

KUN HOUSE II
7943-7947 W. Fareholm Drive
CHC-2022-4974-HCM
ENV-2022-4975-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—September 8, 2022](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2022-4974-HCM
ENV-2022-4975-CE**

HEARING DATE: October 6, 2022
TIME: 10:00 AM
PLACE: Teleconference (see
agenda for login
information)

Location: 7943-7947 West Fareholm Drive
Council District: 4 – Raman
Community Plan Area: Hollywood
Zoning: R1-1-HCR
Land Use Designation: Low II Residential
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Tract 7842, Lots 22-23

EXPIRATION DATE: The original expiration date of October 18, 2022 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

PROJECT: Historic-Cultural Monument Application for the KUN HOUSE II

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Jon C. Hacker, Co-Trustee,
Hacker Thomas Trust
7947 West Fareholm Drive
Los Angeles, CA 90046

PREPARER: Shannon L. Papin
Environmental Science Associates
626 Wilshire Boulevard, Suite 1100
Los Angeles, CA 90017

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

FINDINGS

- Kun House II “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of Mid-Century Modern residential architecture and “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an illustrative and highly intact example of master architect Richard Neutra’s small-scale residential 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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
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 influenced his or her age.

SUMMARY

The Kun House II is a two-story single-family residential building with an attached two-car garage located on the north side of Fareholm Drive between Fairfax Avenue and Floral Avenue in the Hollywood Hills neighborhood of Los Angeles. Constructed in 1950, the property was designed by master architect Richard Neutra (1892-1970) in the Mid-Century Modern architectural style for Joseph Kun, printer for the *Los Angeles Examiner*. The subject property is located across the street from another home designed by Neutra for Kun in 1936 (HCM #1006).

The subject property is located on an irregularly shaped lot that borders Fareholm Drive to the south and east and slopes steeply upwards to the northwest. Irregular in plan, it is of post-and-beam construction with smooth stucco cladding and floor-to-ceiling windows. The flat, gravel roof has shallow projecting eaves with corrugated aluminum coping and a crimped fascia and gutter. The primary, east-facing elevation has a horizontal stucco band that stretches the entirety of the elevation, separating the first and second floors. It features a second-floor balcony with a metal-capped railing, a first-floor garage with a wood door and a wood frame painted to resemble chrome, and the primary entrance, consisting of a single plywood slab door, covered by a glass canopy attached to a projecting spiderleg. The rest of this elevation consists of continuous bands of fixed and clerestory windows on the ground floor and fixed and casement windows on the upper floor, all framed in wood painted to resemble chrome. The south-facing façade is dominated by large sliding doors on both the upper and lower floors opening onto covered patios; the upper floor balcony cantilevers over the first-floor patio. On the west side of the elevation there are two rectangular volumes, one on the first floor that houses the living room and kitchen, and a recessed second volume on the upper floor. The west-facing elevation features a single wood slab door with a transom and two casement windows on the ground floor and a band of clerestory windows on the second floor. A rectangular volume with fixed and casement windows projects from the

ground floor on the southern end of this elevation. The north-facing elevation is largely featureless, with only a row of vents below the roof. Interior features include an open floor plan, wood floors, built-in furniture and cabinetry, and frosted clerestory windows between rooms.

Richard Joseph Neutra is considered one of Modernism's most important architects. Neutra was born in Vienna, Austria on April 8, 1892. He studied under Adolf Loos at the Technical University of Vienna, was influenced by Otto Wagner, and worked for a time in Germany in the studio of Erich Mendelsohn. He moved to the United States by 1923 and worked briefly for Frank Lloyd Wright before accepting an invitation from his close friend and university companion Rudolph Schindler to work and live communally in Schindler's Kings Road House in West Hollywood. In California, he became celebrated for rigorously geometric but airy structures that symbolized a West Coast variation on the Mid-Century Modern residence. In the early 1930s, Neutra's Los Angeles practice trained several young architects who went on to independent success, including Gregory Ain, Harwell Hamilton Harris, and Raphael Soriano. He was famous for the attention he gave to defining the real needs of his clients, regardless of the size of the project, in contrast to other architects eager to impose their artistic vision on a client. His domestic architecture was a blend of art, landscape, and practical comfort. Neutra died in Wuppertal, Germany, on April 16, 1970. Other works by Neutra include the Jardinette Apartments (1929, HCM #390), Sten/Frenke-Gould Residence (1934, HCM #647), Landfair Apartments (1937, HCM #320), Kelton Apartments (1941, HCM #365), the Maxwell House (1941, HCM #808), the Cytron House (1961, HCM #1148), and The John Lary and Pauline Kuhns House (1964, HCM #1209).

The subject property has experienced several alterations over the years that include the repair of fire damage and a remodel of the guest room in 1960; a 114-square foot addition to the living room in 1967; the removal of the wall between the living and dining room, a kitchen remodel, and a remodel of the master bathroom on the second floor in 1976; and the construction of several retaining and impact walls in 2008. Additionally, the canopy and spider leg on the primary, east-facing elevation were added in 2006 based on Neutra's original drawings. During the Commission site visit other alterations observed were the replacement of the original asphalt tile flooring on the first floor with thin wood planks and replacement of the hand railing on the interior staircase.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Mid-Century Modern residential architecture and the work of master architect Richard Neutra.

DISCUSSION

Kun House II meets one of the Historic-Cultural monument criteria: it "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent example of Mid-Century Modern residential architecture and "represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as an illustrative and highly intact example of master architect Richard Neutra's small-scale residential designs.

The hallmarks of the Mid-Century Modern architectural style, as exhibited by the subject property, are the horizontal massing, unadorned smooth wall surfaces, and overall lack of ornamentation. The subject property also retains other characteristic features of the style that include post-and-beam construction, overhanging eaves, floor-to-ceiling windows, and open interior space.

In addition, the subject property is an important work of master architect Richard Neutra that represents the progression of his innovative design concepts for small but flexible residential

dwellings. Despite its modest size, the residence features many elements of Richard Neutra's evolving vocabulary, including the use of contrasting glass and stucco planes, projecting beams extending beyond the building envelope, deep overhangs with strip lighting at the edges, and the use of terraces to take advantage of views. Although the subject property is only 2,000 square feet, its flowing interiors, expansive pane-glass, and horizontal elements create a residence that looks and feels much larger than it is. Further, it embodies not only Neutra's design aesthetic but also the social and ideological underpinnings of his philosophy. Neutra's goal was to accommodate what his clients did and how they socialized while serving their health and wellbeing. He also emphasized simplicity that could make such environments affordable and responsive to the climate and worked to achieve his goals through the inclusion of modern technology and nature and landscape. These concepts are expressed at the subject property through the use of floor to ceiling windows that create a flow between the exterior surroundings and the private living spaces as well as the small house design that allows for a refined architectural aesthetic.

The subject property is highly intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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 Kun House II as an 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 an irreplaceable historic site/open space. The Secretary of the Interior's Standards for 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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 and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2022-4975-CE was prepared on September 12, 2022.

BACKGROUND

On July 11, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On August 4, 2022, the Cultural Heritage Commission voted to take the property under consideration. On September 8, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of October 18, 2022 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.

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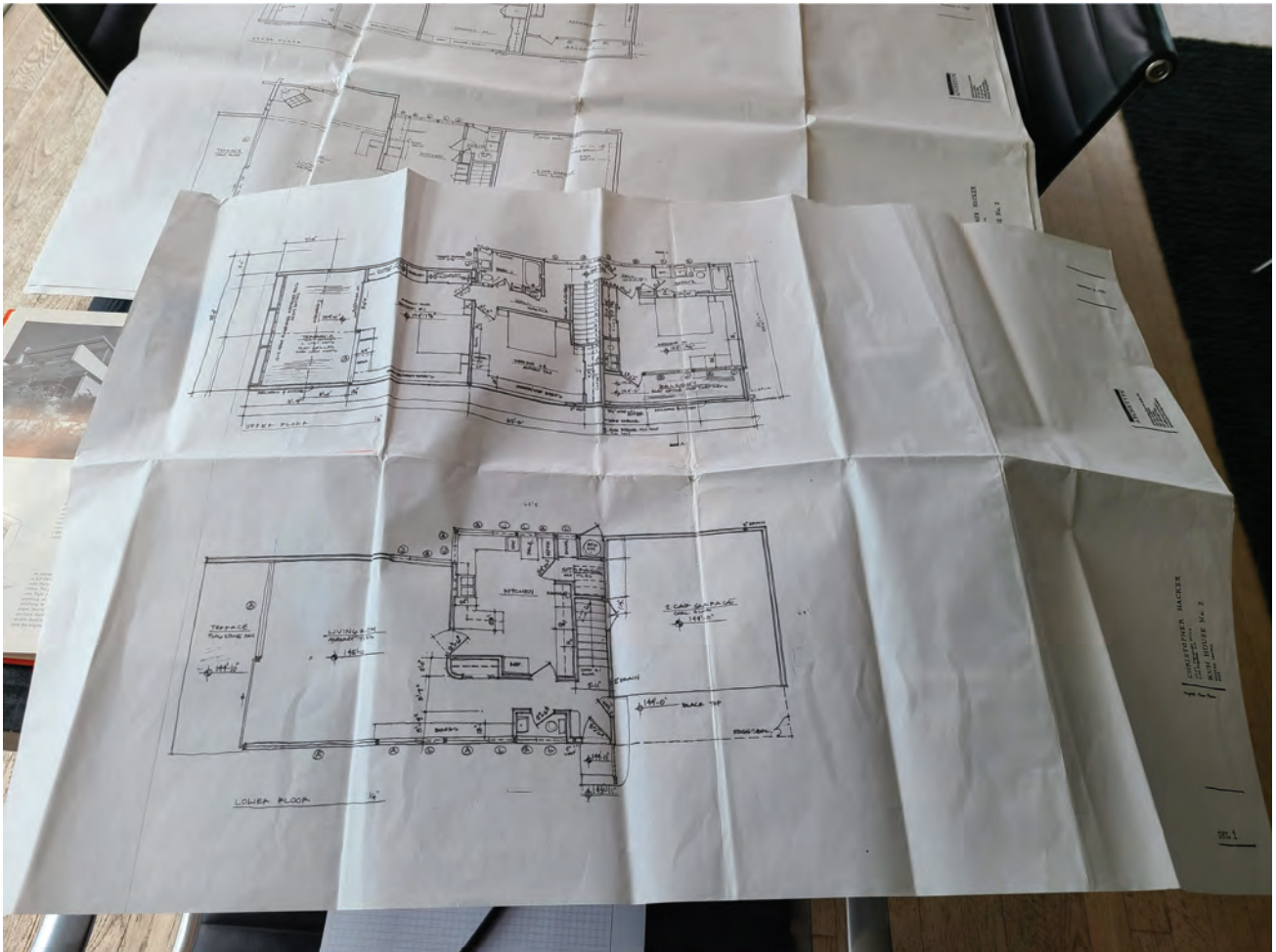


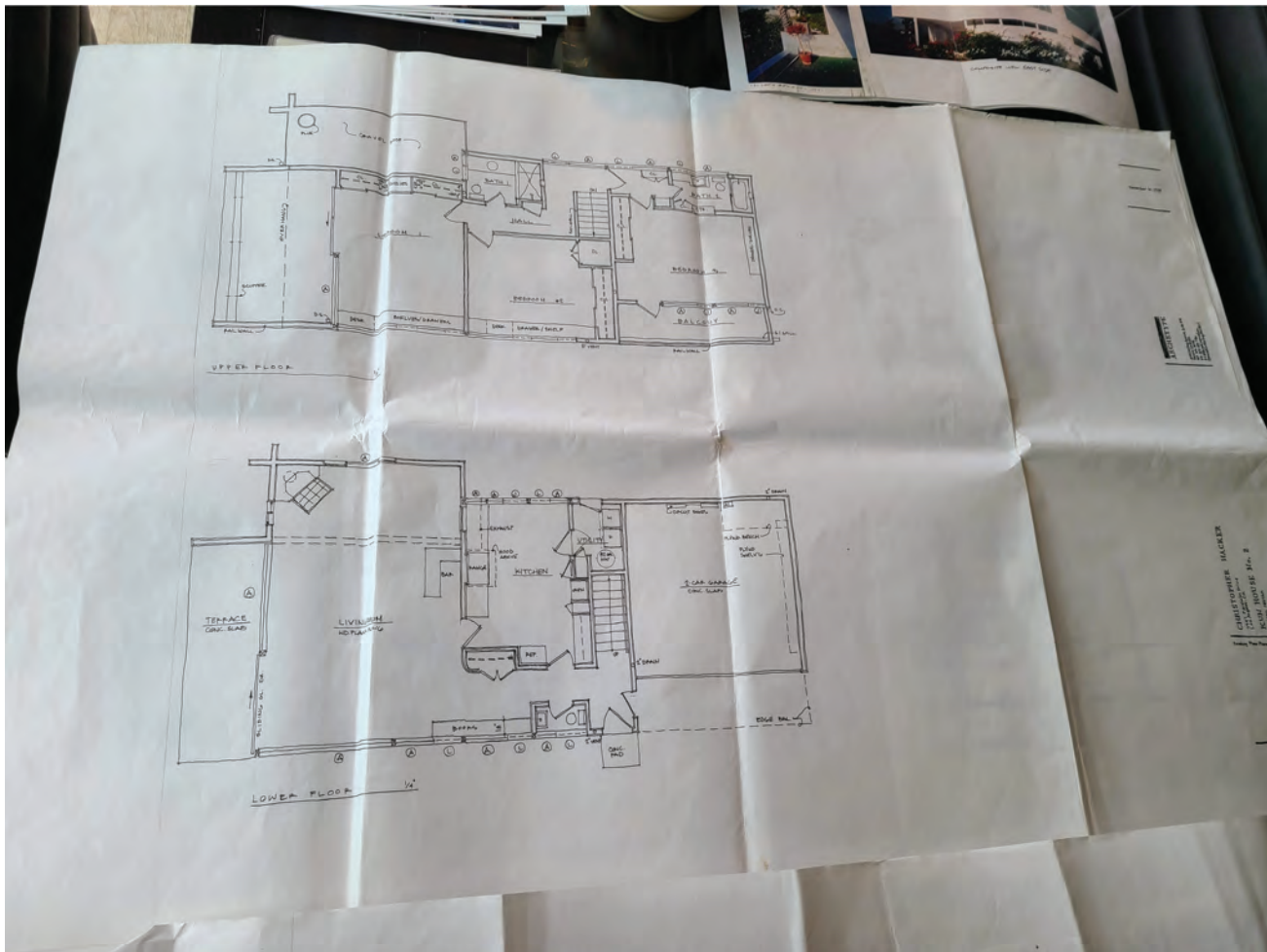














7347 Fareholm Drive
Los Angeles, CA 90048



KUN HOUSE #2
Los Angeles, CA

Existing Conditions



Kun House #2 is one of Richard Neutra's iconic homes of the 1950s. The house was built on a pad carved out above Fareholm Drive. A landslide in the mid 1990s necessitated the construction of retaining walls to hold the rear hill back from the house. At the same time, owner Chris Hacker undertook a landscape restoration of the property.

Architecture Richard Neutra

LISA GIMMY Landscape Architecture



VIEW LOOKING SOUTH



LIVING ROOM WINDOW

BEFORE
PHOTOS FROM
10/15/95



COMPOSITE VIEW EAST SIDE



LIVING ROOM WINDOW FACING EAST



LIVING ROOM/DINING ROOM (FIREPLACE & BUILT WERE REMOVED IN RENOVATION)

BEFORE
PHOTOS
FROM
10/15/97



KITCHEN



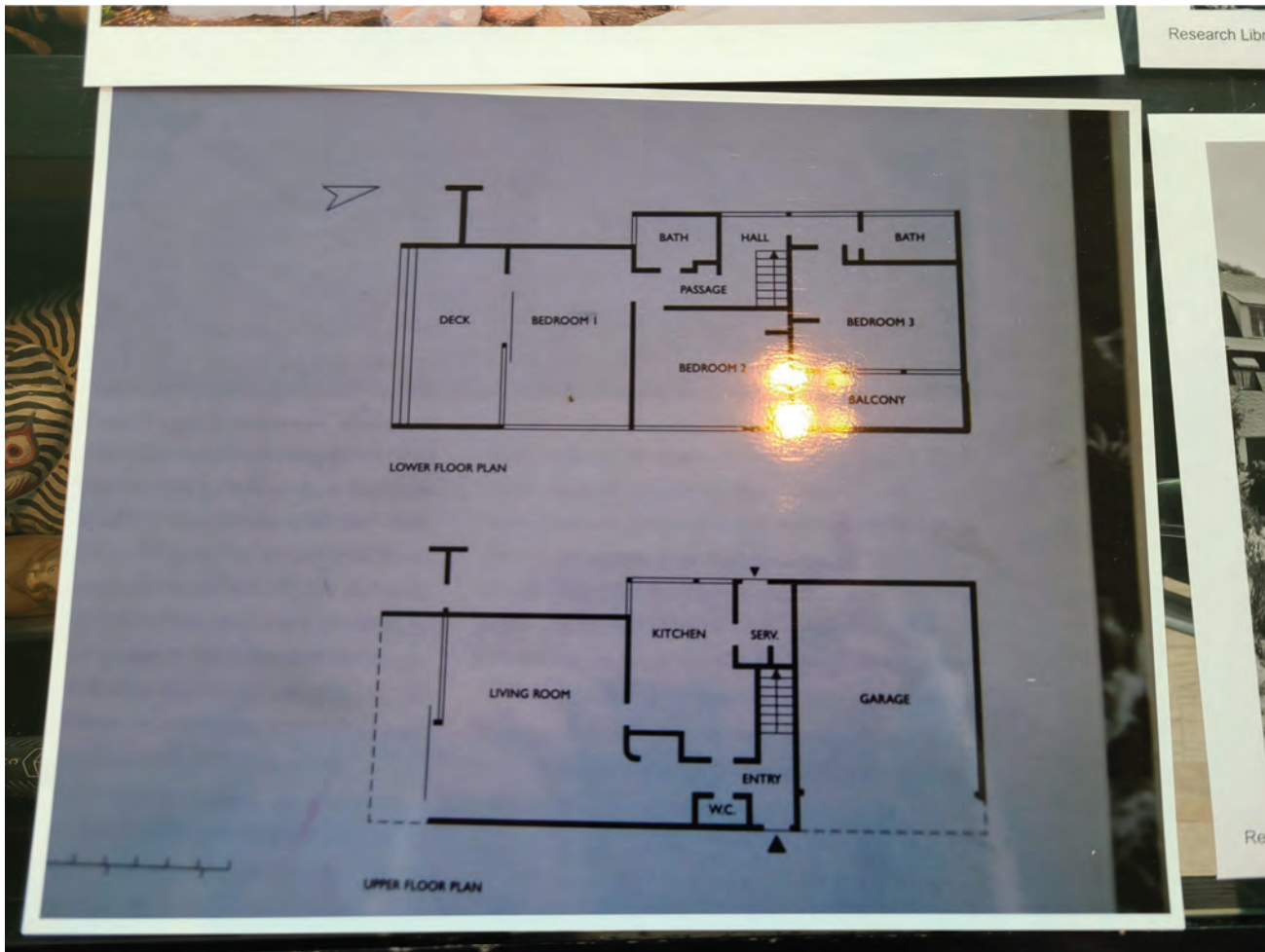
MASTER BEDROOM CORNER

The Kin House, 1950
Hollywood, California
Richard Neutra, Architect
Photograph: Julius Shuman

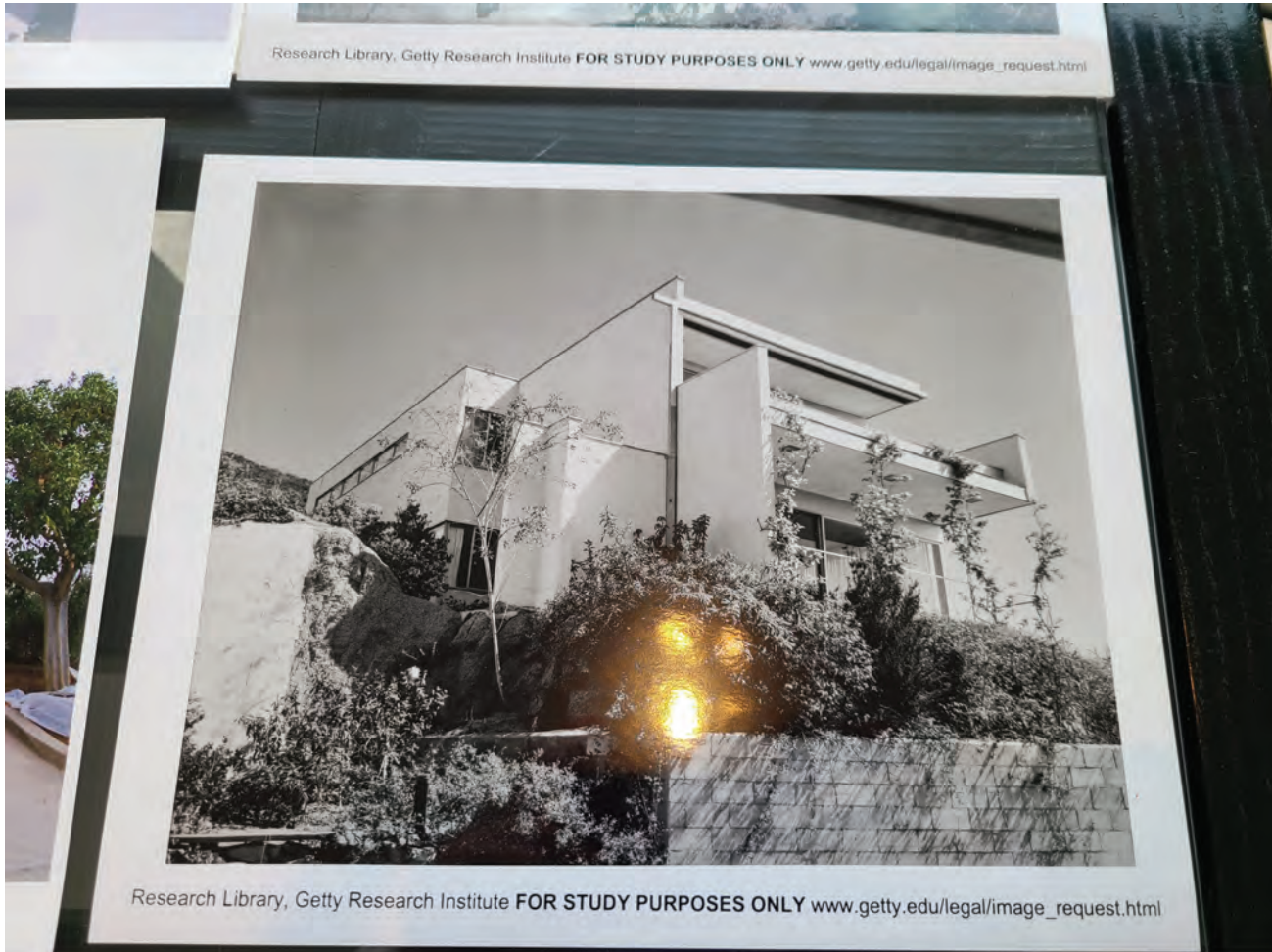


NEUTRA





Research Library, Getty Research Institute FOR STUDY PURPOSES ONLY www.getty.edu/legal/image_request.html



Research Library, Getty Research Institute FOR STUDY PURPOSES ONLY www.getty.edu/legal/image_request.html







































COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2022-4974-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2022-4975-CE

PROJECT TITLE
Kun House II

COUNCIL DISTRICT
4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
7943-7947 W. Fareholm Drive, Los Angeles, CA 90046

Map attached.

