

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-4716-HCM

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

Location: 4754 N. Vanalden Avenue
Council District: 3
Community Plan Area: Encino-Tarzana
Area Planning Commission: South Valley
Neighborhood Council: Tarzana
Legal Description: Lot PT 74 of TR 2605

PROJECT: Historic-Cultural Monument Application for the
KAYE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Daniel H. and Susie Scalisi
4754 N. Vanalden Avenue
Tarzana, CA 91356

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

RECOMMENDATION **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: November 1, 2008 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1963 and located in the community of Tarzana, this two-story residence exhibits character-defining features of Modernist Style architecture with some Usonian style elements. The subject building appears to be irregular in plan, and has a flat-hipped roof covered with metal tiles and composition. A major character-defining feature are tiered hexagonal-hipped roofs at the central two story transverse wing as well as two offset wings to the front and rear. The main façade features a recessed square porch and entry door with glass walls to the left. The primary façade and exteriors are sheathed in stucco with wood casement windows, forming a dominant design element: a horizontal ribbon extending along all the building's elevations. An attached three-car garage is located at the southwest corner of the subject building. A tabular steel railing encircles the second-story balcony. The subject property appears to have mature trees and landscaping.

The subject building is the work of master architect Gregory Ain (1908-1988). Ain was a noted and influential architect of twentieth century modern architecture. Ain attended the University of Southern California, School of Architecture and worked early in his career with master architects Richard Neutra and R.M. Schindler. Two of Ain's earliest residential designs were the Charles H. Edwards House (HCM #260; 1936) and the Amsalem A. Ernst House (HCM #840; 1937). Ain was awarded with a Guggenheim Fellowship in 1940 to study prefabricated housing. Ain moved to Pennsylvania and became the Dean of School of Architecture at Pennsylvania State University from 1963 to 1967. In addition, Ain formed a partnership with Phillip Johnson and Alfred W. Day after World War II, and designed large housing tracts. Completed in 1949, Mar Vista Tract, one of Ain's Modernist tract housing projects, was designated a Historic Preservation Overlay Zone (HPOZ) in 2003, becoming the first post-World War II historic district in the City of Los Angeles.

The proposed Kaye Residence historic monument is noted for its use of Usonian design elements of Frank Lloyd Wright by incorporating nature with the built environment and creating open living areas.

Later additions to the proposed Kaye Residence historic monument include the conversion of the screen porch above the garage to a bedroom and bath, construction of a heated swimming pool, and installation of a fireplace in the master bedroom on the 2nd floor. A portion of the cantilever deck was enclosed to remodel the kitchen including the windows and cabinets. A master bedroom was added in 1976 and remodeled in 2004 according to Ain's original designs.

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 KAYE RESIDENCE
2. STREET ADDRESS 4754 VANALDEN AVENUE
CITY TARZANA ZIP CODE 91356 COUNCIL DISTRICT 3
ASSESSOR'S PARCEL NO. 2176-033-001
3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 2605, AS PER MAP FILED IN BOOK 27, PAGES 55 AND 75
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY
BLOCK N/A LOT(S) LOT 74, PTN BEG AT A POINT N 68° 31' 30" W 271.16 FEET FROM THE MOST SLY CORNER
OF LOT 4 OF TRACT No. 19939; THENCE N 68° 31' 30" W 253.04 Ft TO ELY LINE OF VANALDEN AVE; THENCE
S 15° 30' E 152.41 Ft; THENCE N 74° 30' W 202.44 Ft TO POB. ARB. NO. 10
RANGE OF ADDRESSES ON PROPERTY 4754 THRU 4760 VANALDEN AVENUE
4. PRESENT OWNER DANIEL H. AND SUSIE SCALISI
STREET ADDRESS 4754 VANALDEN AVENUE
CITY TARZANA STATE CA ZIP CODE 91356 PHONE (818) 728-1523
OWNER IS: PRIVATE ☒ PUBLIC ☐
5. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

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

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT KAYE RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1963 ESTIMATED _____
11. ARCHITECT , DESIGNER, OR ENGINEER: GREGORY AIN .
12. CONTRACTOR OR OTHER BUILDER: OWNER BUILDER
13. DATES OF ENCLOSED PHOTOGRAPHS MAY 17, 2005
14. CONDITION: ☒ EXCELLENT ☐ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE
- A. ALTERATIONS: AN ORIGINALLY PLANNED MASTER BEDROOM WAS ADDED IN 1976 AND REMODELED IN 2004 CLOSER TO AIN'S PLANS, KITCHEN REMODEL IN 1998. SWIMMING POOL WAS ADDED IN 1987.
15. THREATS TO SITE ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
16. IS THE STRUCTURE ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

17. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET)

