPC-18760
ORD-132416
ZA-1993-515-ZAI
AFF-22353
CFG-1000

Address/Legal Information	
PIN Number	159B169 32
Lot/Parcel Area (Calculated)	15,591.1 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID H6
Assessor Parcel No. (APN)	2377005043
Tract	TR 13489
Map Reference	M B 279-6/8
Block	None
Lot	14
Arb (Lot Cut Reference)	1
Map Sheet	159B169
	162B169
Jurisdictional Information	
Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Studio City
Council District	CD 2 - Paul Krekorian
Census Tract #	1438.00
LADBS District Office	Van Nuys
Planning and Zoning Information	
Special Notes	None
Zoning	RE15-1-H
Zoning Information (ZI)	None
General Plan Land Use	Very Low 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

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

500 Ft Park .e	No
Assessor Information	
Assessor Parcel No. (APN)	2377005043
APN Area (Co. Public Works)*	0.384 (ac)
Use Code	0101 - Single Residence with Pool
Assessed Land Val.	$950,000
Assessed Improvement Val.	$457,000
Last Owner Change	06/13/08
Last Sale Amount	$1,900,019
Tax Rate Area	13
Deed Ref No. (City Clerk)	970842
	720575
	7-970
	636842
	3085277
	302457
	2529738
	237902
	1224307
	1169815-16
	1053424-5
	1051515
	1023856
Building 1	
Year Built	1949
Building Class	D8D
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	4
Building Square Footage	3,539.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.6312361
Nearest Fault (Name)	Hollywood Fault
Region	Traverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1

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Slip G[illegible]metry	Left Lateral - Reve[illegible] - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	70
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1595
Fire Information	
Division	3
Batallion	14
District / Fire Station	86
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	ZA-1993-515-ZAI
Required Action(s):	ZAI-ZA INTERPRETATIONS
Project Descriptions(s):	TO PERMIT A VARIANCE IN HEIGHT AND A SIDE YARD MODIFICATION ONTHE WEST PROPERTYLINE FROM THE REQUIRED 13 FT. TO 10 FT. FOR ASINGLE FAMILY RESIDENCE IN A HILL-SIDE AREA.

DATA NOT AVAILABLE

CPC-18760

ORD-132416

AFF-22353

CFG-1000

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