PROJECT DESCRIPTION:
Designation of the Kun House II as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 8 and 31

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Kun House II** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2022-4974-HCM
ENV-2022-4975-CE

HEARING DATE: August 4, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 7943-7947 West Fareholm Drive
Council District: 4 – Raman
Community Plan Area: Hollywood
Zoning: R1-1-HCR
Land Use Designation: Low II Residential
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Tract 7842, Lots 22-23

EXPIRATION DATE: The original 30-day expiration date of August 10, 2022 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

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PROJECT: Historic-Cultural Monument Application for the KUN HOUSE II

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Jon C. Hacker, Co-Trustee,
Hacker Thomas Trust
7947 West Fareholm Drive
Los Angeles, CA 90046

PREPARER: Shannon L. Papin
Environmental Science Associates
626 Wilshire Boulevard, Suite 1100
Los Angeles, CA 90017

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an 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 warrants further investigation.
2. **Adopt** the report findings.

SUMMARY

The Kun House II is a two-story single-family residential building with an attached two-car garage located on the north side of Fareholm Drive between Fairfax Avenue and Floral Avenue in the Hollywood Hills neighborhood of Los Angeles. Constructed in 1950, the property was designed by master architect Richard Neutra (1892-1970) in the Mid-Century Modern architectural style for Joseph Kun, printer for the *Los Angeles Examiner*. The subject property is located across the street from another home designed by Neutra for Kun in 1936 (HCM #1006).

The subject property is located on an irregularly shaped lot that borders Fareholm Drive to the south and east and slopes steeply upwards to the northwest. Irregular in plan, it is of post-and-beam construction with smooth stucco cladding and floor-to-ceiling windows. The flat, gravel roof has shallow projecting eaves with corrugated aluminum coping and a crimped fascia and gutter. The primary, east-facing elevation has a horizontal stucco band that stretches the entirety of the elevation, separating the first and second floors. It features a second-floor balcony with a metal-capped railing, a first-floor garage with a wood door and a wood frame painted to resemble chrome, and the primary entrance, consisting of a single plywood slab door, covered by a glass canopy attached to a projecting spiderleg. The rest of this elevation consists of continuous bands of fixed and clerestory windows on the ground floor and fixed and casement windows on the upper floor, all framed in wood painted to resemble chrome. The south-facing façade is dominated by large sliding doors on both the upper and lower floors opening onto covered patios; the upper floor balcony cantilevers over the first-floor patio. On the west side of the elevation there are two rectangular volumes, one on the first floor that houses the living room and kitchen, and a recessed second volume on the upper floor. The west-facing elevation features a single wood slab door with a transom and two casement windows on the ground floor and a band of clerestory windows on the second floor. A rectangular volume with fixed and casement windows projects from the ground floor on the southern end of this elevation. The north-facing elevation is largely featureless, with only a row of vents below the roof. Interior features include an open floor plan, wood floors, built-in furniture and cabinetry, and frosted clerestory windows between rooms.

Richard Joseph Neutra is considered one of Modernism's most important architects. Neutra was born in Vienna, Austria on April 8, 1892. He studied under Adolf Loos at the Technical University of Vienna, was influenced by Otto Wagner, and worked for a time in Germany in the studio of Erich Mendelsohn. He moved to the United States by 1923 and worked briefly for Frank Lloyd Wright before accepting an invitation from his close friend and university companion Rudolph Schindler to work and live communally in Schindler's Kings Road House in West Hollywood. In California, he became celebrated for rigorously geometric but airy structures that symbolized a West Coast variation on the Mid-Century Modern residence. In the early 1930s, Neutra's Los Angeles practice trained several young architects who went on to independent success, including Gregory Ain, Harwell Hamilton Harris, and Raphael Soriano. He was famous for the attention he gave to defining the real needs of his clients, regardless of the size of the project, in contrast to other architects eager to impose their artistic vision on a client. His domestic architecture was a blend of art, landscape, and practical comfort. Neutra died in Wuppertal, Germany, on April 16, 1970. Other works by Neutra include the Jardinette Apartments (1929, HCM #390), Sten/Frenke-Gould Residence (1934, HCM #647), Landfair Apartments (1937, HCM #320), Kelton Apartments (1941, HCM #365), the Maxwell House (1941, HCM #808), the Cytron House (1961, HCM #1148), and The John Lary and Pauline Kuhns House (1964, HCM #1209).

The subject property has experienced several alterations over the years that include the repair of fire damage and a remodel of the guest room in 1960; a 114-square foot addition to the living room in 1967; the removal of the wall between the living and dining room, a kitchen remodel, and a remodel of the master bathroom on the second floor in 1976; and the construction of several

retaining and impact walls in 2008. Additionally, the canopy and spider leg on the primary, east-facing elevation were added in 2006 based on Neutra's original drawings.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Mid-Century Modern residential architecture and the work of master architect Richard Neutra.

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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
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 influenced his or her 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 may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

BACKGROUND

On July 11, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of August 10, 2022, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Kun House II		First Owner/Tenant	
Other Associated Names: Joseph Kun House No. 2			
Street Address: 7947 W. Fareholm Drive		Zip: 90046	Council District: 4
Range of Addresses on Property: N/A		Community Name: Hollywood	
Assessor Parcel Number: 5551003029	Tract: TR 7842	Block: N/A	Lot: 22
Identification cont'd: PIN #: 147B177 79			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1950	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Richard Neutra	Contractor: Mr. Sommers	
Original Use: Single Family Residence	Present Use: Single Family Residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Mid-Century Modernism		Stories: 2	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Select	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Casement	Type:	
	Material: Steel	Material: Select	
ENTRY	Style: Off-center	Style: Off-center	
DOOR	Type: Slab	Type: Sliding glass	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

	Please see construction history in document, section 3.3.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): Survey LA Assigned a California Historical Resource status code
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	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 influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Christopher Hacker		Company:	
Street Address: 7947 W. Fareholm Drive		City: Los Angeles	State: CA
Zip: 90046	Phone Number: 917-763-8437	Email: chris@hackerdesigngroup.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Christopher Hacker		Company:	
Street Address: 7947 W. Fareholm Drive		City: Los Angeles	State: CA
Zip: 90046	Phone Number: 917-763-8437	Email: chris@hackerdesigngroup.com	

Nomination Preparer/Applicant's Representative

Name: Shannon L. Papin		Company: Environmental Science Associates (ESA)	
Street Address: 626 Wilshire Blvd, Suite 1100		City: Los Angeles	State: CA
Zip: 90017	Phone Number: 626-529-3342	Email: spapin@esassoc.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Shannon L. Papin

10/28/2021

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

KUN HOUSE II

Joseph Kun House No. 2

7947 Fareholm Drive

Los Angeles, CA 90046



1.0 Introduction and Statement of Significance

Kun House II is a two-story single-family residence with an attached two-car garage located on Fareholm Drive between Laurel and Nichols Canyon in Hollywood, California. It was constructed in 1950 and designed in the Mid-Century Modern architectural style by architect Richard Neutra for Joseph Kun, the printer for the *Los Angeles Examiner*. Richard Joseph Neutra (1892 – 1970) was an internationally recognized Master of Modern Architecture. In particular, Neutra’s innovative designs in Los Angeles were pivotal contributions to the field of Modern architecture.

Kun House II meets LAHCM Criterion 3 as it "embodies the distinctive characteristics of a style, type, period, or method of construction and represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age." Kun House II is an excellent and intact representative example of master architect Richard Neutra’s small-scale residential design. The home retains a high-level of integrity, with exteriors that been carefully maintained or restored to reflect Neutra’s original 1950 design. Its spatial relationship to Kun House I (1936), located across Fareholm Drive and designed for the same client, further provides a means of visually understanding Neutra’s consideration of unique setting, evolving client needs, and aesthetics over time. The home’s period of significance is 1950, the date of its original construction.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under national, state, and local designation programs as an excellent example of Mid-Century Modern architecture and a work of master architect Richard Neutra. The residence was previously assigned California Historic Resources Status Codes including 5S3, “appears to be individually eligible for local listing or designation through SurveyLA or other survey evaluation;” 3CS, “appears eligible for California Register as an individual property through SurveyLA or other survey evaluation;” and 3S, “Appears eligible for National Register as an individual property through SurveyLA or other survey evaluation.” HistoricPlacesLA further states that Kun House II is also qualified for designation according to the criteria established under the City’s Historic Context Statement “Architecture and Engineering, 1850-1980;” Sub Context “L.A. Modernism, 1919 – 1980,” Theme Post-War Modernism, 1946 – 1976,” and Sub Theme “Mid-Century Modernism, 1945 – 1970.” This nomination application supports these findings.

2.0 Description

2.1 Legal Description

Kun House II (APN 5551-003-029) is a single-family residence built in 1950, located on Lot 22, Tract 7842. The residence is 2,017 square feet and contains 3 bedrooms and 3 bathrooms. The lot is a total of 10,772 square feet. The residence sits on the north side of Fareholm Drive between Fairfax Avenue and Floral Avenue. The community plan area is Hollywood, and the area planning commission is Central. The neighborhood council is Hollywood Hills West. The census tract number is 1941.02 and the LADBS district office is Los Angeles Metro. The property is not part of a Historic Preservation Overlay Zone (HPOZ). The property’s deed reference number is 963266.¹

¹ Zimas Parcel Profile: 7947 Fareholm Drive, Office of the Assessor, Los Angeles County.

2.2 Site

My experience, everything within me, is against an abstract approach to land and nature, and for the *profound assets rooted in each site* and buried in it like a treasureable wonder. The ancients thought those vital assets spirits. By listening intently, you can hear them miraculously breathe in their slumber. You may subtly awaken them to startling values of design truly assured of duration, growth and never-ending life. -- Richard Neutra²

For Neutra, land and architecture were inextricably bound. At Kun House II, the site, the house, and the landscape work together to create an interconnected experience. In Neutra's view, this connection between the built and natural environment is pivotal. Neutra stated that it is through the "continuity of fenestration, linkage with the landscape, [that] we should draw again on what the vitally dynamic natural scene had been for a hundred thousand years and make it once more a human habitat."³ The relationship of the building with the site was essential to achieve this goal, and the design of Kun House II and its positioning on its steep hillside lot successfully merge the home with its surrounding landscape.

The subject property is a deep, wedge-shaped lot situated along an almost 90-degree curve of Fareholm Drive in the Hollywood Hills. The lot size is 10,772.8 square feet and is oriented north to south between Fairfax Avenue and Floral Avenue. The approach to the home's site is along a steep and winding road. Turning into the driveway, the road climbs the curve of the hillside on the east side of the lot, past the house that occupies the western half of the lot, culminating in a left turn into the garage. The house and attached garage occupy the flat portion of the angular lot with the residence oriented along a northwest/southwest axis. The house is perched over the street below with sweeping views to the south and east. A retaining wall borders the driveway, and outlines the low-lying landscape immediately surrounding the house. A connected terrace south of the house contains more mature landscaping including shrubs and palm trees. A second retaining wall to the northeast provides a parking spot north of the house and separates the house from the terrain of the surrounding hillside. To the rear of the lot is a tiered wall that separates the driveway from dedicated garden storage.

Designing a home atop this steeply graded site was particularly challenging, even for an architect as talented as Neutra. Joseph Kun had selected the location himself, without any consultations with his architect. Neutra visited the site several times to ascertain the best way to design a home on the "difficult

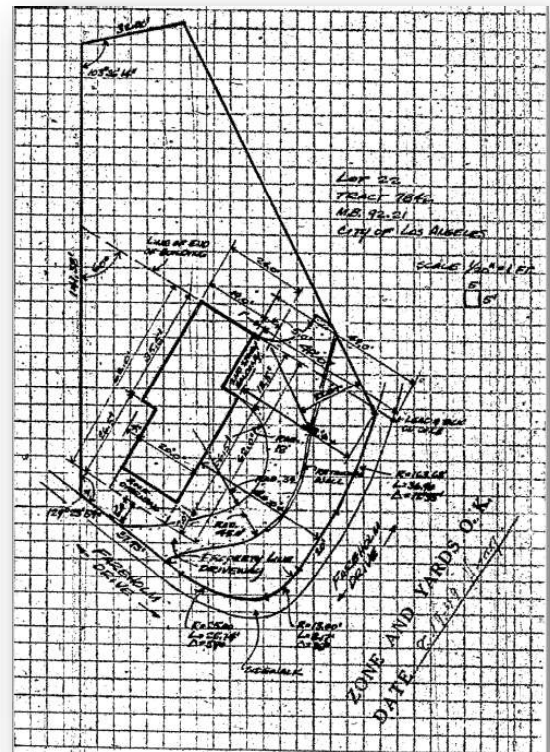


Figure 1. Drawing of Kun House II from original building permit application showing the positioning of the home on its site, 1949 (Source: Los Angeles Department of Building and Safety)

² Richard Joseph Neutra, *Mysteries and Realities of the Site*, (Morgan & Morgan, 1951).

³ Quoted in Alex Ross, "Richard Neutra's Architectural Vanishing Act," *The New Yorker*, September 27, 2021.

but lovely”⁴ site. In a letter from June 1949 to Joseph Kun, Neutra expressed the challenges of the site, writing that:

I have again now visited your newly mapped lots and tried to apply our ideas to the grounds. I have also followed Fareholm Drive in its unpaved portion way up... As during my studies of your problem these last weeks I can only say I would not have had the courage to advise you to buy this property. But now...I believe it is a most attractive view and I understand what made you buy it.⁵

Despite the challenges of the site, Neutra utilized the lot to create a home that harmonizes with, rather than detracts from, its environment. The Neutra office “labored to solve [Kun’s] difficult problem on a most unusual site.”⁶ Neutra also considered the home’s relationship to Kun House I (1936), located almost directly across Fareholm Drive on a southern slope. In a letter to Joseph Kun in 1949, Neutra noted that the goal to “lace all three residences [Kun House I, Kun House II, and the Sidney Toler residence] in good relation.”⁷ Understanding Kun House II as a visual extension of Kun House I, the idea of expansion becomes even more dramatic. When viewed upon a single axis, they create a visually continuous and expanding Neutra design perched on the hillside sites.

The original retaining wall detailed in a 1950 building permit, was 55’ long and 8’ maximum, with a width between 8” and 12”. The plot plan shows the retaining wall running from the property line on the west, moving along the front of the property facing Fareholm Drive, and continuing uphill along the driveway for the total length of 55 feet. The driveway originally had pebble exposed cement paving, which has since been re-paved.⁸

In 2008 a landslide “covered six feet of one corner of the house and . . . car.”⁹ As a result, the lot was re-graded and additional retaining walls were added to the property per building permit. The permit describes “grading in conjunction with retaining walls.” The dimensions of the retaining walls are “90



Figure 2. Circa 1953 image of Kun House I (foreground) and Kun House II (background), taken by Julius Shulman. Camera facing east. (Source: Julius Shulman Archive, The Getty Research Institute Online Archives. Courtesy of Chris Hacker and Will Thomas)

⁴ Correspondence from Richard Neutra to Joseph Kun, June 30, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁵ Ibid.

⁶ Correspondence from Dion Neutra to Joseph Kun, December 28, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁷ Correspondence from Richard Neutra to Joseph Kun, June 22, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.; The Sidney Toler residence, located adjacent to Kun House I and II at 7965 Fareholm Drive, was constructed in 1933 is still extant today. Sidney Toler (1874-1947) was a motion picture and Broadway theater actor.

⁸ "Specifications, Schedules, and Construction Details," Undated, Box 69, Folder 9, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁹ Jared Green, “A Landscape Neutra Would Have Loved,” *The Dirt*, April 2012.

feet of retaining walls at the driveway and 100 feet of rear impact wall measuring 10 feet high and another 100 feet of rear wall at 6 feet high to provide horizontal building set back.”

As a result of the landslide, and in conjunction with the 2008 re-grading and addition of the retaining walls, the site was re-imagined by landscape designer Lisa Gimmy who specializes in modern landscapes for modern homes.¹⁰ The landscape surrounding the residence consists of a hand-cut granite boulder wall, Korean grass and well-established agave that punctuate the flowing landscape design. The landscape follows the natural terrain of the site: the boulder wall is set below the foundation line of the house on the east elevation façade and the ground cover provides a visual foundation from which the house projects. None of the landscaping obscures the view of the house. Rather, the choice and placement of the landscaping serves to direct the eye to the architecture.

Additional planting on the site includes rosemary hedges in the front and rear of the property. The hedges at the front of the property rises to the level of the first-floor balcony. To the east of the driveway are large pines, and a large eucalyptus tree grows on the west side of the house. The branches of this eucalyptus are visible from the interior stairway landing through the row of clerestory windows. The scent of rosemary, pine, and eucalyptus is present and enhances the sensory experience of the site. The driveway is now concrete set in a grid format and allows for two parking spaces just to the north of the garage. At the back of the property is a tiered wall that is integrated with the lines of Neutra’s original design. These tiered walls camouflage a space for recycling and compost bins. Decomposed granite forms the path at the rear of the property and stepping stones and decomposed granite line the pathway next to the house along the property line to the west.



Figure 3. 2008 photograph of the landscaping around Kun House II after the landslide and prior to the landscape re-design (Source: Chris Hacker and Will Thomas)

2.3 Exterior Architectural Description¹¹

Kun House II is a 2,017 square foot two-story single-family residence constructed on a steeply graded lot in the Hollywood Hills. The home occupies the western side of its lot, perched over the street below with sweeping views to the south and east. A retaining wall borders the driveway, and outlines a small “yard” of succulents, rock, and Korean grass to the immediate east of the house. A terraced area south of the house contains more mature landscaping including shrubs and palm trees. A second retaining wall to the northeast provides a parking spot north of the house and separates the house from the feral terrain of the Hollywood Hills.

¹⁰ *ibid*

¹¹ Contemporary photographs of all exterior elevations, landscaping, and interior spaces can be found at the end of this nomination.

The building is of post and beam construction with a concrete foundation, an irregular footprint, horizontal rectilinear massing and exteriors of glass and smooth stucco. The home was designed by master architect Richard Neutra in 1950 for newspaper printer Joseph (Josef) Kun. The Mid Century Modern residence is located across the street from Neutra's Kun House I (1936; extant; HCM 1006; 7960 Fareholm Drive), also designed for the same client.



Figure 4. Richard Neutra drawing of Kun House II, c. 1949 (Source: Chris Hacker and Will Thomas)

designed to reflect interior needs and uses – the living room and bedroom, for example, have large plate-glass windows to allow in natural light and create a harmonious relationship between the interior living space and the exterior patio and balconies, while the hallways and restrooms have rows of clerestory windows that provide natural light but also allow for more privacy.

The home uses plain stucco walls contrasted with groups of casement and plate glass windows to form a visual pattern of alternating solids and voids that create a sense of rhythmic horizontal movement, a signature feature of many of Neutra's designs. The interior living spaces are characterized by the ability to move seamlessly from interior to exterior, highlighting the views of greater Los Angeles and the Pacific Ocean created by the thoughtful positioning of the building on its lot.

Kun House II exemplifies many character-defining features of the Mid-Century Modern style. The windows on the structure are flush with exterior walls, with two cantilevered balconies, smooth-sheathed massing, and a flat gravel roof. The home also embodies many characteristic elements of Neutra's work, including full height and casement windows, clerestory windows, unadorned stucco facades that contrast with the windows to create a pattern of light and dark; a lack of ornament; and geometric elements that extend beyond the building envelope.