THIS HOUSE WAS DESIGNED BY THE MODERNIST ARCHITECT, GREGORY AIN (1908-1988) AND WAS THE HOME OF LEON S. KAYE AND HIS WIFE, CLAIRE FROM ITS CONSTRUCTION IN 1963 UNTIL 1973 . THIS HOUSE WAS THE LAST IN THE ARCHITECT'S SOLO CAREER PRIOR TO HIS MOVE TO PENNSYLVANIA TO HEAD THE PENN STATE ARCHITECTURAL SCHOOL. IT HAS BEEN NOTED IN MANY PUBLICATIONS AS A MARVEL OF HOW AIN EMPLOYED FRANK LLOYD WRIGHT'S USONIAN PRINCIPALS IN CREATING A DESIGN THAT NOT ONLY CREATES A STRUCTURE THAT IS WELL BLENDED WITH ITS SURROUNDINGS, BUT IS SO AS A TWO-STORY STRUCTURE ON A RELATIVELY FLAT LOT. THE HOUSE RADIATES FROM A FOCAL POINT AT THE ENTRANCE WITH A CENTRAL TWO STORY TRANSVERSE WING TOWARD EITHER SIDE OF THE ENTRANCE AND TWO OFFSET WINGS TO THE FRONT AND REAR. THE SMALL HEXAGONAL HIPPED ROOFS AT THE ENDS OF THE SIDE AND REAR WINGS HELP TO DEFINE THE UNIQUE CHARACTER OF AIN'S DESIGN. THIS WAS A DEPARTURE FROM MUCH OF AIN'S EARLIER WORK.

SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES BUILDING PERMITS PER ATTACHED, ORIGINAL PLANS FOR THE HOUSE IN POSSESSION OF THE OWNER, LOS ANGELES COUNTY ASSESSOR'S RECORDS, RECORDED DEEDS AND VARIOUS BOOKS ON AIN.

18. DATE FORM PREPARED NOV. 1, 2008 PREPARER'S NAME CHARLES J. FISHER
19. 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 KAYE RESIDENCE IS A 2 STORY,

NAME OF PROPOSED MONUMENT NUMBER OF STORIES

USONIAN STYLE, IRREGULAR-SHAPED PLAN RESIDENCE

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A STUCCO FINISH AND WOOD TRIM.

MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS FLAT AND HIPPED ROOF IS COVERED WITH METAL TILES AND COMPOSITION, GLASS AND WOOD,

ROOF SHAPE (SEE CHART)) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

SINGLE AND MULTI PANE FIXED, CASEMENT AND CLERESTORY WINDOWS ARE PART OF THE DESIGN.

WINDOW TYPE [DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC]

THE ENTRY FEATURES A RECESSED SQUARE PORCH WITH PLATE GLASS WINDOWS TO THE LEFT SIDE

DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A FLAT WOODEN OFFSET TO THE RIGHT DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE TIERED HEXAGONAL HIPPED ROOFS AT THE ENDS OF THREE OF THE WINGS AND A

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

LARGE CHIMNEY TO THE LEFT OF THE MAIN ENTRANCE. LARGE ENCLOSED EAVES WITH BRUSHED REDWOOD LOWER

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

SURFACES. LIVING/ENTERTAINMENT AREAS ARE DEFINED BY LARGE EXPANSES OF SINGLE LIGHT FIXED WINDOWS,

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

WHICH ALLOWS THE INTERPLAY OF THE INTERIOR WITH THE OUTSIDE GARDEN. EAVES ARE FREQUENTLY EXTENSIONS

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

OF THE CEILING AREAS. THE STRUCTURE IS SET BACK WITH AN AUTO COURT IN FRONT OF THE MAIN ENTRANCE. BUILT-IN GARAGES

ADDITIONAL DEFINING ELEMENTS

FOR THREE VEHICLES ARE TO THE LEFT OF THE ENTRANCE. DETAILS INCLUDE CIRCULAR FLUSH BUILT-IN LIGHTS IN VARIOUS EAVE

ADDITIONAL DEFINING ELEMENTS

LOCATIONS, A TUBULAR STEEL RAILING AROUND A SECOND-STORY BALCONY TO THE RIGHT OF THE ENTRY,

ADDITIONAL DEFINING ELEMENTS

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO SECONDARY BUILDINGS ON THE SITE.

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE OPEN BEAMED CEILINGS UNDER HEXAGONAL ROOF SECTIONS, AN OPEN

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM. SPECIAL GLASS WINDOWS.

FLOOR PLAN BETWEEN LIVING AND DINING ROOMS, CANTILEVERED STAIRCASE, BUILT-IN FURNITURE THAT WAS

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

DESIGNED BY AIN. A LARGE FLOOR TO CEILING FIREPLACE WITH THE MANTEL MADE OF SMALL GRAY PEBBLES,

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

MOVABLE SHOJL PANELS BETWEEN ROOMS TO ALLOW PLAN TO REMAIN OPEN OR BE MORE STRUCTURED AND

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

ORIGINAL CUSTOM LIGHTING FIXTURES. BUILT-IN FIXTURES AND INTERIOR TRIM ARE MADE OF ASH WOOD.

