

Communication from Public

Name: Lacey Waterman

Date Submitted: 10/11/2025 03:15 PM

Council File No: 25-0979

Comments for Public Posting: Dear PLUM Committee of City Council, I am the current homeowner 21735 Ybarra Road and have initiated the Historic-Cultural Monument application for this residence. I firmly believe the residence is worthy of Historic-Cultural Monument designation. I have a deep respect for the home and have been seeing to it that it is restored with the utmost integrity and consideration. As an L.A. native, Art Center College of Design Alumna and Yale MFA holder, my love for design and appreciation for the history of the house is second to none. 21735 Ybarra Road, also known as the Pabian Residence, is a Mid-Century modern home constructed in the Post-and-Beam method by the prolific architect A. Quincy Jones and his partner Frederick E. Emmons. A. Quincy Jones is credited with popularizing the Post-and-Beam method and teaching a new generation of architects his new and unique approach to design. The residence exhibits multiple character-defining features which include Post-and-Beam construction, including alternating roof lines, floor-to-wall windows, a blend of indoor and outdoor feeling, use of natural topography with cascading levels of the interior, and obscured entry. The residence serves as a great example of Jones' and Emmons' work and of the Mid-Century Modern style. The Pabian Residence qualifies as a Historic-Cultural Monument under Criterion 3: Embodies the distinctive characteristics of a style, type, period, or method of construction, or represents a notable work of a master designer, builder, or architect whose individual genius influences his or her age. The residence thoroughly qualifies under this criterion, as the residence highlights the Post-and-Beam method of construction of the Mid-Century Modern style. The residence exhibits multiple character-defining features that were previously mentioned, as well as exemplifying the philosophy Jones exercised, which was to blend of outdoor and indoor spaces and the use of the natural topography. Lastly, Jones' individual genius influenced subsequent generations of architects who looked at projects Jones engaged in, such as the Case Study House Program, that shaped design for years to come and this particular example of his work deserves to be shared as a designated Historic-Cultural Monument. Thank you for your consideration.

October 11, 2025

Office of the City Clerk
PLUM Committee of City Council
200 N. Spring Street, Room 395
Los Angeles, CA 90012

RE: Historic-Cultural Monument Designation for 21735 Ybarra Road

Dear PLUM Committee of City Council,

I am the current homeowner 21735 Ybarra Road and have initiated the Historic-Cultural Monument application for this residence. I firmly believe the residence is worthy of Historic-Cultural Monument designation.

21735 Ybarra Road, also known as the Pabian Residence, is a Mid-Century modern home constructed in the Post-and-Beam method by the prolific architect A. Quincy Jones and his partner Frederick E. Emmons. A. Quincy Jones is credited with popularizing the Post-and-Beam method and teaching a new generation of architects his new and unique approach to design. The residence exhibits multiple character-defining features which include Post-and-Beam construction, including alternating roof lines, floor-to-wall windows, a blend of indoor and outdoor feeling, use of natural topography with cascading levels of the interior, and obscured entry. The residence serves as a great example of Jones' and Emmons' work and of the Mid-Century Modern style.

The Pabian Residence qualifies as a Historic-Cultural Monument under Criterion 3: *Embodies the distinctive characteristics of a style, type, period, or method of construction, or represents a notable work of a master designer, builder, or architect whose individual genius influences his or her age.* The residence thoroughly qualifies under this criterion, as the residence highlights the Post-and-Beam method of construction of the Mid-Century Modern style. The residence exhibits multiple character-defining features that were previously mentioned, as well as exemplifying the philosophy Jones exercised, which was to blend of outdoor and indoor spaces and the use of the natural topography. Lastly, Jones' individual genius influenced subsequent generations of architects who looked at projects Jones engaged in, such as the Case Study House Program, that shaped design for years to come and this particular example of his work deserves to be shared as a designated Historic-Cultural Monument.

Sincerely,

Lacey Waterman

Lacey Waterman, Homeowner, Applicant