The building's long, horizontal profile is reinforced by a flat gravel roof with shallow corrugated aluminum coping and a crimped fascia and gutter. According to the building's original specs, crimped sheet metal was used on gravel guards, facias, gutters and copings.¹²

Extensive, asymmetrical fenestration is concentrated on the south and east elevations. It is

¹² "Specifications, Schedules, and Construction Details," Undated, Box 69, Folder 9, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

South Elevation (Facing Fareholm Drive)

The south elevation of the building faces Fareholm Drive. Its first floor consists of an exterior patio with non-original Ipe wood flooring and an original wood railing painted to look like chrome on the south side. The railing originally wrapped around the entirety of the patio, but it is currently open on the eastern side. The deck originally had a wood planter which is no longer extant.¹³ Floor to ceiling sliding-glass doors allow for easy movement between the living/dining room and the patio and provide expansive views of Los Angeles when closed. The sliding doors are top hung on Richard-Wilcox track and rolling on bottom rollers with steel and aluminum frames.¹⁴ Floor-to-ceiling plate glass windows on the southeast corner of the first floor extend this visual openness around to the east elevation, creating intentional ambiguity between interior and exterior.

The second floor's balcony cantilevers over the patio on the first floor, dramatizing the no-support nature of the walls. An extended eave provides shade and coverage for part of the balcony, projecting to the south. Floor-to-ceiling sliding glass doors and floor-to-ceiling plate glass windows extend the visual lightness of the structure. A wall of stucco extends up from the first to the second floor of the structure on the west side of the elevation, forming a rail wall for the second-floor balcony and a privacy wall for the first-floor patio. The railing on the second-floor balcony is topped with metal rather than wood painted to look like chrome as is characteristic for many details of the home.

There is a metal gutter that extends horizontally beyond the roofline and crosses with a metal column that extends the full height of the building to form a T-shape. The gutters run parallel with the horizontal line of the balcony, elongating building and giving it the illusion of being larger than it is while also working as functional gutter for the home.

The west side of the south elevation features two rectangular volumes. The first is on the first floor and is composed of unornamented, uninterrupted smooth sheathed stucco with metal fascia that houses the home's living room and kitchen. The second is on the second floor and is setback from the first floor volume. This volume features a south-facing casement window. When viewed from street-level, these projecting volumes create a dynamic geometric profile of intersecting planes and lines.

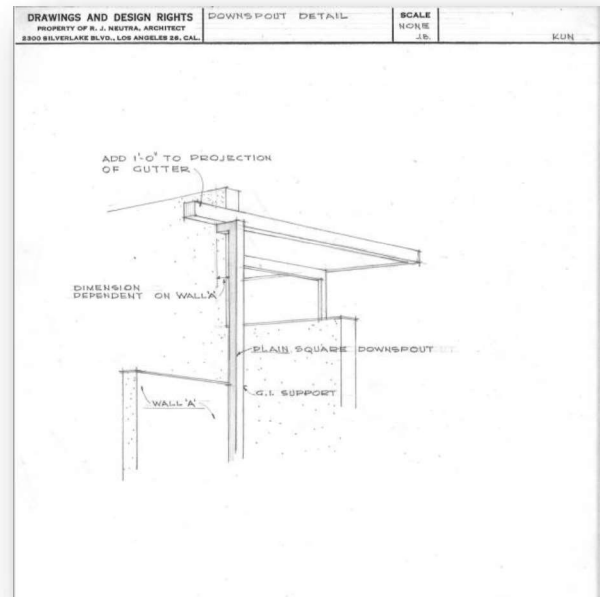


Figure 5. 1949 detail of corrugated metal gutter on Kun House II's south elevation, facing Fareholm Drive (Source: UCLA Special Collections)

¹³ Ibid.

¹⁴ Ibid.

East (Primary) Elevation

The east elevation has a horizontal stucco band that stretches across the entirety of the elevation, separating the first and second floors. The band becomes a solid balustrade and wall for the balcony on the south elevation (described in further depth in the “south elevation” section above).

The northern portion of the east elevation is setback from the rest of the east elevation. An extended eave overhang of the roof provides coverage for the second-floor balcony, which has a railing capped with metal. The balcony is accessible from the guest bedroom by a single-leaf door painted white with a wood frame painted to look like chrome. A series of plate-glass windows north of the door allow for natural light and continue the horizontality of the band below. The cantilevered balcony in turn acts as a canopy to the single-bay garage below. It has a wooden door constructed of siding painted white, and a wood frame painted to look like chrome.

Immediately south of the garage and second-floor balcony is the main entrance to the home. The single-leaf door is original and constructed of plywood painted orange. The door sits in a vertical aluminum-painted segment that extends from the ground to the roofline of the second floor, providing a transition between the setback north half of the elevation and the south side of the elevation. It gives the illusion of a projecting entry bay despite being flush with the southern portion of the elevation. A projecting beam extends from the top of the aluminum volume beyond the building envelop, terminating in a spider leg. A glass canopy extends over the front door, which is connected to the aluminum spider leg with a joist. The spider leg extends to the roofline of the structure, connecting with the vertical aluminum segment. This entryway and its accompanying spider leg are the most pronounced element of verticality in the home’s design. Beginning in the late-1940s, Neutra frequently utilized spider legs in his residential designs. *New Yorker* writer Alex Ross notes the aesthetic effect of spider legs on Neutra’s designs, expounding that “this phantom limb creates a pleasurable uncertainty about where the building ends. When spider legs appear in front of glass corners, you begin to wonder if the entire structure is a mirage.”¹⁵

Continuing south of the front entrance, the home has a horizontal row of clerestory windows with original glass and wood frames set flush to the wall on the first floor. Directly next to these windows in a large, floor to ceiling plate glass window. A corner framing piece at the southernmost end of the building is the only punctuation of the continuous plate glass, giving the building the illusion of floating. This use of light and void provides a contrast to the dense mass of the walls from the northern end of the elevation.

The east elevation’s second floor features a continuous line of windows from the southeast corner to the main entrance. The windows consist of alternating plate glass and casement windows with chrome painted wood mullions.

North (Rear) Elevation

The north elevation is a two-story uninterrupted plane of smooth stucco with no windows and no ornamental details. There is a horizontal row of vents near the roofline and an electric vehicle charger on the lower east corner which was added in 2015. An exterior spotlight was also added midway up the east side of the elevation. This solid exterior correlates to the use and priority of the interior space, including

¹⁵ Alex Ross, "Richard Neutra's Architectural Vanishing Act."

the more private spaces of the guest bedroom and bathroom, as well as the utilitarian space of the garage, that do not command the floor-to-ceiling glass and stunning views of the master bedroom and living room.

West Elevation

The west elevation is an expansive volume sheathed in flat white stucco. A narrow row of clerestory windows punctuates the second story, running the northern half of the elevation. There is a solid single-leaf door painted white with a simple rectangular transom window centered on the first floor, below the end of the clerestory windows above. Immediately adjacent to the south are two casement windows in wood frames. Both the door frame and the window frames are also painted to mimic the look of aluminum. Neutra frequently utilized casement windows in both his modest and more lavish residential designs, often in private spaces such as the kitchen. A non-original exterior light was added above the kitchen casement windows.

A rectangular volume pops out of the southern side of the elevation, next to the kitchen casement windows. The pop out was expanded in 1967 to provide for more living room space. A plate glass window on the north facing side of the pop out continues the line of the kitchen casement windows. The window line continues to the west-facing side, which also features two wood frame casement windows. The remainder of the pop out is unadorned stucco. The line of windows that span from the front door and around the corner of the pop out creates a continuous visual flow of glass to contrast with the unornamented solid stucco volumes that characterize the rest of the elevation. A stepped eave overhang extends slightly over the pop-out.

2.4 Interior Architectural Description

While the interior of Kun House II has been altered to accommodate modern life, it retains many original features and a high degree of integrity. While some details have changed since its original construction, the experience of the home remains the same. The clean lines of Neutra's minimalist design have not been altered, and the house remains a small-scale manifestation of the International style for which he is known.

The open floor plan creates a sense of fluid movement through the house that belies its square footage, while remaining functional and efficient, with little wasted space. Neutra's exterior use of alternating solids— unornamented stucco and painted wood - and voids — floor-to-ceiling windows and rows of clerestory windows - make the interior of the home feel larger than it is, opening it to the natural world beyond its walls. The obscuring of indoors and outdoors gives visitor a sense that the house is both compact and spacious at the same time.

The public spaces of the home (kitchen, half bathroom, living and dining room) are confined to the first floor, while private spaces (two bedrooms, an office, and two full bathrooms) are on the second floor, creating a division between formal communal spaces and informal personal spaces. Neutra's design creates a purposeful itinerary of movement from the entry vestibule, which allows the visitor to move down a short hallway and into the public living/dining room or directly up the stairs to the bedrooms.

The promontory view from the first level is framed by a wall of glass on the east that meets a sliding wall of glass on the south to create an expansive 180-degree view of Los Angeles. Moving from the interior space to the exterior patio, the view expands to include the landscape below, the city beyond, and the sky above. Climbing to the second level of the home and moving through the master bedroom outside to the upper-level balcony, the apex of the design is revealed. From this height, the view continues to expand to the Pacific Ocean, creating a sensory experience of floating above the city. These spaces are pivotal to the design of the home, promoting the interconnection of interior and exterior, while also prioritizing the experience. The public view downstairs is impressive; the private vista upstairs is exceptional and reserved for the owner.

The house has few, if any, decorative touches and the design is crisp and clean. Surfaces consist solely of wood, glass, white plaster and chrome. All window frames are wood painted chrome to mimic aluminum. The reoccurring window pattern throughout the house is a metal casement on either side of a single fixed-pane, with a second fixed-pane equal in length to the ribbon of three on one side of a casement (A:B:A:BBB). Nearly all lighting in the house is recessed, flush mounted or very low-profile. The extensive natural light provides the appropriate illumination; artificial lighting cannot compete. All doors are plain, single-leaf and constructed of a plywood clad in a veneer unless stated otherwise.

Entry

The entry vestibule is small, and cube-like – a condensed echo of the vertical metal rectangular form on the entry exterior – although it immediately flows forward into the house. There is a large, upward facing sconce on the wall immediately adjacent to the south. Directly ahead is a single flight of stairs that leads to the second floor. Immediately to the south, a short open hallway leads to the living/dining room. The western wall of the hallway is also the eastern wall of the kitchen, accessible through a single-leaf plywood veneer door with a wood transom. Immediately to the south of the door, there is an inset coat closet with doors that are flush to the wall. The hallway transitions into the living/dining room with a rounded corner.

The east side of the hallway features a small, enclosed powder room with exteriors clad in plywood veneer, accessible through a single-leaf wood door (original). The bathroom contains a toilet on the north side, opposite a simple built-in vanity of Formica and wood (replacement). A small porcelain vessel sink sits atop the vanity, with a chrome, single-handle faucet deck mounted on the left (east) side. There are two clerestory windows at the top of the eastern elevation: one is a metal casement in a wood frame; the other is a fixed-pane window. They are part of ribbon that runs along the eastern elevation of the house.

Living/Dining Room

The hallway opens to the home's living/dining room. This "great room" forms an L-shape that wraps around the kitchen in the northwest corner. The first two-thirds of the eastern wall (northern end) is white plaster with built-in cabinets and shelving at the bottom and a series of four clerestory windows at the top. While all four windows are the same shape and size, two are fixed-pane and two are metal casements in wood frames. This is a continuation of the windows from the powder room to form a ribbon of six windows. The built-ins are constructed of wood that matches the exterior veneer of the powder room. The southern one-third of the east wall is a floor-to ceiling plate glass window.

Directly ahead is the south wall, which is constructed entirely of glass, including a floor-to-ceiling plate glass window on the eastern side and a sliding glass door that leads to the exterior balcony at the center. The southeast corner of the room consists solely of single wood framing element painted chrome, providing needed support without jeopardizing the view and enabling the connection between the interior and the exterior. The western end of the wall is clad in plaster painted white, part of the “pop-out” addition that was constructed in 1967. This “pop-out” section of the living room has a slightly lower roofline than the original portion and an exaggerated thickness on the west elevation that provides the floor space for the patio.

The western wall of the living room is white plaster with a ribbon of four windows in the upper half of the north side: two are fixed-pane and two are metal casements. This ribbon of windows continues along the west wall of the kitchen and the north wall of the living room forming an all-glass corner that allows additional light from the kitchen to spill into the living room. This interior window is not original and dates to a 2011 alteration.

The north wall of the living room has a second single-leaf door into the kitchen. It is constructed of the same floor-to-ceiling plywood veneer as the hallway door and the half-bathroom, visually connecting the spaces and contributing to the floor plan’s flowing sense of movement. A curving of the corner on the kitchen’s southeastern exterior wall encourages this movement and connection.

Though relatively small in square footage, the use of multiple windows and floor to ceiling glass opens the space to the exteriors, providing a living experience that feels much larger.

Kitchen

The kitchen, located at the northwest corner of the first floor, is accessible via two original single-leaf plywood veneer doors with wood transoms: one on the east wall and one on the north wall. Two original metal casement windows and two fixed-pane windows, both in painted wood frames, line the kitchen’s west wall, allowing natural light to flow into the room. While the casement windows and doors are notable original features, the kitchen has otherwise been entirely modernized and updated since the home’s original construction, including the addition of interior windows at the west end of the southern wall. The current kitchen layout includes Formica cabinets, stainless-steel counters, and an island constructed of wood, based on designs from Neutra’s Kauffman House.

A small rectangular laundry room is located directly northwest of the kitchen, accessible through a single-leaf plywood veneer door, identical to others in the house. An exterior door on the west wall provides entrée to the home’s side yard through a single-leaf wood door painted white with a simple rectangular transom window.

Stairs

A single flight of stairs rises from the first-floor entrance vestibule to the private spaces on the second floor. It is constructed of wood with natural treads and white risers. Simple closed stringers on either side match the white walls, and there is a metal handrail (replacement) on the north side. Clerestory windows line the upper portion of the second-story east wall, gradually revealing a view of mature eucalyptus trees as the staircase ascends. A half-wall partition on the west side of the stairs at the second level has an

enclosed built-in light fixture with a frosted glass header which illuminates that space from below. The fixture is secured with metal and wood trim that extends approximately four inches down the half-wall.

Second Floor

To the north of the staircase is a guest bedroom and a bathroom, originally a “mother-in-law suite” that was intended to be separate from the rest of the floor by a private entrance, although the door in Neutra’s original plans was never constructed. The bathroom has been updated and remodeled since the home’s construction and contains no original features except cabinet hardware that was reused, and tube lighting

that runs the full length of the bathroom mirror, beneath a series of clerestory windows. There is a built-in linen cabinet with doors set flush to the wall between the two rooms (original).

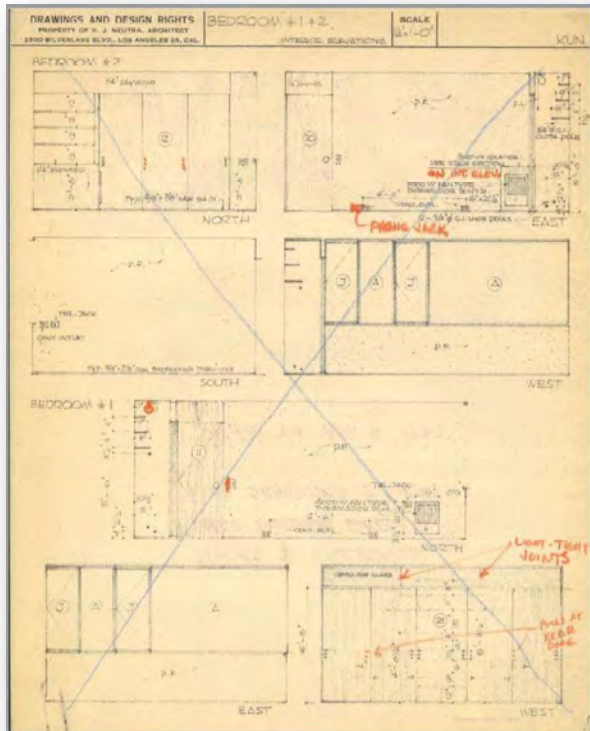


Figure 6. August 1949 speculative drawings for Kun House II's upstairs bedrooms (Source: UCLA Special Collections)

The guest bedroom is rectangular in shape, with a built-in closet that runs the partial length of the south wall. It is constructed of wood, painted white, and has three flat single-leaf bypass doors. The closet has a full-length transom of frosted glass that is up lit by tube lighting hidden behind the transom frame. The closet, doors, transom and lighting feature are all original. The north and west walls are both unadorned painted plaster with no fenestration or other decorative details. A ribbon of four partial-height windows (two fixed-pane and two casements) run the length of the east wall, terminating with a single-leaf wood door that provides access to an exterior balcony. The inset balcony, rectangular in shape with low wall clad in stucco, provides direct views to the north and east and limited views to the south that are framed by the exterior aluminum spider leg.

On the south side of the second floor, a short hallway leads to an office, the primary bedroom and a second full bathroom. The bathroom is on the west side of the hallway, accessible through a single-leaf wood door. The bathroom retains its original layout and an original 3-lite metal window consisting of a casement on either side of a fixed-pane; otherwise, it has been completely remodeled. There is a mirror above the sink that create a unique distinctive reflective effect that works with the reflection of the adjacent window. The west side of the hallway is clad with the same wood veneer over plywood applied to doors and walls throughout the home’s interior.

The office is opposite the bathroom on the east side of the short hallway. The office’s south wall has a built-in closet with a double-leaf slab door flush to the wall. It has the same frosted glass transom as the

guest bedroom, with the same tube lighting hidden behind the transom frame. The closet itself is original as is the transom; the doors are replacements. There is an original built-in cabinet to the west of the closet on the upper half of the wall with double-leaf cabinet doors that open outward. The cabinet has a wood surround, some of the only decorative trim seen in the entire house. A horizontal line of windows extends across the office's east wall: two casements at the north end with fixed-pane plate glass between and to the south. Below the windows are a series of built-in cabinets that extend the full-length of the wall. The cabinets are original, although the current owners have made alterations to accommodate drawers with hanging file folder storage. Removable shelving has been added to the north wall of the office; otherwise, the walls are plain.

The primary bedroom is located at the south end of the second floor, characterized by an abundance of glass, natural light and horizontal lines. A cantilevered balcony stretches the full-width of the bedroom, accessible through a floor-to-ceiling sliding glass door on the western half of the south wall, providing near 180-degree views of Los Angeles. The balcony has a low wall clad in stucco on the east and west sides, with an even lower wall along the south elevation that allows for uninterrupted views of the city and the Pacific Ocean in the distance. The side walls have an aluminum top plate: the only location in the house where metal has replaced the original wood painted chrome. The balcony flooring is the same Ipe planks as the first-floor patio. A portion of roof overhang provides a small amount of shade for the balcony. It has a full-length vent approximately five inches wide covered in screening material that allowed cool air to circulate between the ceiling and roof on the entire upper floor, although its actual usefulness was limited.

The eastern half of the bedroom's south elevation has a partial-height wall with two fixed-pane plate glass windows above. The east elevation is the same partial-height wall topped with a ribbon of full-height windows in the A:B:A:BBB pattern of alternating casements and plate glass. The profusion of glass in the bedroom provides a feeling of suspension, as if one was floating over the city, although the setback of the house provides security. The northern wall of the bedroom is painted a deep navy blue, the only applied color in the house. The current owners recently had a matching built-in bed with attached side tables constructed for the room. The western wall of the bedroom is a full-width closet with a similar transom of frosted glass. The three double-leaf slab doors are constructed of a wood veneer with no visible hardware; the closet originally had mirrored, sliding doors.

2.5 Construction History

While Kun House II has undergone alterations since its construction, the building has been restored based upon historic photographs and retains substantial integrity. Many features have been replaced in-kind or re-created to reflect the original 1950 appearance of the home. Additionally, the current owners have used plans and details from Neutra's Kauffman House to guide their interior renovations where original specifications for Kun House II are not known.

Building Permits

The original 1949 building permit describes Kun House II as a two-story, single-family home with seven rooms measuring 62' x 24', with exterior plaster and gravel roofing. The highest point of the house was 19 feet 6 inches. A concurrent 1950 building permit details the construction of an 8' tall retaining wall.

In 1960, a \$1,500 permit was issued to repair fire damage, remodel a guest room and enclose an existing porch. There are currently no enclosed porches on the home, so if this alteration did indeed occur, it has been reversed. In 1967, a \$900 permit was issued for a 6'8" x 19'6" addition to the building, which extended the living room to the west. The expanded living room remains to this day.

In 1976, a building permit was issued to remove the bearing wall between living and dining room, remodel the kitchen, and to remodel the master bathroom on second floor. The owners also added a Spanish fireplace and a wet bar to the southwest corner of living room at this time, both of which have since been removed.

The next permit on file dates to 1995, when the present owners purchased the house. One of their first renovations was to repair the balcony off the primary bedroom, where the original redwood flooring had rotted. An artificial grass covering was removed, waterproofing work was done, and the balcony flooring was replaced with non-original Ipe wood.

In 2008, permits were issued for the construction of 90' of retaining walls at the driveway, 100' of 10' tall rear impact wall, and 100' of rear wall 6' high to provide a horizontal building set back. Grading was also done in 2008 in conjunction with the retaining walls. This work was done after a rockslide damaged part of the home and damaged the landscaping.¹⁶ Additional information on the landscaping on the property can be found in the "site" section of this nomination, above. In 2015, an electric vehicle charger was installed as was a time-of-use (TOU) meter.

Known Exterior Alterations

The main alteration to the exteriors has been the in-kind replacement of damaged glass, including sliding glass doors and windows. The south end of the east elevation was damaged on both the first and second floors from an earthquake and was repaired shortly after the current owners purchased the home in 1995. The original wood framing of these windows remains in good condition. The sliding glass doors off the primary bedroom and the living room were also replaced in-kind. The first-floor balcony railing on the south elevation is original, although the railing originally went around the corner of the home.



Figure 7. 1997 photograph of Kun House II's living room showing the no longer extant fireplace and bar added by a previous owner (Source: Chris Hacker and Will Thomas)



Figure 8. 1997 photograph of Kun House II, showing the double door feature (Source: Chris Hacker and Will Thomas)

¹⁶ Jared Green, "A Landscape Neutra Would Have Loved," *The Dirt*, April 18th, 2012, <https://dirt.asla.org/2012/04/18/a-landscape-neutra-would-have-loved/>.