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE KAYE RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

USONIAN STYLE ARCHITECTURE

ARCHITECTURAL STYLE (SEE LINE B)

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 KAYE RESIDENCE WAS BUILT IN 1963
NAME OF PROPOSED MONUMENT YEAR BUILT

GREGORY AIN WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE HE WAS OF THE SECOND GENERATION OF MODERN ARCHITECTS THAT
WERE TO LEAVE THEIR IMPRINT ON SOUTHERN CALIFORNIA MAKING THE AREA ONE OF THE MOST INNOVATIVE DESIGN
CENTERS IN THE WORLD. AIN WAS A USC GRADUATE AND WORKED CLOSELY WITH BOTH RICHARD NEUTRA AND R M
SCHINDLER EARLY IN HIS CAREER. HE WAS ALSO AN ASSOCIATE OF HARWELL HAMILTON HARRIS DURING THE SAME
PERIOD. BORN OF RUSSIAN IMMIGRANT PARENTS IN PHILADELPHIA, AIN WAS AS WELL KNOWN FOR HIS SOCIALIST
POLITICAL VIEWS AS HE WAS FOR HIS PROGRESSIVE ARCHITECTURE, MOST OF HIS CLIENTS TENDED TO SHARE HIS
VIEWS. AIN'S EARLY WORK SHARED MANY OF THE CONCEPTS THAT HE LEARNED FROM HIS MENTOR'S, NEUTRA AND
SCHINDLER. HOWEVER, AS AIN EVOLVED, ESPECIALLY AFTER WORLD WAR II, HE BEGAN TO DESIGN HOUSING THAT
WAS MEANT FOR ALL PEOPLE. HE FIRMLY BELIEVED THAT MODERNISM WAS NOT JUST FOR THE MONEYED CLASS. HE
ALSO WORKED TO BREAK DOWN WALLS THAT KEPT MINORITIES FROM LIVING WHERE THEY CHOSE. HIS MAR VISTA
TRACT WAS A MEANS OF BUILDING HOMES FOR ALL. INOVATIONS INCLUDED MOVABLE WALLS THAT WOULD ENABLE
HOMEOWNERS TO CONFIGURE THEIR HOUSE IN THE BEST MANNER FOR THEIR NEEDS AT THAT PARTICULAR TIME IN
LIVES, SUCH AS SINGLES, NEWLY WEDS, YOUNG CHILDREN, OLDER CHILDREN OR EMPTY NEST. A LARGE PROJECT IN
THE SAN FERNANDO VALLEY WAS THWARTED WHEN THE FHA BLOCKED BANKS FROM LENDING IN THE TRACT
AIN REFUSED TO PLACE THE STANDARD RACIAL COVENANTS TO KEEP MINORITIES FROM BUYING AND LIVING ON THE