Figure 9. 2021 photograph of Kun House II's spider leg on its east elevation. Camera facing northwest (Source: ESA 2021)

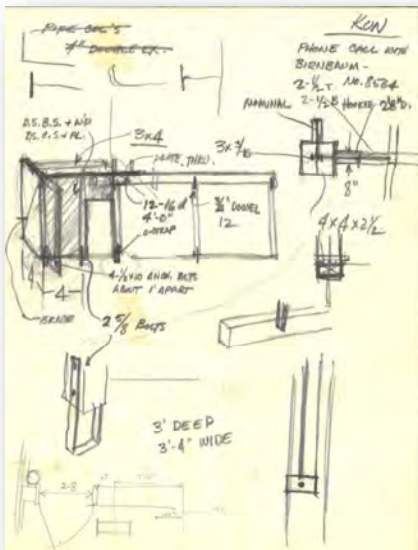


Figure 10. 1949 spec drawings of the front door and spider leg on Kun House II (Source: UCLA Special Collections)

are exact replicas of the original doorknobs from Schlage.

That portion of the railing is no longer extant. The wood clerestory windows throughout the home have their original frames, although some glass has been replaced. In an interesting detail, there were originally two front doors on the home - the current original single-leaf front door that faces east and an immediately adjacent single-leaf door that faced north. This double-front door feature is also present on Kun House I. The secondary door is no longer extant, as it was removed during renovations to the home in 1998. It faced north towards the garage but was an exterior door. This feature is also present (extant) on Kun House I across the street. Both the front door itself and the exterior door from the laundry room/kitchen on the west elevation are original.

The canopy and spider leg on the eastern façade's main entrance was added to the home circa 2006, a restoration based on Neutra's original plans. The original spider leg was constructed of wood with a metal gutter attached, but both were removed from the house before the 1995 purchase. The current spider leg is constructed of more durable aluminum. The small concrete landing outside the front door was added at the same time as well as the small attached glass canopy. The canopy appeared in Neutra's original plans although it was never realized until this renovation.

The extensive wood window frames throughout the home have been repainted multiple times. Initially, the exact oil-based paint in the same chrome color was ordered from the original manufacturer, but the owners have since switched to an acrylic metallic paint, which is more durable and long-lasting. The corrugated metal detailing adjacent to the front entry and the garage is a modern addition.

Interior Alterations

On the interior, the flooring on both the first and second floor has been replaced. The original flooring on the first floor was asphalt tile placed over concrete; it has been replaced by thin wood planks.¹⁷ The original wood flooring on the second level has been replaced with the same wood planks as the first floor. There is one original push-button light switch in the main entry vestibule. Otherwise, the light switches are replacements, based on a similar style used in Neutra's Kauffman House. The hand railing on the interior staircase is a modern replacement. Interior doorknobs have been replaced, although they

¹⁷ "Specifications, Schedules, and Construction Details," Undated, Box 69, Folder 9, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

The wooden built-in bookcase on the eastern wall of the living/dining room is an addition, but based on Neutra's original design for the home which included wood built ins. These built-ins were originally Douglas Fir counter cabinets with hinged plywood finish doors and recessed intermediate support.¹⁸ The living room originally had a Kliegel light in the plaster ceiling.¹⁹

The kitchen has been completely remodeled with drawers inspired by the kitchen of the Kauffman House. The pass through between the kitchen and living room has been expanded.

The kitchen originally had a bench with fold up seat/ breakfast nook with a swivel ironing board in a Durasteel metal cabinet. The kitchen had "Formica" or "Micarta" shop cemented $\frac{3}{4}$ " 5-plywood for countertops and back splashes and a 32x21" cast iron acid-resisting enameled two compartment flat rim sink. There was a disappearing towel dryer in a cabinet under the sink and a mounted paper towel holder on the backsplash. The kitchen had a Billheimer and Walker rotating corner base cabinet using Kitch'n-Handy shelf and pivot equipment. The outside of the cabinets had Galvanized Iron (G.I) louvered vents.²⁰

The primary bedroom on the second floor was redone in the 1970s and again in approximately 2005, when the built-in bed frame with bed-side tables were constructed. The guest bathroom on the second floor has original cabinets with original hardware. The bathtub and the sink have been replaced, although the original hardware for the sink was reused.

Both this bathroom and the bathroom on the south side of the second floor originally had a Westland lavatory and Neuday Cast Iron enameled built-in recessed bathtub. The counter cabinets had piano hinged plywood doors finished in 3 coats of enamel on inside and outside, adjustable glass shelves (Fractolite) and an interior mirror.²¹ The primary bathroom has been completely renovated and retains no original features except the floorplan and windows.

The house originally had Thermador electric wall heaters, but no air conditioning. The current owners added a HVAC system circa 1998.



Figure 11. 1997 Photograph of the living room and hallway on the first floor of Kun House II. The louvered door on west wall of the hallway was removed and wood built-ins were added on the west wall (Source: Chris Hacker and Will Thomas)

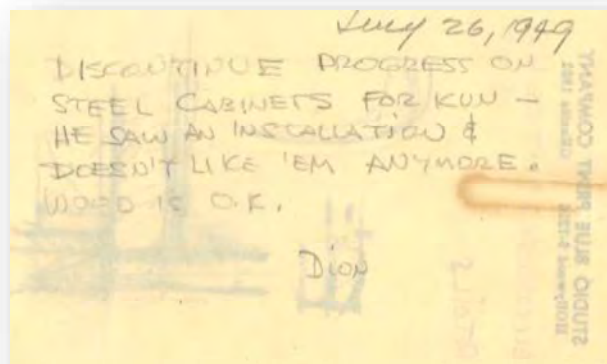


Figure 12. 1949 note from Dion Neutra on replacing steel kitchen cabinets with wood, per Joseph Kun's request (Source: UCLA Special Collections)

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Ibid.

Original Details

Original specs for the home reveal practical details of the interior, meticulously specified by Neutra's office. The home was constructed to be all-electric and there were no gas pipes.²² Neutra dedicated great care to the details of the home, noting that all walls should be white, and all exposed metal was to be chrome plated.²³

Significant original details on the interior include the wood veneer panels on the walls and doors throughout the home on both the first and second floors; the glass on the lighted panels on the half-wall at the second-floor stairway as well as on the wardrobes in both the guest bedroom and office on the second floor; the closet doors in both the guest bedroom and the office with original frosted glass transom above; the lock on the patio door in the second-floor guest bedroom and single-leaf wood door; and the doors and transoms throughout the house are still their original wood veneer over plywood.

The half-bathroom on the first floor is also original and features original hardware, although the vanity has been replaced. According to the original specs, the downstairs bathroom had Ketcham #560-F medicine cabinet with Hall- Mack #698 5x18" glass shelf. All of the bathrooms had tubular lights behind a wood fascia, wall-hung cabinets, and "Formica" or "Micarta" shop cemented ¾" 5-plywood countertops and backsplash.²⁴

Overall, the home retains a very high-level of integrity. The replacements and changes that have been made, other than the expansion of the living room that occurred in 1976, were done out of necessary routine maintenance or to restore elements of the design that reflect the home's 1950 appearance more accurately.

3.0 Narrative of Significance

Kun House II is significant for its association with master architect Richard Neutra, who is internationally recognized for his contributions to the field of architecture, especially through his innovative residential designs in Southern California. A distinctive example of small lot construction that brought nature indoors and preserved privacy in confined spaces while also celebrating the site and framing its expansive views of the City, Kun House II retains a high-level of integrity of design, workmanship, materials, location, setting, feeling, and association. The only major alteration on the home was a small expansion of the living room in 1967. Otherwise, changes made to the home were routine maintenance (replacing damaged windows), necessary modernization (adding an HVAC system and updating the kitchen), or restorations of the original design that had been previously removed (addition of built-ins into the living room that had been removed since the home's original construction).

Both the interior and exterior of the home have been carefully maintained or restored. Original details, such as hardware in two of the bathrooms, original clerestory window glass and frames, an original light button in the entry vestibule, and wood veneer over plywood on the hallway walls and doors of the home, are complimented by thoughtful restoration based on Neutra's original plans, such as the restoration of the entryway spider leg and the removal of incompatible interior elements, such as the Spanish Colonial

²² Ibid.

²³ Ibid.

²⁴ Ibid.

fireplace and wet bar in the living room referenced above. The home still reflects its original appearance from its construction in 1950 and clearly expresses Neutra's original design intent.

The home retains many character defining features of the Mid-Century Modern style, including its horizontal profile with a flat roof; unornamented, smooth stucco exteriors; geometric volumes intersecting at ninety-degree angles; casement windows set flush to the wall; clerestory windows; and plate-glass windows and sliding doors allowing for free progression from the interior to the exterior.

The home further embodies several of Neutra's personal design signatures. Kun House II utilizes stucco walls punctuated with groups of casement and fixed windows to create a rhythmic pattern of light and dark; projecting beams that extend beyond the building envelope, and wood window frames painted to look like chrome, a common Neutra feature intended to minimize the windows and accentuate the view. The building and its setting are interrelated and conceived to form a cohesive unified environment rather than being independent components with no relationship.

Kun House II is also an excellent and intact representative example of Neutra's small-scale residential designs for clients with modest means. While Neutra designed many large-scale and more expensive projects throughout his career, he was also known for taking on small residential projects for clients who did not have exceptionally large budgets or sprawling lots. Other examples of Neutra's small-scale work include the 1,200 square foot Maxwell House at 822 East Edgeware Road in Brentwood (1941; extant; LAHCM #808) and the 1,350 square foot Serulnic House at 3947 Markridge Road in La Crescenta (1953; extant), designed for Neutra's longtime secretary. To Neutra, the quality of a design and the feeling of a space were not dependent on square footage. Rather, through design incorporating the conscious integration of the natural and the man-made, homes of any size could be livable spaces. Neutra argued in 1967 that the "principle of just running around with a measuring stick is wrong," elaborating that:

I think what is wrong commonly and basically is the idea that such a thing as spaciousness is a matter of square feet. I can show you that with half the square footage I can produce a response and a reaction which other people call and recognize as satisfaction about spaciousness. So, the geometric approach, or the numeric approach, as I have already hinted, are completely wrong.²⁵

Kun House II embodies this philosophy, showcasing Neutra's belief that the lifestyle, functionality, aesthetics, and ideological values of Modern architecture need not be limited to the elite. This idea was inherent in experiments in European Modern architecture as evidenced in the Werkbundsiedlung at the western edge of Vienna, one of several socially and architecturally progressive settlements created around Europe in the late 1920s and early 1930s, at Stuttgart (Weissenhof), Breslau, Prague, Stockholm and elsewhere.²⁶ Modern architects were assigned plots in these new residential settlement "exhibits", to create contemporary answers to low-cost housing. The Vienna Werkbundsiedlung (1932), for example, has a mix of apartment blocks and individual houses by international architectural figures including Gerrit Rietvel, Richard Neutra (House Neutra No. 47), Josef Frank, Adolf Vetter and Adolf Loos as well as others. Neutra's single-story design for House Neutra No. 47 had a rectangular ground plan that was divided into three separate zones for working, living, and sleeping, a theme later repeated in the Kun

²⁵ "Interview with Richard J. Neutra," *Transition*, 33.

²⁶ Anna Stuhlpfarrer, "The Werkbund Estates in Europe," <https://www.werkbundsiedlung-wien.at/en/council-estate-today/the-werkbund-estates-in-europe>

House II. The entrance to House Neutra No. 47 was on the long side of the house and protected only by a small roof and opened into a hall leading to the kitchen. The living room occupied the full breadth of the house, and also provided direct access to the third zone, the sleeping area with its two bedrooms and bathroom. The larger of the two bedrooms originally had its own door into the garden. The relatively generous living room was connected with the exterior, via a narrow glass door integrated within a sexpartite band of fenestration. With its living space of only 61 m², the house was impressive particularly for its general living area and expansive roof terrace featuring a metal pergola intended to provide shelter from the sun and add an attractive accent to the design.²⁷ Similarly, the Weissenhof Estate, Stuttgart, commissioned by the Deutscher Werkbund in 1925, was a prototype housing estate featuring 17 European architects including Le Corbusier, Jacobus Oud, Hans Scharoun, Walter Gropius, Mart Stam, and Peter Behrens.²⁸ It appears that Neutra may have envisioned his small development in the Hollywood Hills including the Kun House I and Kun House II as a similar experiment in Modern residential architecture. As is evident in the Kun House II, the division into separate zones, the side entrance that provided direct access to the various zones, and the use of terraces to take advantage of views are all themes carried forward from his earlier experiments with the small house type. Although the Kun House II is barely 2,000 square feet, its flowing interiors, expansive pane-glass, and horizontal elements create a home that looks and feels much larger than it is. The home embodies not only Neutra's design aesthetic, but also the social and ideological underpinnings of his philosophy.

The property's significance is further amplified by its proximity to Kun House I (1936). The spatial relationship between the two properties visually showcases the evolution of Neutra's work over a fifteen-year period, especially his ability to design different yet similarly functional and spacious-feeling buildings on small lots for a limited budget. Kun House I was constructed in 1936 for \$5,000. The house was featured in *Architectural Forum's* 1936 publication *The Architect and the \$5,000 House*, which argued that small houses are "better building[s] - better to live in, better to look at, better built, better to hold and better to sell - with benefit of [an] architect."²⁹ Like its predecessor, Kun House II is also a small residence constructed for a relatively small budget, \$14,000. The two residences in such close proximity provide a unique visual showcase of Neutra's varied architectural solutions to similar problems over time.

The two homes also exemplify how pivotal setting and natural topography were to Neutra's designs. Neutra always carefully considered the orientation of a building in relation to its surrounding natural environment, considering the two to be extensions of one another. While the homes are only a few feet apart from each other, they are situated on vastly different lots. The differing architectural response to the challenges of each site show Neutra's masterful ability to create residential designs that respond to their setting and natural environment. The two homes work in tandem to visually represent Neutra's ability create architectural solutions to problems posed by limited budget, space, and a sometimes even an uncooperative client.

Kun House II embodies Neutra's design principals, is an exceptionally intact example of Neutra's small residential designs and contributes to a visual story of Neutra's career when considered in conjunction

²⁷ Virtual Museum Wiener Werkbundsiedlung. "House Neutra (no 47)." <https://www.werkbundsiedlung-wien.at/en/houses/house-no-47>.

²⁸ Karin Schulte, "Die Weissenhof-Siedlung," in Mies van der Rohe – Möbel und Bauten in Stuttgart, hg. v. Vegesack, Alexander von Kries, Mattias, Barcelona, Brno, Weil, p. 136-155, English summary: Weissenhof Estate, Stuttgart, Ludwig Mies van der Rohe, 1927. <https://www.bauhauskooperation.com/knowledge/the-bauhaus/works/architecture/weissenhof-estate-stuttgart/>

²⁹ "The Architect and the \$5,000 House," *Architectural Forum*, April 1936, 236.

with neighboring Kun House I. Kun House II retains a high-level of integrity and retains its ability to be visually associated with its period of significance, 1950. The home is an outstanding small residence by a master architect and is recommended eligible for LAHCM listing under Criterion C.

4.0 Historic Background

4.1 Neighborhood Context



Figure 13. Location of Kun House II on Fareholm Drive (Source: Google Maps)

Kun House II is located at 7947 West Fareholm Drive, a steep and winding road in the Hollywood Hills located between Laurel and Nichols Canyon. The street is approximately 0.10 miles north of Hollywood Boulevard, and runs in an irregular east/west route between Laurel Canyon Boulevard to the west and Nichols Canyon Road to the east. Although the subject property is less than a mile from Hollywood Boulevard, Fareholm Drive is a secluded road surrounded by open space and nature, providing respite from the bustle of Hollywood below. It is located on a southward facing slope of the Santa Monica Mountains, directly accessible from Laurel Canyon Boulevard on the west, North Orange Grove Avenue on the east and North Fairfax/Hillside Avenue at center.

Fareholm Drive is located in the northern section of the Hollywood Community Development Area, as identified by SurveyLA. The area is characterized by its rolling hills, canyons, and accessible outdoor space. This northern portion of the neighborhood, where the subject property is located, is almost entirely comprised of single-family residences. These single-family homes were built to follow the natural

contours of the area's multiple canyons. This development pattern is in sharp contrast to the intensely urban environment of the southern portion of the Hollywood Community Development Area, which has a rigid street grid, linear commercial corridors, and densely populated multi-family residential areas.³⁰

The area now known as Hollywood was originally part of two former Spanish land grants, Rancho La Brea and Rancho Los Feliz. Hollywood was originally a small agricultural community, populated with small farms growing a variety of exotic fruits, vegetables, and flowers.³¹ This changed in the early twentieth century when expansive real estate tracts were developed, eventually transforming the once bucolic rural community into a bustling suburb of Los Angeles. The City of Hollywood was officially incorporated in 1903 and consolidated into the City of Los Angeles in 1910. As the entertainment and motion picture studios became the dominant industry in Hollywood in the early 20th century, population growth accelerated even further, resulting in significant residential development at all economic levels.³²

This acceleration of population led to concurrent rapid construction at Hollywood Boulevard and its nearby neighborhoods. Although there was significantly less development in the hills above Hollywood, aerial photographs show that Fareholm Drive was first laid out during this period. By 1928, a few homes had been constructed in the vicinity of the subject property, notably directly to the south and to the east of its future location. Despite this spattering of construction, Fareholm Drive remained primarily undeveloped until the 1930s.³³ One of the more notable residences built during this period is Kun House I, the first collaboration between Mr. Kun and Richard Neutra, constructed in 1936 on the south side of Fareholm Drive, across the street and downslope from the future site of the subject property.

Residential development in the Hollywood Hills accelerated rapidly post-World War II, leading to new construction on previously undeveloped lots. By 1948, aerial photographs show a significant increase in the number of homes that had been constructed on Fareholm, as well as adjacent streets, particularly North Fairfax and Hillside Avenue.³⁴



Figure 14. 1928 aerial photograph of the neighborhood, future site of Kun House II outlined in red (Source: United States Department of Agriculture)



Figure 15. 1952 aerial photograph the neighborhood, Kun House II outlined in red (Source: United States Department of Agriculture)

³⁰ Historic Resources Group, "Historic Resources Survey Report: Hollywood Community Plan Area," prepared for the City of Los Angeles, November 2015, https://planning.lacity.org/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLAHollywood_SurveyReport.pdf, 6-8.

³¹ Ibid, 6.

³² Ibid.

³³ Ibid; Aerial photographs and historic Sanborn Maps were also used to ascertain the area's development pattern.

³⁴ Ibid.

During this period, some of Los Angeles' most important architects were constructing homes and commercial properties throughout the city. This manifested in highly innovative and stylish single-family residential projects in the northern hillsides, including on Fareholm Drive. In addition to Richard Neutra, some of the architects who designed homes in the area included Lloyd Wright, Rudolph Schindler, John Lautner, Raphael Soriano, Craig Ellwood, Gregory Ain, and Pierre Koenig.³⁵ On Fareholm Drive specifically, SurveyLA identified Kun House I, located across the street from the subject property at 7960 West Fareholm Drive (1936; Richard Neutra with Gregory Ain; HCM #1006) and 8010 West Fareholm Drive (1951; Rudolph M. Schindler) as significant resources.³⁶ Kun House II is part of this broader trend of Mid-Century Modern residential construction in the northern Hollywood Hills. Fareholm Drive has retained its character as a winding single-family residential community since the mid-century.

4.2 Mid-Century Modernism

Mid-Century Modern style architecture is an American derivative of the International Style and was widely used for construction in post-World War II Los Angeles County and throughout California. Mid-Century Modern is a broad term that encapsulates a wide variety of Modern idioms and sub-styles that were popular in the postwar period. As such, the style is extremely versatile and has been applied to many building typologies, including single-family dwellings, housing tracts, commercial buildings, shopping centers, and institutional and industrial buildings and campuses.³⁷ High or International Style modernism conforms to specific character defining features as discussed by Henry-Russell Hitchcock and Phillip Johnson in their seminal 1932 publication, *The International Style*, which states that buildings must have a rectilinear form, an open floor plan articulated through materials, and little to no ornamentation. California, always a mecca for design experimentation, became a focal point for Mid-Century Modern architectural design with the initiation of the Case Study program in Los Angeles in 1945. Sponsored by *Arts & Architecture* magazine, the series of 36 prototypes were an effort to bring High Style modernist design to the masses through affordable and functional housing. Additionally, modernist architectural design was especially suitable to the Southern California climate through its use of glass to emulate an ideal of indoor/outdoor living. Local and vernacular interpretations of the International Style allowed for less formality through the use of materials, forms, and spatial arrangements. Mid-Century Modern architecture is more modest than the International Style and emphasis is often placed on stylized architectural focal points and features.

Mid-Century Modern design used sleek, simplified geometry and asymmetrical, intersecting angular planes of masonry volumes and glass curtain walls, locked together by a flat planar roof. Designers embraced the optimistic spirit of the time, experimenting with the newest technologies and materials in building, such as concrete and aluminum, and incorporating futuristic elements. Character-defining features of the Mid-Century Modern style include simple geometric forms, unornamented wall surfaces, flat or low-pitched gabled roofs often with overhanging eaves, and flush mounted steel framed windows or large single-paned wood-framed windows.³⁸

³⁵ Ibid, 8.

³⁶ HistoricPlaces LA online database.

³⁷ Architectural Resources Group and ICF International, "Los Angeles Citywide Historic Context Statement: LA Modernism, 1919-1980," prepared for the City of Los Angeles Department of City Planning, August 2021, https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf, 134.

³⁸ Ibid, 151.