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

LAND. HOWEVER, AS THE CONSTRAINTS ON MATERIALS AND OTHER RESTRICTIONS IMMEDIATELY AFTER THE WAR _____
BEGAN TO LOOSEN UP, AIN'S CUSTOM HOMES BEGAN TO TAKE ON A WHOLE NEW DIMENSION OF DESIGN. BY THIS TIME
HE WAS BEGINNING TO DESIGN LARGER AND MORE COMPLEX HOUSES. DURING THIS PERIOD, AIN PARTNERED WITH _____
JOSEPH L. JOHNSON AND ALFRED W. DAY. AFTER 1955, AIN RAN A SOLO OFFICE. BY THE EARLY 1960S, AIN'S DESIGNS
BEGAN TO TAKE ON SOME INTRIGUING SIMILARITIES WITH SOME OF THE LATER WORK OF R. M. SCHINDLER. AIN'S USE
OF SPATIAL ASPECTS. IN THE KAYE RESIDENCE, AIN WAS ABLE TO BRING ABOUT AN UPDATED VERSION OF Usonian _____
CONCEPTS USING SCHINDLER'S VISION OF ROOF ARTICULATION TO GIVE THE INTERIOR SPACES A SPECIAL OPEN FEEL
THAT NOT ONLY GIVES ONE THE FEEL OF ONENESS WITH THE SURROUNDING ENVIRONMENT BUT ALSO BRINGS A FRESH
NEW DESIGN CONCEPT THAT 45 YEARS LATER MAKES THE HOME FEEL AS IF IT IS THE NEWEST DESIGN TO COME INTO _____
FRUITION. MANY OF AIN'S HOMES WERE NEVER COMPLETED AS ORIGINALLY DESIGNED. THE KAYE RESIDENCE WAS
BUILT WITHOUT THE ORIGINAL MASTER BEDROOM THAT AIN HAD DESIGNED. THE AREA WAS A SCREEN AVIARY UNTIL _____
1976, WHEN IT WAS TRANSFORMED INTO THE BEDROOM. HOWEVER, IT TOOK A 2004 REMODEL UNDER THE FIRM OF
FUNG AND BLATT, USING AIN'S ORIGINAL DRAWINGS, TO BRING THAT SPACE TO WHAT AIN ORIGINALLY DESIGNED. THE
HOUSE ALSO INCLUDES BUILT-IN FURNITURE THAT AIN DESIGNED. THE KAYE RESIDENCE WAS TO BE AIN'S LAST HOUSE
TO BE BUILT IN CALIFORNIA. HE DID ONE OTHER DESIGN THAT WAS BUILT IN PENNSYLVANIA AS HE TAUGHT THERE. _____
ESTHER MCCOY, IN HER BOOK, "THE SECOND GENERATION" TO DAVID GEBHARD, HERRIETTE VON BRETON AND
LAUREN WEISS, IN THEIR BIOGRAPHY OF AIN AND HIS WORK, "THE ARCHITECTURE OF GREGORY AIN, THE PLAY
BETWEEN RATIONAL AND HIGH ART" AS WELL AS GEBHARD AND WINTER'S FAMOUS GUIDE BOOK, "LOS ANGELES, AN
ARCHITECTURAL GUIDE", WHICH REFERS TO THE HOME'S BLENDING WITH IT'S SITE, AS WELL AS AIN'S NOD TO
SCHINDLER AS "USING AREAS OF GLASS IN THIS HOUSE, AIN EMPHASIZES THE RELATIONSHIP BETWEEN INDOORS AND
OUT. SOME DETAILS OF THE HOUSE INDICATE HIS ADMIRATION FOR SCHINDLER'S DESIGNS OF THE LATE 1920S AND
EARLY 1930S." AIN HAD FIRST MET SCHINDLER AT THE LATTER'S KINGS ROAD HOME-STUDIO WHEN HE WAS 17 AND
STILL ATTENDING LINCOLN HIGH SCHOOL. IT WAS THAT INTRODUCTION THAT FIRST INDUCED HIM TO BECOME AN
ARCHITECT. HE FREQUENTLY RETURNED TO SCHINDLER'S CONCEPTS AND IN THE KAYE RESIDENCE WE FIND THE
CLIMAX OF AIN'S CALIFORNIA CAREER, CLEARLY GIVING TRIBUTE NOT ONLY TO SCHINDLER, BUT TO FRANK LLOYD
WRIGHT AS WELL. _____





City of Los Angeles Department of City Planning

11/11/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4754 N VANALDEN AVE

ZIP CODES

91356

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2005-8252-CA
ENV-2005-8253-MND
AFF-32035
AFF-20204
AFF-14770

Address/Legal Information

PIN Number:	168B117 301
Lot Area (Calculated):	15,433.3 (sq ft)
Thomas Brothers Grid:	PAGE 560 - GRID G4
Assessor Parcel No. (APN):	2176033001
Tract:	TR 2605
Map Reference:	M B 27-55/75
Block:	None
Lot:	PT 74
Arb (Lot Cut Reference):	10
Map Sheet:	168B117

Jurisdictional Information

Community Plan Area:	Encino - Tarzana
Area Planning Commission:	South Valley
Neighborhood Council:	Tarzana
Council District:	CD 3 - Dennis P. Zine
Census Tract #:	1398.01
LADBS District Office:	Van Nuys

Planning and Zoning Information

Special Notes:	None
Zoning:	RA-1
Zoning Information (ZI):	None
General Plan Land Use:	Very Low I Residential
Plan Footnote - Site Req.:	5
Additional Plan Footnotes:	Encino
Specific Plan Area:	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
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

Assessor Information

Assessor Parcel No. (APN):	2176033001
APN Area (Co. Public Works)*:	0.350 (ac)
Use Code:	0101 - Single Residence with Pool
Assessed Land Val.:	\$723,180
Assessed Improvement Val.:	\$653,820
Last Owner Change:	06/06/08
Last Sale Amount:	\$1,350,013
Tax Rate Area:	37
Deed Ref No. (City Clerk):	7-462 598032
Building 1:	
1. Year Built:	1963
1. Building Class:	D85A

1. Number of Units:	1
1. Number of Bedrooms:	4
1. Number of Bathrooms:	3
1. Building Square Footage:	3,167.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Urban and Built-up Land
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	10.99895 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

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

Public Safety

Police Information:	
Bureau:	Valley
Division / Station:	West Valley
Report District:	1095
Fire Information:	
District / Fire Station:	93
Batallion:	17
Division:	3
Red Flag Restricted Parking:	No

CASE SUMMARIES

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

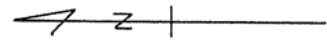
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

Case Number:	ENV-2005-8253-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

AFF-32035
AFF-20204
AFF-14770

SCALE 1" = 100'



FOR PREV. ASSM'T. SEE:
2176 -33

TRACT NO. 2605 M.B. 27-55-75
TRACT NO. 28019 M.B. 749-23-26

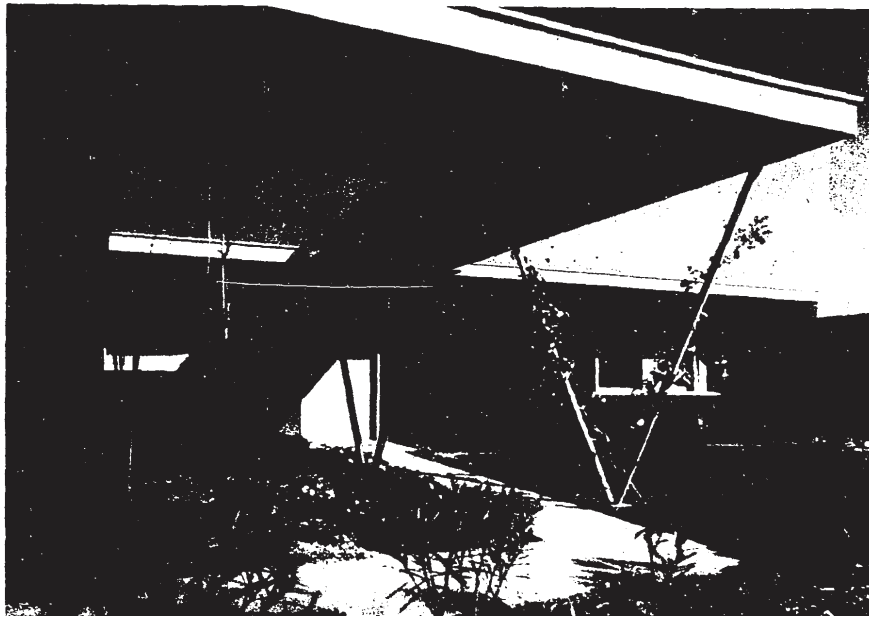
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

This House Keeps Pace With the Family

Pauline Berg Graves

Los Angeles Times (1886-Current File); Dec 18, 1949; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)

pg. G4



The house, built on a concrete slab, has brown plaster exterior with white trim. Overhang shelters the walk from garage to house but an open space is left for trees beside garage.



The master bedroom, or den, shown above and below, adjoins living room, can be a part of it or separated for privacy by a folding wall.



This House Keeps Pace



Garlner-Rand photos

Here are two views of table built between kitchen, living room which seats six in minimum space, overlooks yard.



The kitchen, in tones of brown with yellow and green cabinets, is on the front, separated from the entry by cabinet partition, opaque glass panel.

With the Family

By Pauline Berg Graves

WITH passing years the needs of a family in regard to their housing change completely. The newlyweds are happy with a single or one-bedroom apartment or a small house. When a baby arrives, suddenly they're crowded, and as the child grows, his needs grow.

A tiny baby can share the bedroom with his parents, though it isn't most desirable, but, at the toddling age, a room of his own becomes imperative. Two children can and often do share rooms, but differences in temperament, age and personality make separate rooms infinitely better.

However, not many newlyweds desire to or can look that far ahead. Should they buy a three-bedroom home, one bedroom becomes a catchall, the other a den or guest room, which means more cash outlay. Sometimes it, too, is shut off completely. Consequently, usually as the family grows, they have to move to larger quarters, always with great trouble, sometimes with great expense.

Taking all of these factors into consideration, Architect Gregory Ain, AIA, with Joseph Johnson and Alfred Day collaborating, came up with a solution, a house in Mar Vista that expands to meet the needs of the growing family.

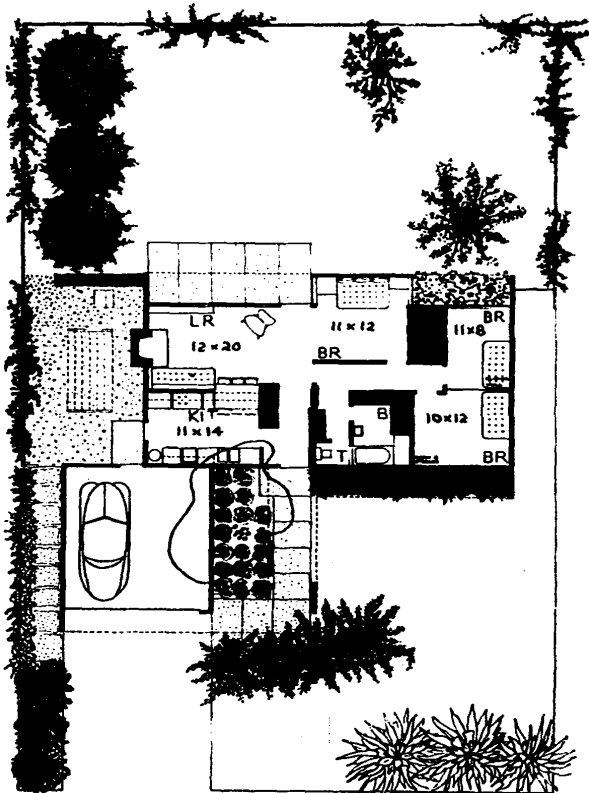
A sliding wall and a folding wall do the trick. Thanks to these, the house can have, one, two or three bedrooms. The largest bedroom is separated from the living room by a folding wall, so that this room can be treated as a den, a bedroom or an extension of the living room. The other two bedrooms can be made into one room by rolling the partition between them along a blank wall in the hallway.