4.3 Richard J. Neutra, Architect

Kun House II was designed by master architect Richard Joseph Neutra, internationally recognized for his pivotal contributions to modernism, particularly through his innovative residential designs in Los Angeles. Neutra was born to a wealthy family in Vienna in 1892, and raised amongst many of Austria's cultural and intellectual elites. His family frequently rubbed elbows with renowned artists, architects, writers, philosophers, and academics, and this cultural milieu was formative in developing the young man's future architectural philosophy and sensibilities.³⁹

In 1911, Neutra began his education at the Vienna Technical University (Technische Hochschule), graduating in 1918 after taking a three-year hiatus to fight for Austria on the Balkan front during World War I.⁴⁰ While at university, Neutra first met Rudolph Schindler, a fellow Austrian destined to become a friend, a short-lived professional partner when both men relocated to Los Angeles, and later a bitter competitor after their relationship dissolved on less than amicable terms.⁴¹ The two first connected over their shared admiration for Viennese architect and theorist Adolf Loos and American architect Frank Lloyd Wright, whose Wasmuth folio was released to great international acclaim in 1910. Both Neutra and Schindler were architectural students of Loos in Vienna⁴² who kindled their interest in the American experiments of Louis Sullivan and the Chicago school, before emigrating to the United States in the 1920s where they worked with Wright.

Vienna was a breeding ground of artistic creativity and intellectual inspiration at the time, and Neutra was also influenced by compatriots such as painter Gustav Klimt, philosopher Freidreich Nietzsche, composer Gustav Mahler and architect Otto Wagner.⁴³ Neutra had frequently visited the home of Sigmund Freud growing up and maintained a friendship with his son Ernest Ludwig Freud,⁴⁴ so it is not surprising that Wilhelm Wundt (1832-1920), one of the founders of experimental psychology, becomes an early influence on Neutra's architectural philosophy. Neutra read Wundt's *Principles of Physiological Psychology* (1874), which emphasizes the interconnection of body and mind, when he was studying at university, and interpreted this through architecture, believing that the human environment must address the senses.⁴⁵ He defined his approach as biorealism, which emphasized the goal of the man-made environment as addressing human sense and experiences. Architecture, then, should take its cue from how humans behave and experience space and enhance the human connection to nature. For Neutra, "nature was not 'other' but us."⁴⁶

³⁹ Barbara Lamprecht, *Richard Neutra* (Germany: Taschen, 2006), 8.

⁴⁰ Esther McCoy (editor), "Letters Between R.M Schindler and Richard Neutra, 1914-1925," *Journal for the Society of Architectural Historians*, Vol. 33, No. 3, October 1974, 219.

⁴¹ Thomas S. Hines, "Richard Neutra: A Chronology," printed in *The Architecture of Richard Neutra: from International Style to California Modern*, (New York: Museum of Modern Art, 1984), 7.

⁴² They attended the Loos School, a studio offering an alternate curriculum to that of Otto Wagner's at the Vienna Academy of Fine Arts.

⁴³ Hines, "A Chronology," 5.

⁴⁴ Ibid, 6.; Lamprecht, *Neutra*, 8.

⁴⁵ Lamprecht, *Richard Neutra*, 10.

⁴⁶ Ibid.

This philosophy frequently manifested in four primary ways in Neutra's architecture.⁴⁷ First, Neutra emphasized the integration of the outdoor environment into interior spaces in his projects, as is visible in the floor-to-ceiling sliding glass doors and plate glass windows at Kun House II that create an easy flow between the exterior surroundings and the private living spaces. He emphasized this integration frequently, once saying that "the idea that man is individually or in a social group apart from his environment and independent of it is just a naive Stoic assumption."⁴⁸ Second, Neutra believed architecture need not pretend to be organic or "grown" from its environment, saying that "any pretense that buildings are rooted, or draw nourishing chemicals and moisture from the soil into their circulation of sap...is poetic metaphor at best and misleading at worst."⁴⁹ These two ideas are visible in Kun House II. While the home complements its natural environment through thoughtful details like the placement of clerestory windows on the second-story's south elevation that reveal a eucalyptus tree as the stairs ascend upwards, the residence's design and materials are still conspicuously man-made.

Third, he believed that common human ancestry meant that the built environment could possess similar elements and that "generic" dwellings could be developed and then optimized with technology. Kun House II represents this belief as an essay in small house architecture employing the primary elements of a domestic dwelling while still allowing for development of a refined architectural aesthetic. Finally, he believed in that the architect had to deeply know and understand the client and their needs. He consequently had in-depth interviews with clients and frequently used a form that had two columns; one that said "client need" the other that said "architectural response."⁵⁰ Neutra's view of the importance of the client-architect relationship is exemplified through Neutra's regular updates to Kun about the progress of his residence, ensuring that Kun was appraised of both the successes and difficulties of the construction process. These elements of Neutra's philosophy were compounded by Gestalt theories of perception manifested as dark vs light, void vs. solid, and figure vs. ground.⁵¹ These were the tools Neutra utilized to create the illusion of space in small homes such as Kun House II.

After his graduation from the Vienna Technical University, Neutra took on odd drafting jobs. In 1919, Neutra met his future wife, Dione Niedermann (1901-1990) while staying at a convalescent home on Lake Zurich and working with landscape architect Gustav Amman. Despite their immediate connection, the couple did not marry until 1922 due to Neutra's difficulties finding architectural commissions in the post- World War I economy.⁵² Dione grew to play a pivotal role in Neutra's practice and was known for playing her cello at social events the couple hosted. She was in charge of publications, maintained contact with those in the family's social network, retained copies of correspondence, typed up manuscripts of Neutra's books, oversaw his schedule in Los Angeles and beyond, and managed staff.⁵³

Neutra was eventually hired by expressionist architect Eric Mendelsohn in Berlin in 1921.⁵⁴ Although Neutra admired the work of the Expressionists, his design ethos took a different direction.⁵⁵ However, it

⁴⁷ Ibid, 10-11.

⁴⁸ "Interview with Richard J. Neutra," *Transition*, February - March 1967, No. 29, pages 22-34. Richard Hughes interviewing Richard Neutra, 33.

⁴⁹ Quoted in Lamprecht, *Neutra*, 11.

⁵⁰ Ibid 12.

⁵¹ Ibid.

⁵² "Dione Neutra," The Neutra Institute for Survival Through Design, N.D, <https://neutra.org/the-neutra-legacy/dione-neutra/>.

⁵³ Ibid.

⁵⁴ Lamprecht, *Richard Neutra*, 12.

⁵⁵ Ibid.

was while working with Mendelsohn in a west Berlin suburb that Neutra developed the first of his minimal, modernist houses. The ten small, detached houses in the Zehlendorf suburb developed for contractor Adolf Somerfeld are clean cut and cubist in their construction and were built with revolving interior floors which allowed residents to reorient their living room to connect with other ground floor rooms, showing Neutra's sense of experimentation and Modern idealism. Moving to Southern California the same year of the completion of the Zehlendorf scheme, this marked a new stage of his career where he began to develop his own brand of avant-garde modernism, first evidenced at Zehlendorf.⁵⁶

In 1923, Neutra and Dione moved to Chicago where Neutra worked at the prominent firm of Holabird and Roche. While in the United States, Neutra tracked down architect Louis Sullivan, who was then ill and impoverished. A fan of Sullivan's work, Neutra befriended the architect, and when Sullivan passed away in 1924, Neutra attended the funeral where he met Frank Lloyd Wright.⁵⁷ Wright invited Neutra to work for him at Taliesin and Neutra and Dione packed up their Chicago home shortly afterwards and moved to Wisconsin. Neutra worked at Taliesin for only three months - although he was a great admirer of Wright's work, Neutra was disappointed by Wright's use of ornament and masonry, which he reportedly described as gratuitously heavy. After the short stint at Taliesin, the Neutra family relocated to Los Angeles in 1925.⁵⁸

Upon his arrival in Los Angeles, Neutra reconnected with his old friend Rudolph Schindler who had come to the United States in 1914. Neutra lived and worked with Schindler at his iconic Kings Road House in Hollywood for the next five years. The two men collaborated on projects, notably the Lovell Beach House in Newport Beach, California (1926).⁵⁹ During this period, Neutra worked on *Wie baut Amerika*, ("How America Builds") published in 1927, a book documenting how advances in manufacturing were impacting architectural construction techniques and designs,⁶⁰ and championing the use of steel construction.⁶¹

Neutra opened his own office in 1926, although initially the young architect struggled to make ends meet. In the late 1920s, Neutra taught at the Academy of Motion Arts in Los Angeles, counting Gregory Ain, Harwell Hamilton Harris, and Raphael Soriano among his students.⁶² In 1927, he was hired to design the Lovell Health House (1927-1929; extant; HCM #123), destined to become one of his most iconic and well-known residential designs in Los Angeles. The Lovell Health House was the first private home in the United States completely framed in steel, and it is still considered one of the greatest monuments of the International Style in Southern California.⁶³

⁵⁶ Harriet Thorpe, "Building in Berlin: a new book shines light on the early career of Richard Neutra," *Architecture*, January 23, 2017, <https://www.wallpaper.com/architecture/richard-neutra-in-berlin-book-chronicles-zehlendorf-housing-scheme>, accessed 10/18/2021).

⁵⁷ Hines, "A Chronology," 6-7.

⁵⁸ Ibid, 7.

⁵⁹ Lamprecht, *Richard Neutra*, 13.

⁶⁰ Richard Neutra, *WIE BAUT AMERIKA? [Die Baubücher Band I]*, (Stuttgart: Verlag Julius Hoffmann, 1927). Accessed via neutra-vdl.org.

⁶¹ Ibid.

⁶² Arthur Drexler, "The Architecture of Richard Neutra," printed in *The Architecture of Richard Neutra: from International Style to California Modern*, (New York: Museum of Modern Art, 1984), 23.

⁶³ The Museum of Modern Art, *The Architecture of Richard Neutra: from International Style to California Modern*, (New York: Museum of Modern Art, 1984), 39.

Despite receiving critical acclaim for the design of the Lovell House, Neutra continued to struggle for commissions in Los Angeles. In the early 1930s, Neutra considered moving to New York, Chicago, or San Francisco, where architectural commissions seemed to be more plentiful. His wife, Dione, even wrote in a letter in 1931 "this life of no work is very hard on Richard. He is very busy always, but nothing which brings in any money."⁶⁴ Neutra himself later described this period as his "lean years."⁶⁵ Still, he continued his academic work, putting together with his apprentices Rush City Reformed, a proposal for a theoretical metropolis that emphasized easy mobility. Commissions trickled in, including the Jardinette Apartments in Hollywood (1928; extant; HCM #390).⁶⁶

As Neutra's "lean years" wound down at the end of the 1920s, he became a naturalized United States citizen in 1929. By this time, his relationship with Schindler had deteriorated and the two no longer considered each other friends or collaborators. Dione Neutra wrote that the environment at Kings Road was "a tangle like in a Dostoyevsky story."⁶⁷ In 1932, Neutra was the only west coast architect to be invited to participate in the seminal Modern Architecture exhibition at the Museum of Modern Art in New York City, another sore point between Neutra and Schindler.⁶⁸ This helped to propel Neutra's career forward, and he began to receive more and more commissions.

Some early commissions that facilitated the expansion of Neutra's practice in Los Angeles included a multi-use building for Universal-International Pictures at intersection of Hollywood and Vine (1931-1932; demolished); the Sten-Frenke House in the Santa Monica Canyon (1934; extant); the all-aluminum Josef von Sternberg house in the San Fernando Valley (1935; demolished in 1971) (later inhabited by author Ayn Rand); the Albert Lewin home (1938; extant), located near the von Sternberg home in the San Fernando Valley, and the Strathmore Apartments (1937; extant), his first foray into speculative development.⁶⁹ As the 1930s progressed, Neutra's prominence as an architect grew, and commissions surged. Finally in a place of professional security, Neutra constructed his home and office in Silver Lake in 1933, called VDL Research House after benefactor Dr. C. H. Van Der Leeuw, and used it as a demonstration of the potential for a type of small lot construction that brought nature indoors and preserved privacy in confined spaces, a theme that is repeated in the Kun House II.⁷⁰ By this time, Neutra's practice took on a wide variety of project sizes and types. Still, his practice was most well-known for small-scale residential designs. As former Director of the Museum of Modern Art Arthur Drexler noted, "it was on the design of small houses, for better or worse, that Neutra's practice depended."⁷¹

Los Angeles provided a unique laboratory for Neutra's architectural vision and allowed him to experiment freely with his design philosophy. The openness of the city and the potential for integration of

⁶⁴ Thomas S. Hines, "Architecture: Richard Neutra's Hollywood," *Architectural Digest*, April 1996.

⁶⁵ The Museum of Modern Art, "The Architecture of Richard Neutra," *MoMA Magazine*, No. 23, Summer 1982.

⁶⁶ Hines, "Neutra's Hollywood."

⁶⁷ Quoted from Mitch Glazer, "Genius and Jealousy," *Vanity Fair*, April 1999.

⁶⁸ Lamprecht, *Neutra*, 13.

⁶⁹ Hines, "Neutra's Hollywood."

⁷⁰ Hines, "A Chronology," 11.; In 1980, the VDL Research House was gifted to the Cal Poly Pomona College of Environmental Design by Neutra's wife Dione. It was added to the National Register of Historic Places in 2009 and was named a National Historic Landmark in 2017. From: Bianca Barragan, "Richard Neutra's Modernist Masterpiece in Silver Lake Named National Landmark," *Curbed LA*, January 11, 2017, <https://la.curbed.com/2017/1/11/14243384/richard-neutras-vdl-silver-lake-national-historic-landmark>.

⁷¹ Drexler, "The Architecture of Richard Neutra," 23.

the built and natural environments proved to be pivotal elements in defining Neutra's work. In 1967, Neutra described the creative appeal of Los Angeles, saying that:

Los Angeles seems a place where everything was possible... it is also a place without native population, where everybody is in a big melting pot and you cannot find the grass roots. Therefore, a person like me could succeed with the aspiration to tackle a renovation of the human setting. If I were to have tried the same thing in Hartford, Connecticut, I am sure I would not have succeeded in one lifetime. As California is "a development country" in that sense one can do certain things there which could not be done "in the old country," as immigrants used to say in America.⁷²

By the time Neutra designed Kun House II, his practice was well-established, and his work was well-respected, in both California and throughout the United States. He formed a design partnership with Robert Alexander, which lasted from 1949 to 1958. In 1954, Neutra penned his influential work *Survival Through Design*, which emphasized human responses to design and the relationship between the built environment and human development, both psychological and physiological.⁷³

In 1964, Neutra's VDL Research house burnt down, but the architect rebuilt the residence, now known as VDL Research House II.⁷⁴ The next year, Neutra formed an architectural partnership with his son, Dion Neutra. The firm was called Richard and Dion Neutra Associates and operated until 1970, when Richard Neutra died. Working until the end, Neutra was touring projects in Wuppertal, West Germany with his wife Dione when he suffered a heart attack and died in April of 1970 at the age of 78. Neutra was posthumously awarded the AIA's Gold Medal, the Institute's highest honor.⁷⁵

Neutra's role in shaping Los Angeles, as well as the practice of architecture on a global scale, cannot be understated. His work contributed to the development of new ideas, methods, and materials. As a distinctive example of a deliberately contextual small lot construction that brought nature indoors and preserved privacy in confined spaces utilizing deftly layered cantilevered design and refined Modernist aesthetics to celebrate the site and frame its views of the City, Kun House II stands as a representation of the master architect's design philosophy and his lasting influence.

4.4 Joseph and Gertrude Kun

Joseph (Josef) Kun was born in Hodmezo Vasarhely, Hungary in 1883. Prior to immigrating to Canada in 1902 and becoming a naturalized citizen, Kun lived in Temesvar, Hungary.⁷⁶ In 1903, he married Gertrude Mueller (nee Koenig),⁷⁷ a fellow Hungarian who had settled in Canada.⁷⁸

⁷² "Interview with Richard J. Neutra," *Transition*, 33.

⁷³ Hines, "A Chronology," 14.

⁷⁴ *Ibid.*, 15.

⁷⁵ *Ibid.*

⁷⁶ 1919 US Petition for Naturalization, Ancestry.com. California U.S., Federal Naturalization Records, 1843-1999 [database online].

⁷⁷ 1930 US Federal Census, Ancestry.com [database online].

⁷⁸ 1919 US Petition for Naturalization, Ancestry.com [database online].; Uja Bessenyo, Hungary became Ujbesenyo, Romania post-World War I.

Josef and Gertrude had three daughters, all of whom were born in Canada: Julia (born in Regina, Saskatchewan on October 11, 1904), Wilhelmina (born in Winnipeg, Manitoba on November 29, 1907), and Gertrude (born in Winnipeg, Manitoba on October 6, 1910).⁷⁹ Josef, Gertrude, and their three daughters immigrated to the United States on October 3, 1912 via the Great Northern Railroad at Noyes, Minnesota.⁸⁰ The family arrived in Neche, North Dakota the next day. By October 19th, the family had settled in Los Angeles where Josef and Gertrude remained until their respective deaths. The Kuns' first address in Los Angeles was a rental at 1716 Cordova Street, Los Angeles, CA.⁸¹ Around this time, Josef anglicized the spelling of his first name, changing it from Josef to Joseph.

In 1918, the family was living at a rental home located at 1554 West 17th Street. At the time, Joseph was working as a printer for the *Los Angeles Examiner*, a position he maintained until his retirement. He was not yet an American citizen but the following year, seven years after their arrival in the United States, Joseph renounced his foreign allegiance to George V, King of Great Britain and Ireland and became a naturalized American citizen. Gertrude, and all three daughters – Julia (15), Wilhelmina (12), and Gertrude (10) became citizens the same year.⁸²

By 1922, Joseph and Gertrude had purchased their first residence at 1439 Sierra Bonita Avenue in the mid-city neighborhood known as Faircrest Heights.⁸³ In 1936, Joseph and Gertrude Kun hired Neutra to design Kun House I, located on the south side of Fareholm Drive at number 7960. Perched in the Hollywood Hills near Laurel Canyon, with spectacular views of Los Angeles, the house was one of the first “all-electric” residences in Southern California. Apparently pleased with Neutra’s work, Kun hired Neutra again in 1949 to design a second home, this time a rental property across the street on a northern slope above Fareholm. This indicates an appreciation for the architect’s work and conviction that Neutra could again design a home on a limited budget. Neutra, too, appeared to believe the residence was a special project, writing to Kun that the project “is one in which I have a greater-than-usual interest. I believe it will be a very striking building.”⁸⁴ Dion Neutra, Richard Neutra’s son, also noted that “after living with [Richard Neutra] for 27 years, I know how much time, energy, and love he expends on any of his buildings, and especially if a client, once satisfied, comes again, he tries doubly hard to please him.”⁸⁵

4.5 Neutra and the Kuns

Joseph Kun worked closely with Neutra and his office to build Kun House II, and in the early stages of planning, their relationship appeared to be congenial. Neutra wrote to Kun after submitting plans for the home to the Los Angeles Building Department that “we are working with greater speed and concentration than on any other job...Naturally, we have no interest to spend more time on it than necessary, but we try our best to make a good job of it.”⁸⁶

⁷⁹ Ibid.

⁸⁰ Ibid.

⁸¹ Ibid.

⁸² Ibid.

⁸³ 1922 Voter Registration, *California, U.S., Voter Registrations, 1900-1968*, Ancestry.com [database on-line].

⁸⁴ Correspondence from Richard Neutra to Joseph Kun, November 21, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁸⁵ Telephone conversation notes between Mr. Josef Kun and Dion Neutra, December 14th, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁸⁶ Correspondence from Richard Neutra to Joseph Kun, July 5, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

This amiability did not last long. Subsequent correspondence from Neutra to Kun in 1949 - 1950 show Neutra's growing frustration with the project and by extension, his client. The contractor Kun hired for the project, a Mr. Sommers, apparently did not appear to understand the "very complete and exhaustively detailed documents"⁸⁷ prepared by Neutra's office. Neutra repeatedly wrote to Kun about having his contractor come to the office to go over the plans for the home, first on October 17th, 1949:

As I explained to you earlier and again yesterday, we were very anxious to secure for you a basis to get your contractor thoroughly familiarized with what he is bidding on... They should not estimate or undertake the work without giving you the assurance that they fully understand their obligations... It would be a good thing before you go too far to have your superintendent or contractor meet with us here for any length of time he may need so that we can explain to him in a through conversation our organized plans, details and specifications and answer questions which he may have.⁸⁸

Neutra continued to request a consultation with Kun's contractor, writing on October 22nd, 1949 that "I can only repeat the recommendation of my last letter of a thorough attempt on the part of the contractor and subcontractors to be conversant with all obligations, drawings, and specifications before they undertake the job." Neutra continued to presciently state that this conversation could help "prevent later disappointment and arguments."⁸⁹

Despite these repeated urgings, Mr. Sommers never made it to Neutra's office before construction began on the home. On November 15th, 1949, Neutra wrote to Kun that:

According to what I saw on various visits to your premises, there seem to be deviations from our blueprints as they may be errors like the omission of certain windows, or posts, or even doors. It might be a good thing if your contractor, would contact us as I have proposed several times. I shall be glad to explain everything in answer to his questions. As I wrote you earlier, the best time to have such conversations is before the job starts.⁹⁰

Located on a steep site that made construction difficult from an architectural and engineering perspective, correspondence indicates that there were significant challenges in executing Neutra's plans for the home. Even as errors were becoming apparent during the construction process, however, the contractor still did not confer with Neutra's office. Correspondence from Neutra to Kun grew increasingly agitated as multiple construction errors piled up.

In November 1949, Neutra wrote to Kun discussing these mistakes, including the "lintel-to-post connection (which clearly indicates that the full post is to go to the roof) has not been executed" and

⁸⁷ Correspondence from Richard Neutra to Joseph Kun, November 21, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁸⁸ Correspondence from Richard Neutra to Joseph Kun, October 17, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁸⁹ Correspondence from Richard Neutra to Joseph Kun, October 22, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁹⁰ Correspondence from Richard Neutra to Joseph Kun, November 15, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

“concrete slab toppings in the living room has come loose and now springs like an old plaster wall.”⁹¹ Neutra yet again urged the contractor to come to the office, to no avail. On December 5 1949, Dion Neutra, Richard Neutra’s son, also wrote to Kun, saying that the contractor should contact the office to go over the “the blueprints with which we have taken so much care and which should be followed with the same care. You will then have a really fine, well-designed building properly executed.”⁹²

On December 14, 1949, nine days after Neutra’s last missive, Kun called his office. At this time, Neutra had been in the hospital for several weeks and Dion was handling the project. According to notes of the conversation, Kun said “please do not send me so many letters. If the job was properly supervised like other architects do all these costly mistakes would not be necessary.” Dion responded that when the contractor had finally visited the offices to go over the blueprints, he “had admitted that he did not understand them and had not looked very much at the blueprints.” According to Dion, Kun “talked very fast and a lot [and] hardly let me say a word edgewise.”⁹³

Dion wrote to Kun after their phone conversation and included letters from past satisfied clients. Dion stated that “I send you these letters to show you that with a set of plans, as prepared by Mr. Neutra’s office, and with a good contractor who studies the blueprints, a house can be built. Of course it is necessary that the owner cooperates with the architect while making arrangements with the contractor. he must be made to familiarize himself with the plans before the contract is let as Mr. Neutra advised over and over again” elaborating that “if you heeded Mr. Neutra’s and his assistants’ advice, errors could have been avoided. They certainly were not caused by the plans but because Mr. Sommers did not always follow them, as we have pointed out so often.”⁹⁴ These difficulties were likely compounded by the fact that Neutra’s designs were entirely unconventional and included many custom-designed details that had to be executed properly by a contractor to achieve the desired aesthetic result.

Correspondence between Neutra and Kun declined significantly in 1950 as the home neared completion. Neutra contacted Kun twice more before construction was complete, writing of small errors that needed to be corrected. Correspondence shows that this was a difficult home to execute, due to both the “most complicated site”⁹⁵ as well as the lack of communication with the contractor. Neutra’s notes and letters indicate a great deal of attention to detail on the project, which was apparently not reciprocated nor necessarily appreciated by Kun and his contractor. Despite these obstacles, the home was completed in 1950 as planned.

The same year Kun House II was finished, Gertrude Kun died. After its completion, Kun House II was advertised as a rental property; it is unclear if this was a consequence of Gertrude’s death or if the Kuns had originally planned to rent the home when they hired Neutra.⁹⁶ In 1949, Neutra wrote to Kun about a

⁹¹ Correspondence from Richard Neutra to Joseph Kun, November 21, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁹² Correspondence from Dion Neutra to Joseph Kun, December 5, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁹³ Telephone conversation notes between Mr. Josef Kun and Dion Neutra, December 14th, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁹⁴ Correspondence from Dion Neutra to Joseph Kun, December 28, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁹⁵ Correspondence from Dion Neutra to Joseph Kun, December 28, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

⁹⁶ Untitled advertisement, *Los Angeles Times*, May 9, 1950.

“somewhat segregated bachelor apartment over the garage,” possibly indicating an intention to rent out the home.⁹⁷

After the completion of the home, a representative of Neutra’s office wrote to Kun about advertising the home as a rental. The letter stated that “enclosed please find a draft for your contemplated advertisement in the local papers, which Mr. Neutra promised to set up for you as you desired. We certainly hope that you will find nice tenants, who will appreciate the wonderful apartment you have for rent.”⁹⁸ The advertisement print, entitled “A Dream Home,” read:

One of the most unique and modern homes in the Hollywood Hills, available to directors, writers, actors, or executives. A mountain was removed to make room for big bay windows, wherefrom a magnificent view can be had onto Big Bear and other mountains, and Catalina Island on clear days. Outstanding – away from traffic noise etc. above the smog and fog. In spite of its strategic beautiful location is isolated enough for concentrated thought. Special features such as built-ins, sun decks, sliding glass doors, bookcases, and other features.⁹⁹

After the completion of the home, Joseph Kun re-married in February 1951 to a woman named Rose Rack Duft.¹⁰⁰ While Kun House II was advertised in the *Los Angeles Times* as a rental in the years immediately after its construction, Kun did actually occupy the home himself, although the exact dates of his occupancy are unclear.¹⁰¹ It is possible someone rented the room above the garage while Kun inhabited the master bedroom. Kun died at Kun House II in 1963, at the age of 80. His service occurred at the Pierce Brothers Hollywood Chapel and he was interred in the Chapel of the Pines.¹⁰²

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⁹⁷ Correspondence from Richard Neutra to Joseph Kun, June 22, 1949, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

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⁹⁹ “A Dream Home” advertisement print, 1950, Box 2043, Folder 3, Neutra Papers, University of California Los Angeles Special Collections, Los Angeles, California.

¹⁰⁰ California, U.S., Marriage Index, 1949-1959, Ancestry.com

¹⁰¹ “Houses, Furniture Rentals,” *Los Angeles Times*, May 9, 1950.

¹⁰² “Joseph Kun,” *Los Angeles Times*, September 4, 1963.

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Thorpe, Harriet Thorpe. “Building in Berlin: a new book shines light on the early career of Richard Neutra.” *Architecture*. January 23, 2017. <https://www.wallpaper.com/architecture/richard-neutra-in-berlin-book-chronicles-zehlendorf-housing-scheme>, accessed 10/18/2021.

U. S. Federal Census, 1930.

Virtual Museum Wiener Werkbundsiedlung. “House Neutra (no 47).” <https://www.werkbundsiedlung-wien.at/en/houses/house-no-47>.

Zimas Parcel Profile: 7947 Fareholm Drive. Office of the Assessor, Los Angeles County.





6.0 Historic Photographs



Figure 16. 1953 image of the south and east elevations of Kun House II, taken by Julius Shulman. Camera facing northwest. (Source: Julius Shulman Archive, The Getty Research Institute Online Archives).



Figure 17. 1953 image of the south and west elevations of Kun House II, taken by Julius Shulman. Camera facing northeast. (Source: Julius Shulman Archive, The Getty Research Institute Online Archives)

7.0 Contemporary Photographs



Figure 18. South elevation of Kun House II, facing Fareholm Drive. Camera facing north (Source: ESA, 2021)



Figure 19. East (primary) elevation of Kun House II. Camera facing northwest (Source: ESA, 2021)



Figure 20. East elevation and north (rear) elevation of Kun House II. Camera facing southwest (Source: ESA, 2021)



Figure 21. Detail view of the east elevation's spider leg. Camera facing south (Source: ESA 2021)



Figure 22. North (rear) elevation of Kun House II. Camera facing south (Source: ESA 2021)



Figure 23. West elevation of Kun House II, showing single-leaf door leading to the exterior from the laundry room, casement windows, and the pop-out living room extension. Camera facing south (Source: ESA, 2021)



Figure 24. Landscaping at the north rear of the property. Camera facing north (Source: ESA 2021)

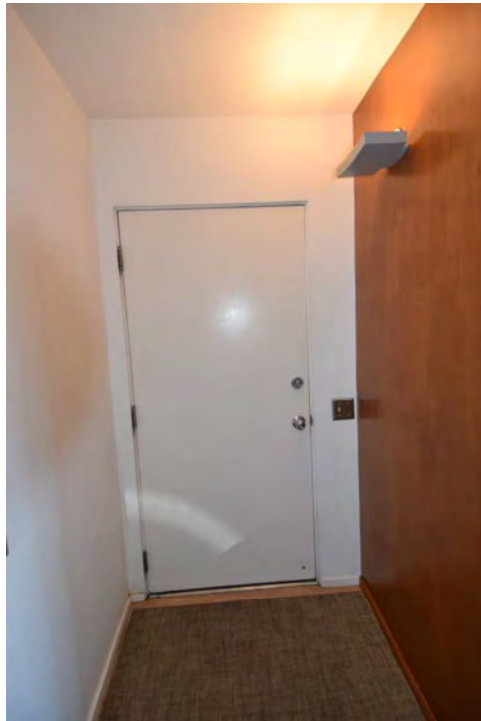


Figure 25. Interior entry vestibule with original light switch next to the door. Camera facing east (Source: ESA 2021)

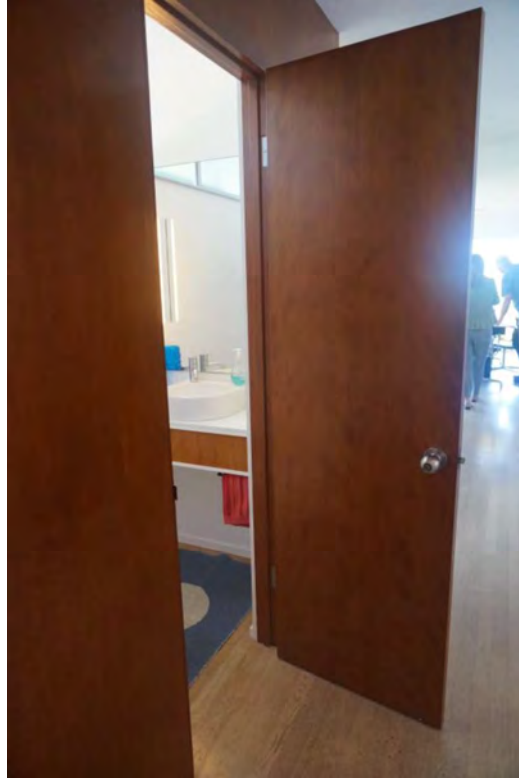


Figure 26. Door leading to the first-floor bathroom next to the main entrance. Camera facing south (Source: ESA 2021)

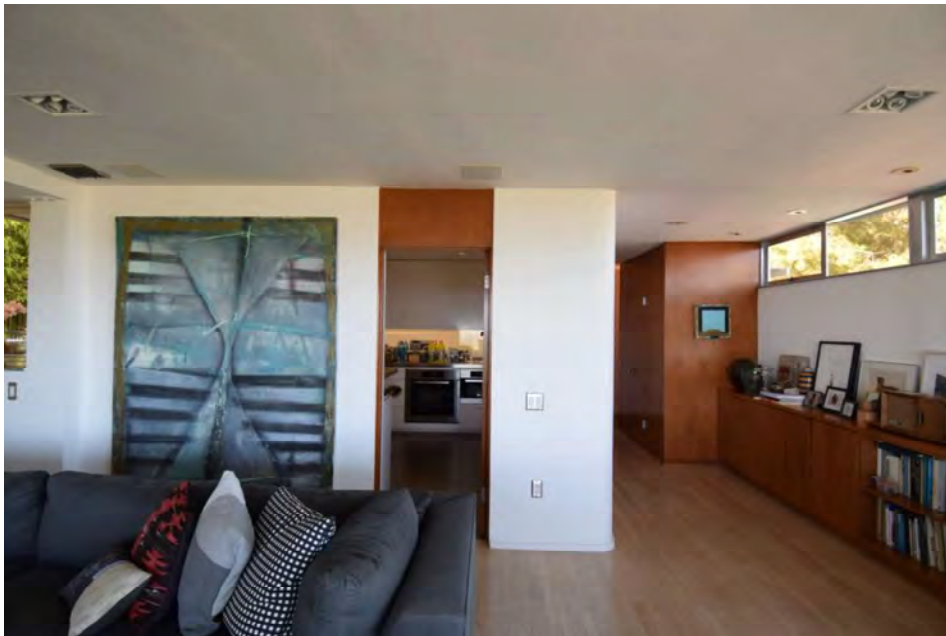


Figure 27. View from the living room of door leading to kitchen, rounded hallway corner, half bathroom in plywood veneer volume and non-original cabinet built-ins. Camera facing north (Source: ESA 2021)



Figure 28. Interior living room. Camera facing west (Source: ESA 2021)



Figure 29. Interior living room, showing the view from the plate-glass windows. Camera facing south (Source: ESA 2021)



Figure 30. First-floor balcony. Camera facing west (Source: ESA 2021)



Figure 31. View of Kun House I from Kun House II's first-floor exterior balcony. Camera facing south (Source: ESA 2021)



Figure 32. View of Kun House II's remodeled kitchen. Camera facing west (Source: ESA 2021)



Figure 33. Door leading to laundry room from the kitchen. Camera facing north (Source: ESA 2021)



Figure 34. Staircase leading from the first-floor entrance vestibule to the second floor with original half wall and transom light fixture. Camera facing southeast (Source: ESA 2021)



Figure 35. Second-story guest bathroom, which has been upgraded and modernized since the home's original construction. Camera facing north (Source: ESA 2021)



Figure 36. Second-story guest bedroom with original single-leaf door leading to a balcony and original closet built-in with glass transom light above. Camera facing east (Source: ESA 2021)



Figure 37. Second-story guest bedroom exterior balcony with city view framed by the home's spider leg. Camera facing south (Source: ESA 2021)



Figure 38. Second-story hallway leading to master bedroom with bathroom on the west (right) side and office on the east (left) side. Camera facing south (Source: ESA 2021)

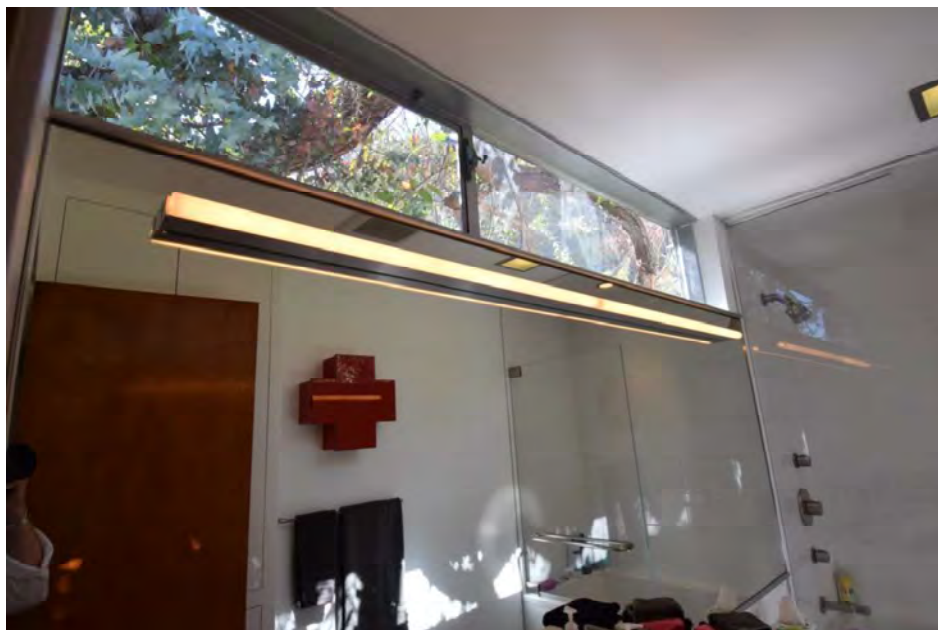


Figure 39. Second-story bathroom featuring clerestory windows. The bathroom has been modernized and upgraded since the home's construction (Source: ESA 2021)



Figure 40. Second-story office, featuring original built-in closet with glass transom light above. Office is located on the east side of the structure. Camera facing east (Source: ESA 2021)



Figure 41. Second-story master bedroom with windows on its east and south walls that provide a 180-degree view of Los Angeles. Camera facing southeast (Source: ESA 2021)



Figure 42. Second-story master bedroom showing built-in closet features. Camera facing west (Source: ESA 2021)



Figure 43. Second-story balcony off of the master bedroom. Camera facing west (Source: ESA 2021)

THE ARCHITECT

AND THE

\$5,000 HOUSE

A NATIONAL DEMONSTRATION OF NEW SMALL HOUSES DESIGNED BY ARCHITECTS

PEOPLE take it for granted that architects do not design small, inexpensive houses. And they take it for granted that architects do not want to. And most of all they take it for granted that it is not necessary to have an architect for such a house. This issue of *The Architectural Forum*—particularly the pages which follow—demonstrates the fallacy of those assumptions. Every house presented here cost \$5,000 or less. Every house presented here was designed by an architect; some for individual clients whose requirements were known, others for sale to unknown buyers whose requirements had to be averaged. *The Architectural Forum* counts it a privilege to offer for the first time a conclusive demonstration of the fact that the small house, no less than the soaring skyscraper, is a better building—better to live in, better to look at, better built, better to hold and better to sell—with benefit of architect.

NOTE: \$5,000 spent for a house in Portland, Maine will not produce the same house as \$5,000 spent for a house in Portland, Oregon. For an indication of geographic cost variables see page 237.

For purposes of comparison all floor plans are reproduced at the same scale.

43. HOUSE FOR JOSEPH and GERTRUDE KUN, HOLLYWOOD, CALIF.

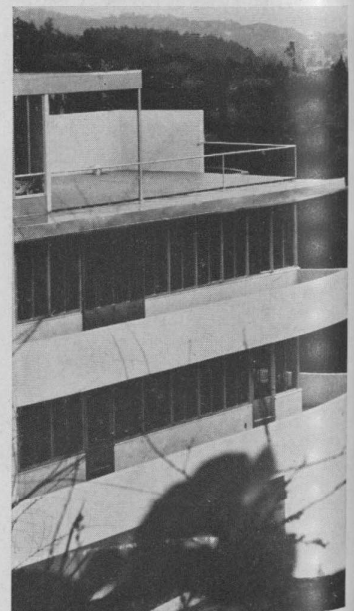


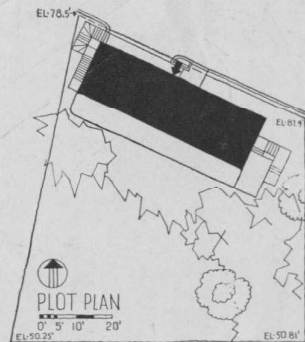
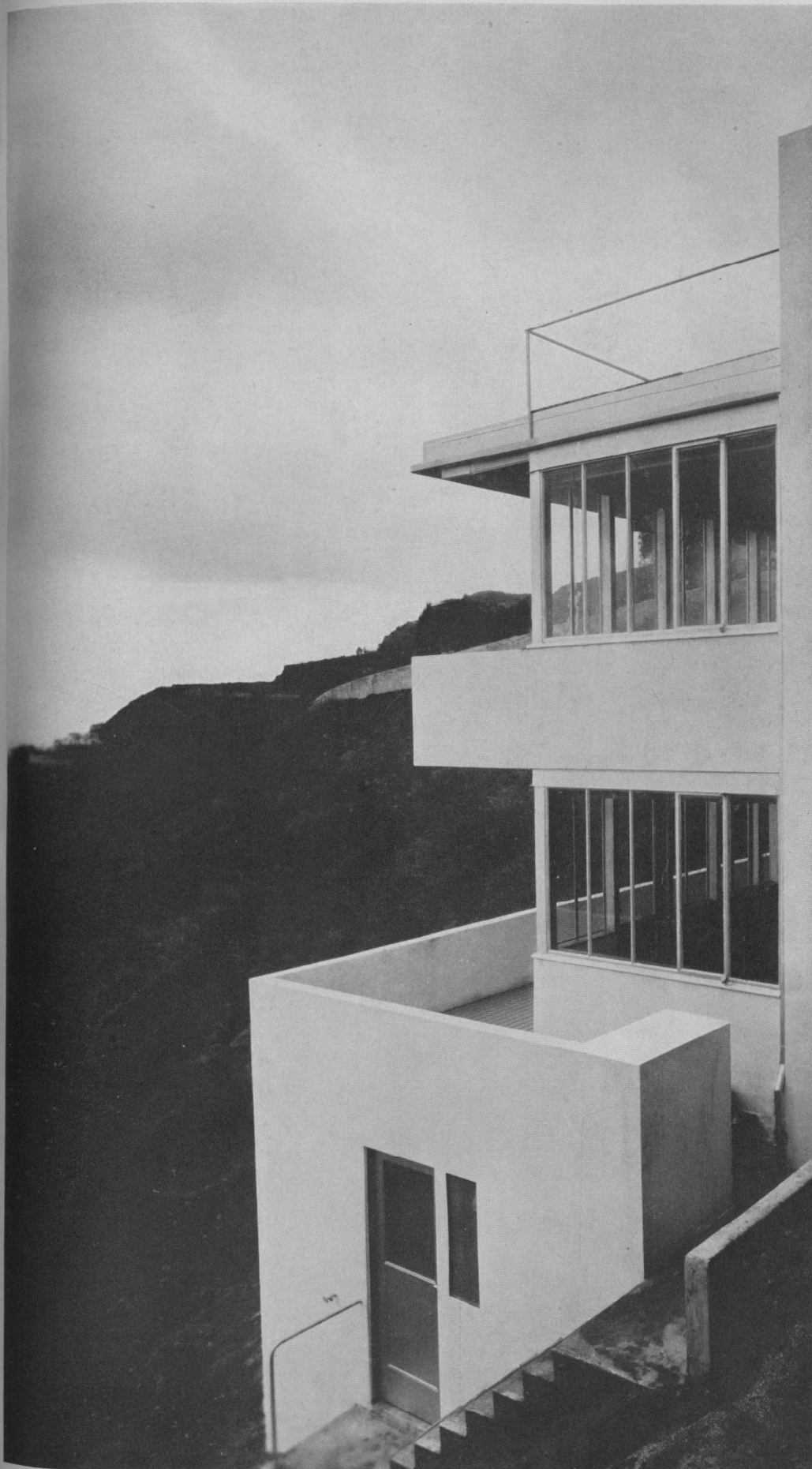
Luckhaus Photos