The plan has many other advantages in addition to its flexibility, for it makes full use of its 1050 square feet. The partition that separates the kitchen and living room from the entrance not only forms an entrance hall, but is a closet as well. The bathroom is divided into sections, the wash basin and tub-shower in one part, the toilet by itself.

In every room built-ins make the most of the available space. There are wardrobes and drawers in every bedroom and between the living room and kitchen a permanent table for dining, seating three on each side. Cupboards above conceal a Venetian blind that can be dropped to divide the table, hiding the kitchen from living room view. With this arrangement, the table doubles as a built-in desk when so needed.

Rooms have been placed for maximum livability. Each can be reached from a hallway and the living room, removed from the main line of traffic through the house, is away from the street, connecting with the

Bookshelves, a couch and chairs are grouped informally around small, off-center fireplace in the simple living room which Michael Costello decorated in tones of brown with a panel of yellow-green over the desk.



The simple plan can be adapted to varying locations by moving the garage or reversing the room arrangements.

garden area at the rear of the house.

In these days when building costs have so risen that every inch is precious, an ingenious plan such as this offers much to the small homeowner. And the advantages of its flexibility are obvious, for a young couple

can start out with the two rooms treated as one for their own bedroom, using the front room as a den or part of the living room, and as their family grows or when unexpected guests arrive they can change the function of the rooms practically by a twist of the wrist.



This bedroom can function as a single unit or be added to second bedroom by pushing back sliding partition between.



Here partition has been pushed alongside blank wall in hall and room pictured above becomes one with second bedroom.

Gardner-Rand photos



Gregory Ain

Gregory Ain, Architect (1908-1988)

By Charles J. Fisher

Gregory Ain was born in Pittsburgh, Pennsylvania on March 28, 1908, to Russian immigrants, Baer and Chiah Ain. In 1911, after a brief stay in Kentucky, his Socialist Father relocated to Los Angeles.

The elder Ain was a bit of a frustrated revolutionary, who had been exiled to Siberia for his anti-czarist political activities before coming to the United States in 1906. He was an avid supporter of Socialist Job Harriman in his 1911 campaign for mayor and after Harriman's defeat, opted to move to the new Utopian colony at Llano, that Harriman established.

Friction among the colonists soon caused the family to move back to Los Angeles, where Baer Ain set up a tire shop in Lincoln Heights and where Gregory received his education, graduating from Lincoln High School and, ultimately, graduating from USC in 1927, where he went to study architecture after leaving UCLA where he had initially gone to study mathematics and physics at his Father's insistence.

While still in high school, Ain was introduced to R. M. Schindler at the latter's Kings Road studio home. It was a defining moment that set him on the path to become an architect. At the age of 19, he began his apprenticeship working as a draftsman in the office of B. Marcus Priteca, where he remained until 1929. The Priteca firm had specialized in Beaux Arts designs, especially theaters, which were not the type that fascinated the young Ain, but it did give him the experience he needed to propel him for future endeavors.

It was during this time that Ain married his Russian born wife, 17 year old Agnes Budin, who had arrived in the United States with her family in 1922. The couple soon took up residence in an apartment at 560 Kingsley Drive, in Hollywood. That marriage ended in divorce. Ain married Ruth Marsh in 1938. That marriage produced a daughter, Emily, born in 1942 and a son, Christopher.

Ain started working in the office of Richard Neutra in 1930. For the next five years, he and his friend and colleague, Harwell Hamilton Harris worked

with Neutra on his many projects, such as his “Rush City Reformed” project in 1930, the William Beard House in Altadena, the Kun House in Hollywood and Neutra’s own VDL Research House (HCM 640). During this period, Ain also worked evenings in the office of R. M. Schindler, whom he had met several years earlier at U.C.L.A.

It was Schindler who had instilled the original desire to follow architecture in the young Ain. Both Neutra and Schindler were to leave indelible marks in the work of Ain as an architect.

Two of Ain’s earliest built houses were the Charles H. Edwards House (HCM 260) in 1936 and the Amsalem A. Ernst House (HCM 840) in 1937, both in the Hollywood Hills. The two structures show much of Neutra and Schindler’s influences and were to set the stage for most of Ain’s prewar work.

One of Ain’s earliest passions was the design of low-income housing. This work secured him a Guggenheim Foundation award in 1940.