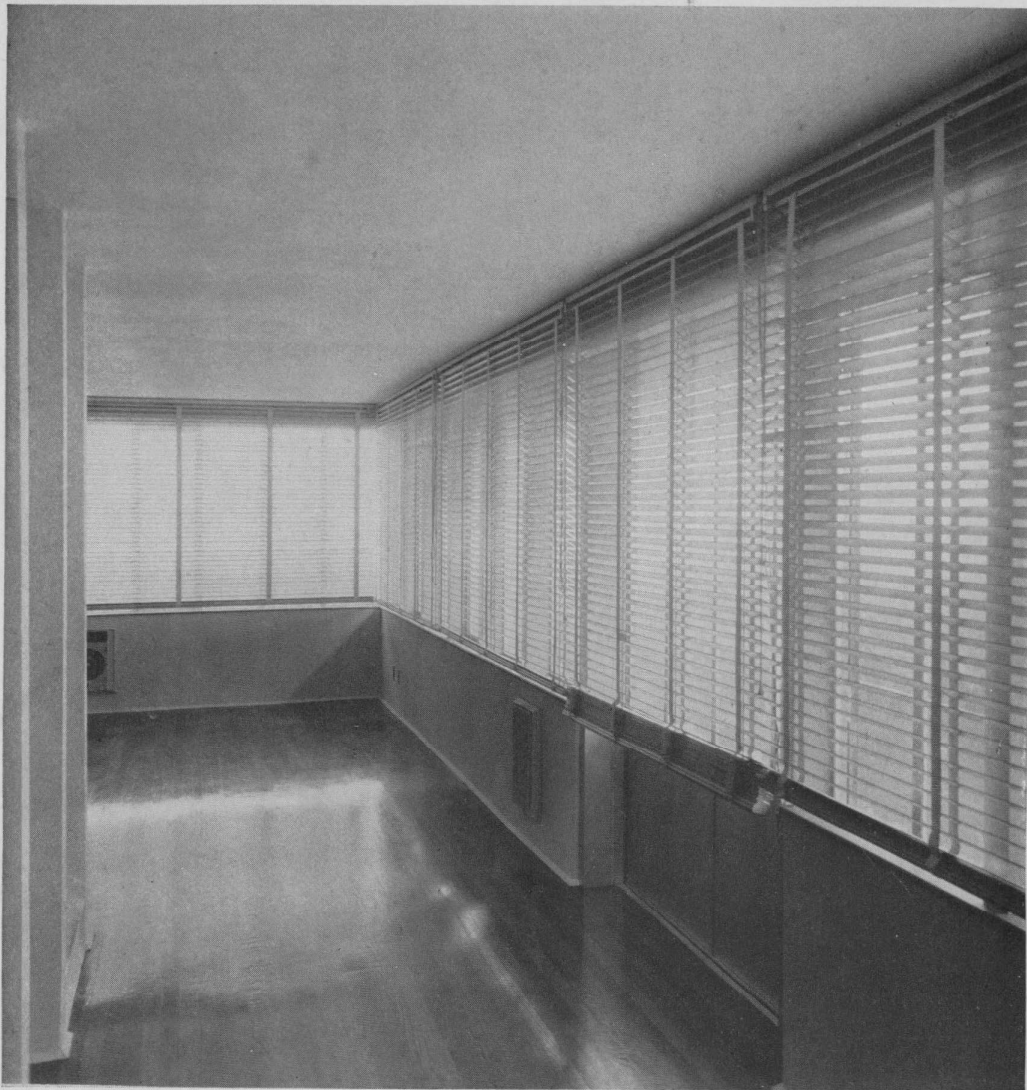
PROBLEM: A house for couple and adult daughter and occasional guests.

Vigorously dramatic in its setting, this modern house commands an inspiring view of the valley and ocean below. Because of its location on a steep hillside, the architect found it necessary to build it in multi-stories, place the garage and main entrance on top, compose the house downwards. Short flights of steps connect the different story or deck levels. Long open 40-foot balconies, shaded by roof overhangs and Venetian blinds—aluminum coated for more perfect heat reflection—run along the outer edges of the house in the lower decks, mark the transition between the glass-protected interior and the concrete parapet. Clean cut and trim the construction is a unit type chassis of continuous truss bracing, with a uniform spacing of the rebated supports to receive the stock steel sash.

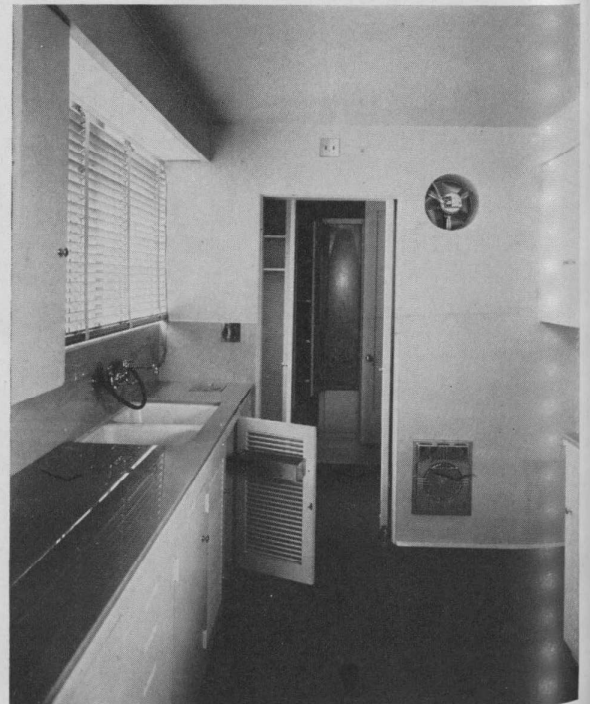
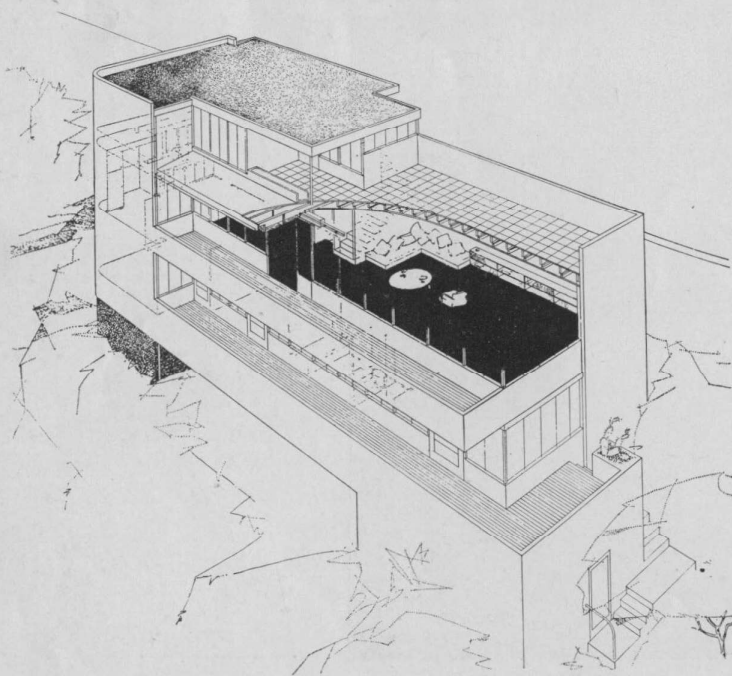
The clean, fresh treatment of the exterior is repeated in the bold, uncluttered surface areas of the interior. The rooms are void of "decoration." Indirect lights, installed in the soffits of the window overhangs, illuminate the interiors through the wide glass front, creating the effect of sunlight streaming through the windows. The completely electrified kitchen, painted light silver gray to almost white, is enlivened by Chinese red cabinets and compartments. The table tops and drainboards are of structural glass. The bathroom between the two large bedrooms on the lower deck (first floor) has glass wainscoting. Cost: \$5,000. Cubage: 20,195 at approximately 25 cents.

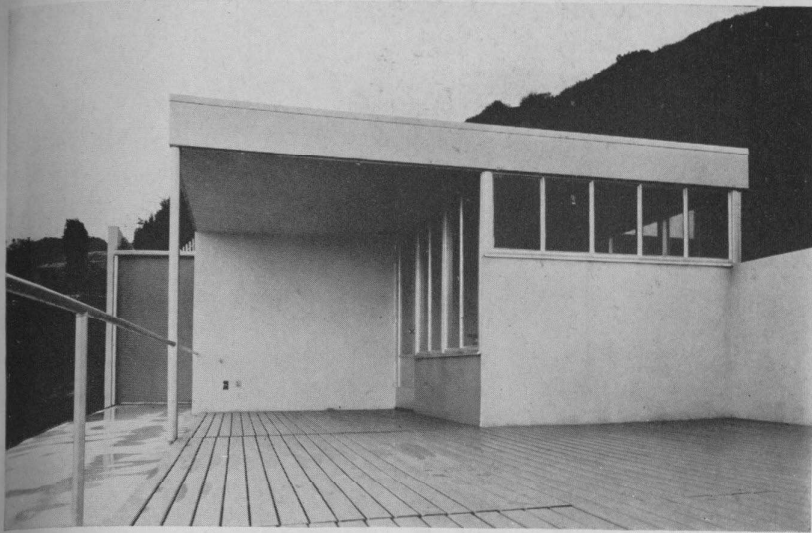




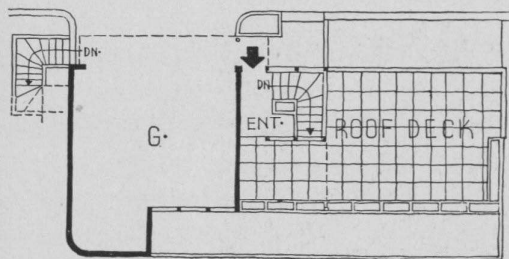


LIVING ROOM

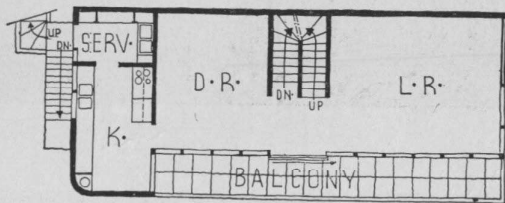




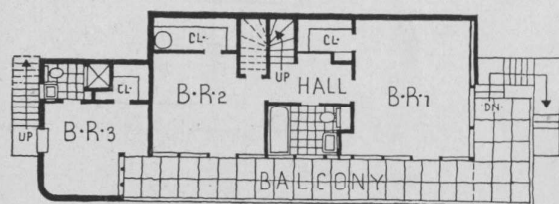
ROOF DECK AND GARAGE



TOP FLOOR



SECOND FLOOR



0' 5' 10' 15'

FIRST FLOOR

PLAN: The plan is featured by the large areas of open living space. The main floor is given over to large living and dining areas, and a good-sized kitchen, which includes a breakfast corner and service porch. A third bedroom, with bath, furnishes a private guest suite on the first floor, with sole access to the house from the balcony. The lowest deck, built largely above ground, contains storage area, a small sunken basin for bathing in the summer, and a covered porch which opens onto the terraced hillside.

CONSTRUCTION OUTLINE

FOUNDATION

Walls—continuous longitudinally, reinforced concrete footings. Cellar floor—cement slab 3 in. thick. Waterproofing—asphalt coating on foundation walls against fill.

STRUCTURE

Exterior walls—standard unit type chassis consisting of 4 x 6 in. surfaced, straight grain Douglas fir posts rebated and spaced to receive standard steel sash; continuous diagonal bracing, notched in spandrel ribbons. Brush coated cement plaster on metal lath outside, lime putty finish plaster all interior. Floor construction—Douglas fir joists cross bridged diagonally braced to form a diaphragm ready to take lateral forces. Ceilings—lime putty finish plaster on Celotex lath.

ROOF

Same as floor construction, partly supported by steel pipe columns. Pioneer composition roof over garage, otherwise Pioneer 75 lb. walking deck for roof garden. Pioneer composition roofing material—Best Bros. Keene's Cement Co.

SHEET METAL WORK

Flashing—Columbia steel, 26 gauge galvanized iron. Gutters and leaders—Columbia steel, 24 gauge galvanized iron.

INSULATION

Outside walls—Celotex partly, top floor and roof, Celotex. Bronze weatherstripping around sliding steel door.

WINDOWS

Sash—steel with extension hinges (swinging sideways). Frame—Druwhit steel. Glass—quality A, double strength, Pittsburgh Plate Glass Co., obscure glass, Factrolite, Mississippi Glass Co. Screens—copper roller screens.

STAIRS

Douglas fir, carpeted by owner.

FLOORS

Living room, bedrooms and halls—white oak $\frac{1}{2}$ x $1\frac{1}{2}$ in. Kitchen and bathrooms—medium quality linoleum on $1\frac{1}{2}$ lbs. felt, Armstrong Cork Products Co. Porches—Pabco Mastipave, Paraffine Cos.

WALL COVERINGS

Carrara glass in kitchen and bath but not included in total cost.

WOODWORK AND TRIM

Metal bull nosing around door jambs. Shelving and cabinets—Douglas fir. Doors, interior and exterior—Presdwood Masonite flush panel and one panel. Garage doors—Overhead, lever type, redwood.

HARDWARE

Locks and latches—Schlage Lock Co.

PAINTING

Interior walls and ceilings—4 coats of flat paint. Floors—stained. Sash—3 coats of Albron Aluminum over shop coat. Exterior walls—Armor coat waterproof brush coat. Sash—3 coats of Aluminum paint exterior quality.

ELECTRICAL INSTALLATION

Rigid enameled conduits, Sherardized underground, General Electric. Switches—tumbler, Bryant Electric Co. Fixtures—Holophane light control fixtures with circular lenses and aluminum trim, Lumiline Tubular Lamps.

KITCHEN EQUIPMENT

Stove and refrigerator—General Electric, Robertson revolving cooler, electric exhaust fan.

BATHROOM EQUIPMENT

Slab china on chromed tubing legs, recess tub, combination tank toilet, all fixtures Standard Sanitary Mfg. Co. Seat—Church Mfg. Co.

PLUMBING

Soil pipe—Hercules 4 in., La Clede screw pipes for supply, Thrush pressure regulator.

HEATING

Thermador fan electric heater with thermostatic control for all rooms; 4,000 watt electric water heater—Thermador Electrical Mfg. Co.

SPECIAL EQUIPMENT

Indirect lighting from exterior overhangs into living quarters. Sunken Roman Bath in basement, on garden level.

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Post-War Modernism, 1946-1976

Sub-Theme: Mid-Century Modernism, 1945-1970

This Context/Theme was used to evaluate significant examples of Mid-Century Modern architecture. Examples were primarily single-family residences, often located in hillside neighborhoods where they take advantage of sweeping canyon and city views. Many represented the work of important architects, including Richard Neutra, R. M. Schindler, Lloyd Wright, John Lautner, Walter Gropius, Buff & Hensman, Gregory Ain, Raphael Soriano, Thornton Ladd, J.R. Davidson, and Kemper Nomland, Jr. In Hollywood, examples of Mid-Century Modern residential architecture were typically identified as individual resources.



Address: 7947 W. Fareholm Drive
Name: Josef Kun House No. 2
Architect: Richard Neutra
Date: 1950



Address: 7017 W. Senalda Road
Name: Johnson House
Architect: Lloyd Wright
Date: 1967



Address: 3319 Tareco Drive
Name: Jason Hailey House
Architect: John Blanton for Richard Neutra
Date: 1959



Address: 3378 Ledgewood Drive
Date: 1955

1

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. 22

Tract 7842, M. B. 9221, CITY OF LOS ANGELES, CALIF.

Location of Building 7947-7949 HOLLYWOOD BL. DR. (House Number and Street)

Approved by City Engineer

Between what cross streets Fairfax Ave + Blum St

USE INK OR INDELIBLE PENCIL

1. Purpose of building DWELLING (ATT. GAP) Families 1 Rooms 7

2. Owner JOSEPH KUN (Print Name) Phone RL 1214

3. Owner's address 7955 Hollywood Blvd, A.P.O. HOLLYWOOD, CALIF.

4. Certificated Architect RICHARD J. NEUTRA State License No. B-1472 Phone No. 8194

5. Licensed Engineer NONE State License No. Phone

6. Contractor OWNER State License No. Phone

7. Contractor's address Above

8. VALUATION OF PROPOSED WORK (Including all labor and material and all accessories including heating, ventilating, water supply, plumbing, fire sprinkler, electrical, wiring and elevators) 14,000

9. State how many buildings NOW on lot and give use of each. NONE (Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 62' x 24' No. Stories 2 Height to highest point 19'-6" Size lot 117 x 93 (Squarer)

11. Material Exterior Walls EXTERIOR PLASTER Type of Roofing GRAVEL

12. Buildings and similar structures For Accessory Buildings (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 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 Joseph Kun (Owner or Authorized Agent)

DISTRICT OFFICE

FUR DEPARTMENT USE ONLY

Form with sections: PLAN CHECKING, REINFORCED CONCRETE, FEES, TYPE GROUP, PERMIT No., PLANS, and various checkboxes for inspections and approvals.

1

ELKCT. DIV.
Reg. No. 1004
App. not req'd.
before elec. cert.
File. Fee

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

Form B-1-100-1-1-45
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

ELVIN E. YOAKUM
ELECTRICAL INSPECTOR

Lot No. 22

Tract 7842

Location of Building 799 Forebaker Drive
(House Number and Street)

Approved by
City Engineer

Between what cross streets Almal Dr & Manita Drive

USE INK OR INDELIBLE PENCIL

1. Purpose of building Retaining Wall Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel, or other purpose)

2. Owner Joseph Kun (Print Name) Phone GR 4435

3. Owner's address 7755 Hollywood Blvd. P.O. L.A.

4. Certificated Architect None State License No. _____ Phone _____

5. Licensed Engineer Geo. V. Fordyke State License No. 4422 Phone MI 6338

6. Contractor Owner State License No. _____ Phone _____

7. Contractor's address Same

8. VALUATION OF PROPOSED WORK 300.00
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.

9. State how many buildings NOW on lot and give use of each. 0
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 55' long No. Stories _____ Height to highest point 8' Size lot 6300'

11. Material Exterior Walls _____ Type of Roofing _____

12. For Accessory Buildings and similar structures }
(a) Footing: Width Varies Depth in Ground 12" Width of Wall 8" x 12"
(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 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 Geo. V. Fordyke
(Owner or Authorized Agent)

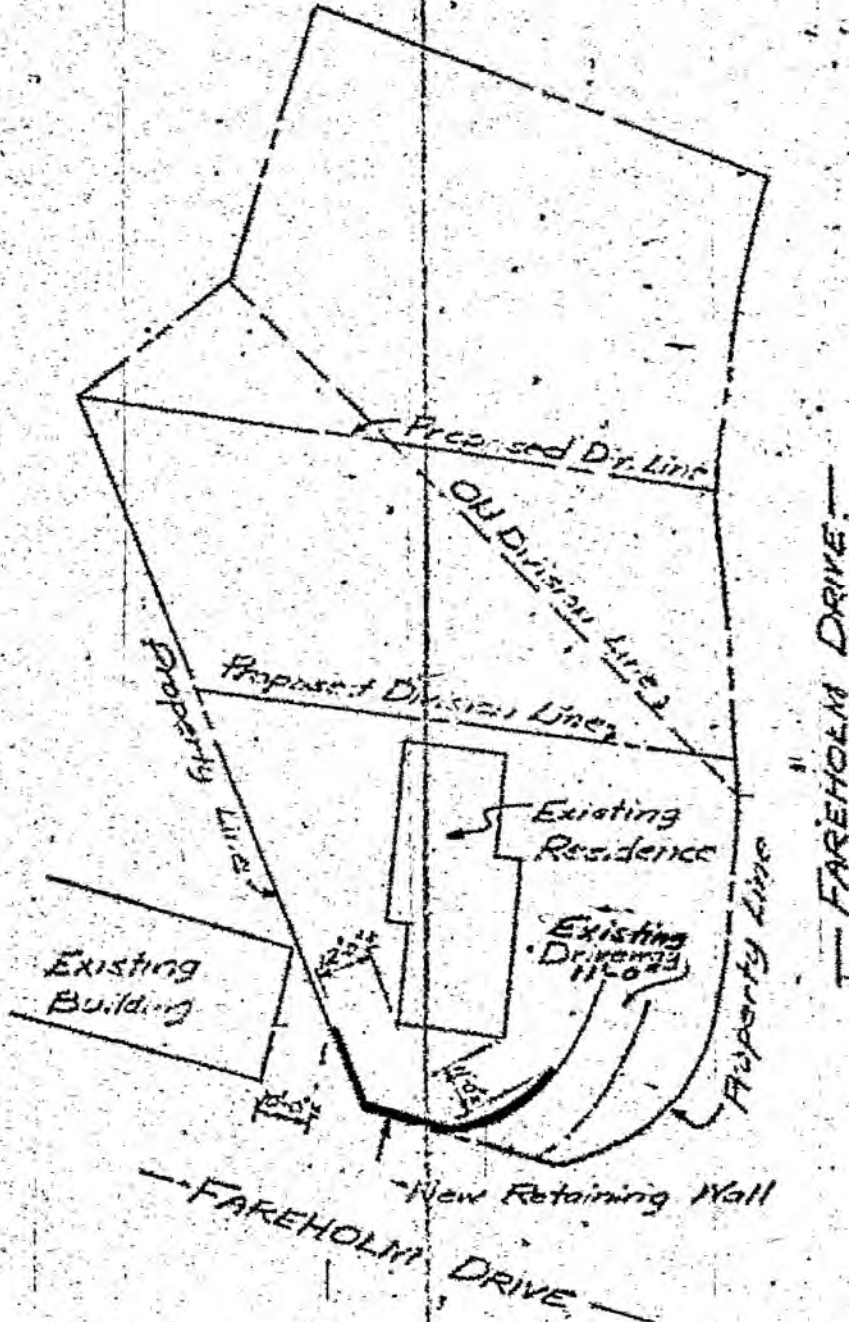
By Elvin E. Yoakum

Plans, Specifications and other data must be filed.