During World War II, Ain was the chief engineer for Evans Products Company, Moulded Plywood Division, where he worked with Charles Eames in the development of the latter’s famous plywood furniture.

After the war, Ain formed a partnership with Phillip Johnson and Alfred W. Day. During this time, he worked to create modern housing for the average person. His Mar Vista Tract in 1949 (now an HPOZ) was one of his projects with Modernist tract housing. Ain utilized movable wall panels, which could be reconfigured to meet the homeowners various needs.

He attempted a larger project in the San Fernando Valley, met with failure due to the FHA not allowing banks to loan on developments that did not have racial covenants. Ain and his partners had tried to make the new homes available to all and had refused to place restrictive covenants on the tract.

By this time, Ain had become well versed in the idea of flexible housing designs. In a 1951 article in the Los Angeles Times, Ain wrote that: “The basic layout of you house should serve a great variety of needs. It should expand and contract as required. It should be truly flexible.”

By 1955, Ain had dissolved his partnership with Johnson and Day and set up his own office, continuing to design unique modern homes. By the end of the 1950s, he was also designing school buildings, with an eye toward how they could best be a conduit for the learning experience.

His design for the Dr. Leon Kaye Residence in Tarzana (1962-63) was to be his last to be built in California. The irregular shaped home was designed on an irregular plan with four wings. The roof includes three hexagonal tiered hipped sections. The house is heavily influenced by the last designs by R. M. Schindler, which bring in the use of natural light to enhance the living experience. The interplay of interior and exterior spaces are reminiscent of the Usonian designs of Frank Lloyd Wright.

Later that year, Ain closed his office and moved to his native Pennsylvania, where he became the Dean of School of Architecture at Pennsylvania State University. While there, he designed his final house to be built, the William Ginoza Residence (1966-67), where he reworked the wooden sheathed box into a late 60s product.

Ain returned to California in 1967. Although he did several designs before closing his practice for good, none were built. He passed away in Los Angeles on January 9, 1988.

Heerman Estate Photographs



Kaye Residence, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



Kaye Residence, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, South facade, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, South facade, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, rear facade, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence rear elevation, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, brushed redwood eaves, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, garage doors, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, front porch, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, front entry, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, cantilevered staircase in entry, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, fireplace, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



Kaye Residence, Ain designed built-ins (2004), 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, skohl screen in living room, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, skohl screens, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



Kaye Residence, roofline in living room, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, living room ceiling, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, downstairs office, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, dining room area, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, dining room area, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, original lighting fixture, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, breakfast area, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, kitchen and breakfast area (remodeled), 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, main staircase, 4754 N. Vanalden Avenue (Photograph by Daisy Penner)



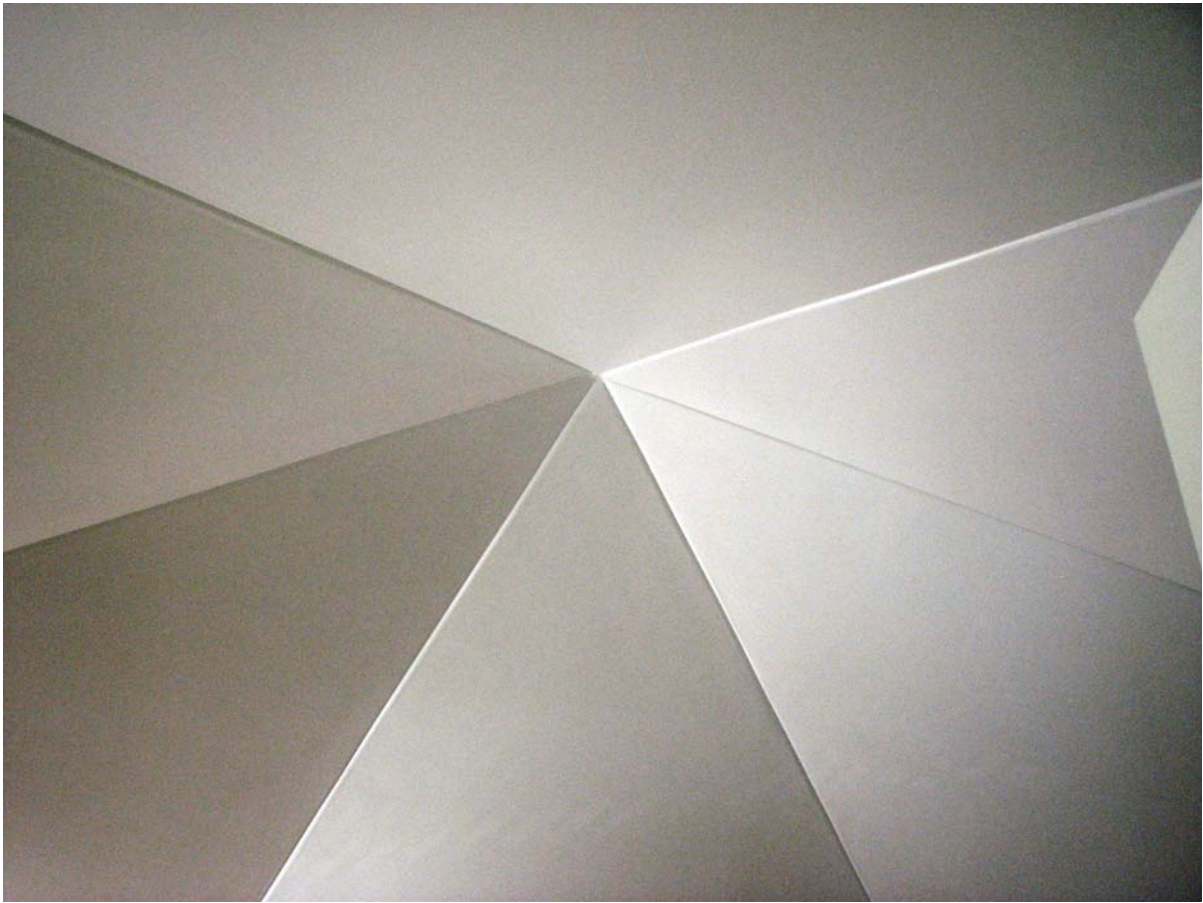
Kaye Residence, upstairs hallway, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, upstairs office, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, original ash closets, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



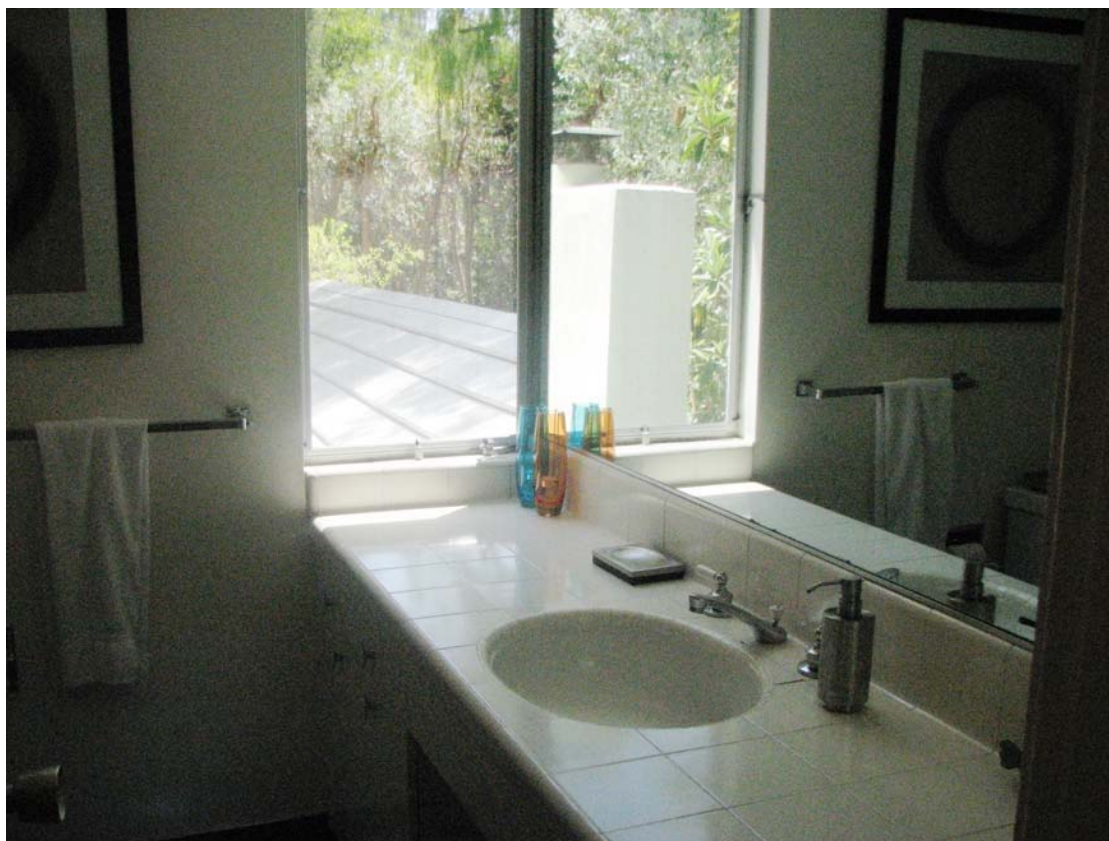
Kaye Residence, upstairs office ceiling, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, children's bedroom, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, ceiling in children's bedroom, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, original upstairs bathroom, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, master bedroom built to Ain's plans, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)



Kaye Residence, 4754 N. Vanalden Avenue (Photograph by Charles J. Fisher)