FOR DEPARTMENT USE ONLY							
Date <u>DEC 28 1949</u>		CHECKING		REINFORCED CONCRETE		Bldg. Per. <u>3 52</u>	
Receipt No. <u>14632</u>				Bbls. Cement		FEEES	
Valuation <u>300.00</u>				Tons of Reinforcing Steel		Cert. of Occupancy	
Fee Paid <u>1.00</u>						Total <u>3 52</u>	
TYPE	GROUP	Max. Area No. Occupants	Inside Lot	Key Lot	Lot Area	Year Bldg. <u>1950</u>	
<u>Retaining Wall</u>	<u>11</u>		Corner Lot	Corner Lot Keyed	<u>6300'</u>	Pl. Bldg. <u>1950</u>	
PERMIT No.	Plans and Specifications checked		Zone	Fire District	District Map No. <u>4966</u>		
<u>LA 404</u>	<u>W. McJohnson</u>		<u>R1</u>	Special Widening			
PLANS	Corrections Voted		Bldg. Lines	Application checked and approved			
	<u>W. McJohnson</u>		<u>HILL</u>	<u>JOHN B. ... 1950</u> Clerk			
	Plans, Specifications and Application rechecked and approved.		Consensus Inspection		Specified - Required		
	<u>W. McJohnson</u>		<u>...</u>		Inspected		
	Fee Plans \$	Filed with	Valuation Included		Total		

E4670

No new driveways to be built.
Approved for [unclear] 1/6/50



PLOT PLAN

Scale 1" = 30'-0"

NO STATE
 REGISTERED
 ENGINEER
 ONLY
 11-0-43

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	22		7842	
2. BUILDING ADDRESS				DIST. MAP
7947 Fareholm Dr.				4966
3. BETWEEN CROSS STREETS				ZONE
Fairfax Ave. AND Granite AV.				R-1-1
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		FIRE DIST.
Dwelling		Same		
5. OWNER'S NAME			PHONE	INSIDE KEY
Joseph Kan				
6. OWNER'S ADDRESS			P. O.	ZONE
Same				
7. CERT. ARCH.			STATE LICENSE	PHONE
8. LIC. ENGR.			STATE LICENSE	PHONE
9. CONTRACTOR			STATE LICENSE	PHONE
G. J. Honslinger			47433	PO10656
10. CONTRACTOR'S ADDRESS			P. O.	ZONE
4555 Lemp				
			N. Hollywood	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
25x60	2	20'	ONE	

SEWER (Available) (Not Available)

3 7947 Fareholm Dr.				DISTRICT OFFICE
				L. A.
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE, AND USE PROPOSED BUILDING.				VALUATION APPROVED
\$1500				AFFIDAVITS
14. SIZE OF ADDITION			STORIES	HEIGHT
15. NEW WORK: (Describe)			ROOFING	SPRINKLERS REQ'D. SPECIFIED
Repair fire damage and remodel guest 1 st by Hall and Enclose Existing Perch.			PLANS CHECKED	DWELL. UNITS
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	SPACES PARKING
Signed <i>G. J. Honslinger</i>			PLANS APPROVED	GUEST ROOMS
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED	FILE WITH
			INSPECTOR	CONT. INSP.

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
			4.00			8.00			

CASHIER'S USE ONLY

JUN-20-68 38946 A = 2 CK 4.00
 JUN-20-68 38947 A = 1 CK 8.00

LA63349

P.C. No. GRADING CRIT. SOIL CONS.

3

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

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

RA-1

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

Form with fields for LEGAL DESCR., PRESENT USE OF BUILDING, JOB ADDRESS, BETWEEN CROSS STREETS, OWNER'S NAME, OWNER'S ADDRESS, ARCHITECT OR DESIGNER, ENGINEER, CONTRACTOR, SIZE OF EXISTING BLDG., MATERIAL OF CONSTRUCTION, JOB ADDRESS, VALUATION, NEW WORK (Describe).

Form with fields for NEW USE OF BUILDING, TYPE, BLDG. AREA, DWELL. UNITS, P.C. No., P.C., S.P.C., G.P.I., B.P., I.F./, O.S., C/O, TYRST.

Table with columns for date (JAN-27-67), address (04003, 04004, 04005), area (AREA), valuation (39761), and other metrics (X-2 CK, X-7 CK, X-1 CK, 2.28, 5.00, 5.50).

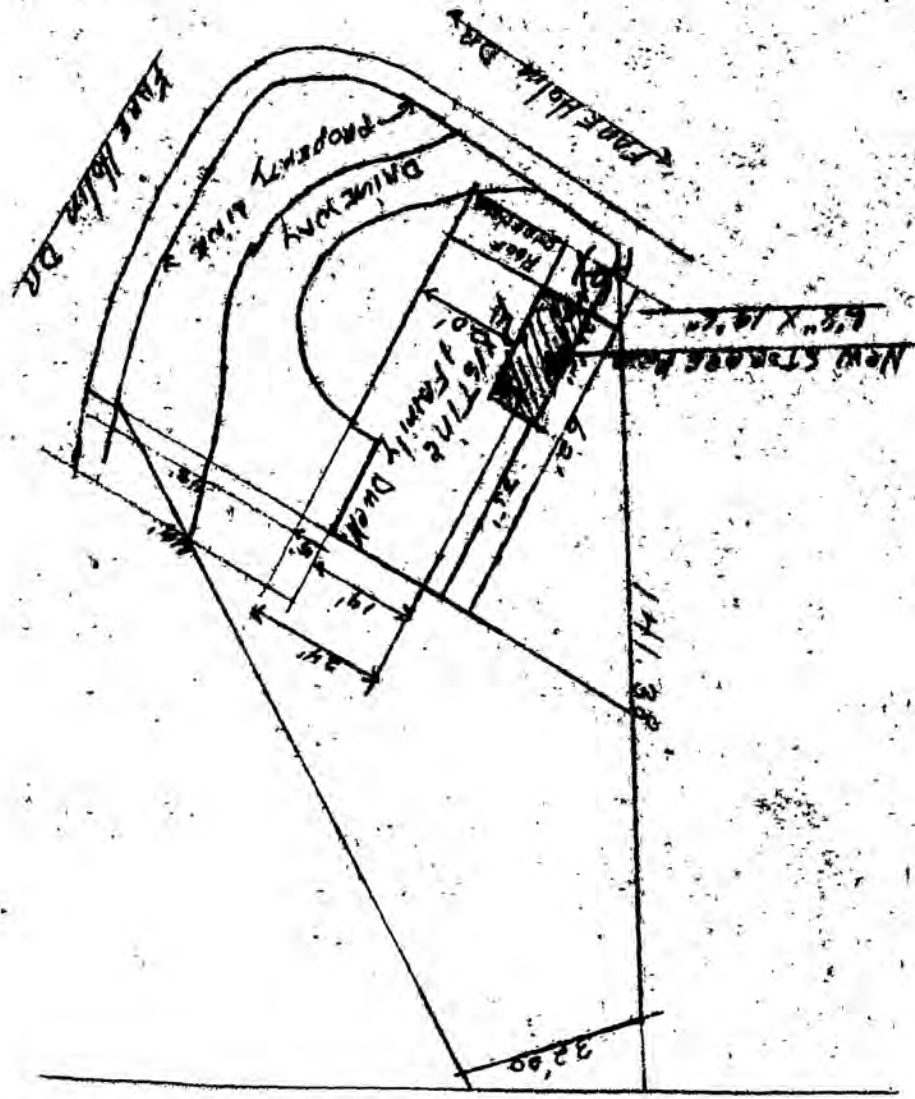
STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof 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 L.A.M.C.)

Signed section with signature 'Joe Davis' and a table for approvals from Bureau of Engineering, Conservation, Plumbing, Planning, Fire, and Traffic.

Plot Plan
Lot 22, Tract 7842
Scale 1/32" = 1'



Address of
Building 7947 Fareholm Drive



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, (Zoning Code), Ch. 9, Arts. 1, (Building Code)—for following occupancies:

Issued: 3-27-70

Permit No. and Year LA 39761/67

1 story type V, 7' X 19'6" storage room addition to an existing two story type N, single family dwelling. R-1 Occupancy.

Owner Zelman Skadron
Owner's Address 7947 Fareholm Drive
Los Angeles, California

3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY B & S 8-3-R1.76

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 22	BLK	TRACT 7842	DIST. MAP 4966	
2. PRESENT USE OF BUILDING (01) dwelling	NEW USE OF BUILDING (01) same		CENSUS TRACT 1941.00	ZONE R1-1	
3. JOB ADDRESS	7947 Fareholm Dr.			FIRE DIST. MFD	
4. BETWEEN CROSS STREETS	Laurel Cyn	AND	Fairfax Ave.	LOT (TYPE) int	
5. OWNER'S NAME	Jeff Goldstein		PHONE 657-1477	LOT SIZE irreg	
6. OWNER'S ADDRESS	same	CITY LA	ZIP		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	King, Benloff, Steinmann	King	SE1041 873-5445	BLDG. LINE	
9. CONTRACTOR	R.J. Yellen	BUS. LIC. NO. 260008	ACTIVE STATE LIC. NO.	PHONE 271-8019	AFFIDAVITS
10. BRANCH LENDER	ADDRESS			CITY	
11. SIZE OF EXISTING BLDG.	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1dwlg		
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS stud/stucco	ROOF comp	FLOOR slab/joish.		
13. JOB ADDRESS	7947 Fareholm Dr.			DIST. OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 14,000			CRIT. SOIL yes	
15. NEW WORK: (Describe)	remove wall (bearing) between living & dining, remodel kitchen and master bath @ 2nd floor			GRADING yes	
NEW USE OF BUILDING (01) Dwelling	SIZE OF ADDITION		STORIES	HEIGHT	
TYPE	GROUP OCC. R-1	BLDG. AREA	PLANS CHECKED	CONS.	
DWELL. UNITS N/C	MAX OCC.	TOTAL	PLANS APPROVED	ZONED BY johnson	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED	FILE WITH	
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.		INSPECTION ACTIVITY	INSPECTOR	
P.C. 77.35	S.P.C.	Bldg 100 T.I.	P.M.	I.F.	
P.C. No.	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.			TYPIST	

CASHIERS USE ONLY	JUL--6-76	010235	028950	V - 6 CK	77.35
	JUL--6-76	010245	028950	V - 2 CK	91.00

STATEMENT OF RESPONSIBILITY

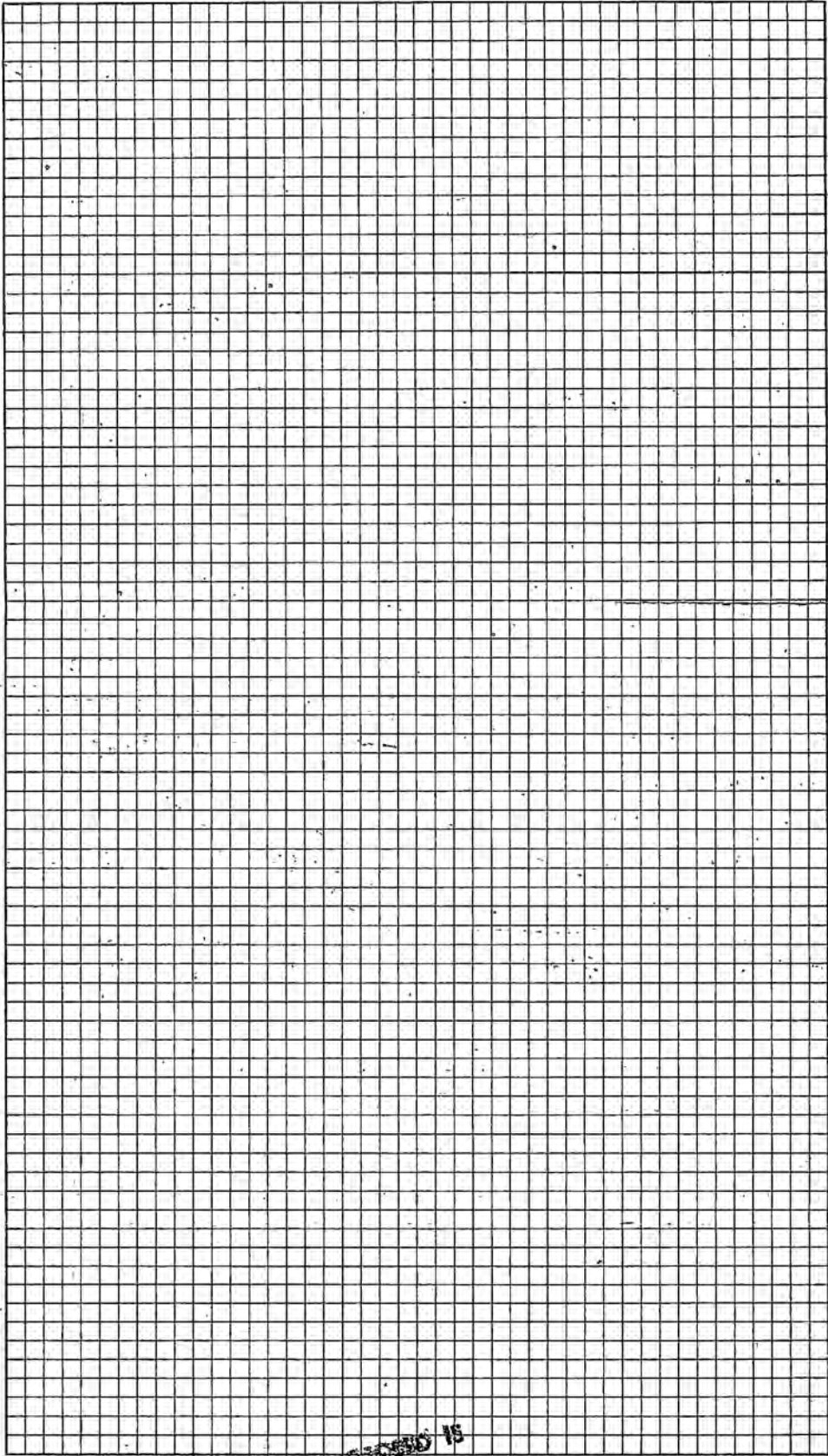
I certify that in doing the work specified herein I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof 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 L.A.M.C.)

Signed R. J. Yellen (Owner or Agent having Property Owner's Consent)

Signature/Date Lawson 7-6-76

Bureau of Engineering	ADDRESS APPROVED	DRIVEWAY	HIGHWAY DEDICATION	REQUIRED	COMPLETED
	FLOOD CLEARANCE	SEWERS	SEWERS AVAILABLE	NO SEWER/PLUMBING REQ'D.	SFC PAID
		X	NOT AVAILABLE	X	SFC DUE
Conservation	APPROVED FOR ISSUE	NO FILE			
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)				
Housing	HOUSING AUTHORITY APPROVAL				
Planning	APPROVED UNDER CASE #				
Traffic	APPROVED FOR				



ON PLOT PLAN SHOW ALL BUILDINGS AND USE OF EACH

1. SITE WHERE WORK IS BEING DONE IS LEVEL.

2. NO GRADING IS BEING DONE.

3. PROPOSED WORK IS NOT LOCATED ON FILL NOR CLOSER THAN THE MINIMUM REQUIRED DISTANCE TO SLOPE OF BANK.

OWNER OR AGENT

THIS PERMIT IS FOR (Check one):
 NEW BLDG/ STRUCTURE
 ADD, ALTER, REPAIR EXISTING BUILDING
 RELOCATE EXIST. BLDG.
 DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
 APPLICATION FOR BUILDING PERMIT AND
 CERTIFICATE OF OCCUPANCY

INCIDENT CODE



REF. NO.:

A PROJECT ADDRESS SUITE/UNIT NO. CROSS STREETS
 7947 Fareholm Drive Laura Canyon
 TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) BLOCK LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18
 7842 22, 23
 DIST. MAP 147B177
 ASSESSOR'S ID 5551-003-029
 LOT TYPE LOT SIZE ZONE BUILDING LINE ALLEY
 R1-1
 AFFIDAVITS, EASEMENTS AND RESTRICTIONS NO ZONE
 CENSUS TRACT 1941.00 ADDR. APPD DATE AB
 COUNCIL DIST. 13 FIRE DISTRICT FLOOD ZONE
 GRADING HIGHWAY DED. SEISMIC STUDY

B PROPERTY OWNER PHONE APPLICANT PHONE
 Christopher Hacker 310-850-5065
 ADDRESS SUITE/UNIT NO. ADDRESS SUITE/UNIT NO.
 7947 Farholm Drive
 CITY/STATE/ZIP Los Angeles, CA 90049
 CITY/STATE/ZIP
 ARCHITECT NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO.
 ENGINEER
 CONTRACTOR
 Archetype 4052 Del Rey Av., Venice G.C. 524801 #0608652-98 310-306-9048
 PROPOSED USE OF BUILDING EXISTING USE OF BUILDING (Leave blank for new buildings)
 (0) same (0) sfd/gar
 DESCRIPTION OF WORK
 DAMAGE REPAIR <10% PATCH PLASTER/ DRYWALL INT. NON-STRUCTURAL REMODEL DOOR/WINDOW CHANGEOUT RE-STUCCO/SIDING RE-ROOF
 OTHER: (Describe)
 Repair damaged balcony, (new flooring, re-water proofing.)

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS
 ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F. PLUMBING (NOT INCLUDING FIRE SPRINKLERS) HVAC WORK FOR HEATVENT SIZE < 350,000 BTU AND A.C. SIZE < 25 TONS
 DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)
 ELECT. CONTR. NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO.
 PLUMB. CONTR.
 HVAC CONTR.

D NO. OF EXISTING BLDGS. ON LOT AND USE
 1 SFD / GAR

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQ'D FOR:
REQ'D PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)
LOCATION OF REQ'D FIRE SPRINKLERS		TYPE OF INSPECTION (CS EQ FS MS GEN)	DISTRICT INSP. OFFICE (LA VN WLA SP)
LATERAL/FDN SYSTEMS	SHEARWALL CONTINUOUS/SPREAD	EB/FCBF PILE/CAISSON	SMRS/FOMRSF MAT/BASE ISOLATION OTHER
SPECIAL INSPECTIONS	CONC > 2000 PSI MASONRY	FIELD WELDING REBAR WELDS	GUNITE/SHOTCRETE GRADING GRADE BEAMS/CAISSONS OTHER

FOR CASHIER'S USE ONLY

11/16/95 10:25:05AM WLO1 T-6030 C 11
 BLDG PERMITS R 106.00
 INVOICE # 0072739 BB
 EI RESIDENTIAL 1.00
 ONE STOP 2.14
 SYS DEV 6.42
 MISCELLANEOUS 5.00
 CITY PLAN SURC 3.18
 TOTAL 123.74
 CHECK 123.74

E P.C. NO. CC

PLAN CHECK	SUPP. PLAN CHECK	E.Q. INSTR. 1.00	VALUATION (including all fixed operating equipment) \$ 10,000
HILLSIDE POSTING	BLDG. PERMIT 106.00	PLAN MAINT.	SUPPLEMENT TO PERMIT NO.
PRE-INSPECTION	ELEC. PRMT. (26%)	FIRE HYDRANT	PLAN CHECKED BY
INVESTIGATION FEE	PLUMB. PRMT. (26%)	ARTS DEV. FEE	D.A. PLAN CHECKED BY
RELOCATION FEE	HVAC PRMT. (13%)	SCHOOL DIST. FEE	ZONING VERIFIED BY DATE
		SCH. DIST. FL AREA	APPLICATION APPROVED BY DATE
			PRINT Cora Johnson BSID 72739
			SIGN C Johnson DATE 11/16/95
<input type="checkbox"/> ENERGY	<input checked="" type="checkbox"/> SURCHARGES	<input type="checkbox"/> PLOT PLAN ATTACHED	OTHER ATTACHMENTS (Descr.)
<input type="checkbox"/> D.A. SURCH.	<input type="checkbox"/> SEWER CAP REQ'D	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

BUREAU OF ENGINEERING		SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO. _____ SEWER CERTIFICATE NO. _____	PLANNING WORKSHEET NO. APPROVED UNDER CASE NO. LANDSCAPE/EXTERISCAPE
CURB RAMP	DRIVEWAY	SEWER FACILITIES CHARGE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID	SITE PLAN REVIEW
FLOOD	INDUSTRIAL WASTE	GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK CRA APPROVED RE-DEV. PROJECT	FIRE DEPT. <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____
HIGHWAY DEDICATION <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED			DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> ORD. NO. _____
CONSTR. TAX RECEIPT NO.	DWELLING UNITS		CAL OSHA
HOUSING AUTHORITY			AQMD-AB3205
CULTURAL AFFAIRS		C.E.Q.A.	DEPT. WATER & POWER
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS _____		<input type="checkbox"/> FROM OUTSIDE CITY OF L.A.	CASH/SURETY BOND NO. _____ MILES MOVED _____

1

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and 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. I am responsible for the following permits:

Building Electrical Plumbing HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____

Carrier _____ Policy No. _____

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign Alison Kuharski Date 11/16/95

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and 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. I am responsible only for the plumbing permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____

Carrier _____ Policy No. _____

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and 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. I am responsible only for the electrical permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____

Carrier _____ Policy No. _____

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and 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. I am responsible only for the HVAC permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____

Carrier _____ Policy No. _____

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

2

CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's name _____ Lender's Address _____

3

ASBESTOS REMOVAL

I declare that notification of Asbestos Removal is not applicable I declare that a notification letter has been sent to the AQMD or EPA

Sign Alison Kuharski Date 11/16/95

4

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 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 the 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 & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her 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 or she did not intend to 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 & Professions Code: The Contractors 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 Contractors License Law)

I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print _____ Sign _____ Date _____

OWNER
 AUTHORIZED AGENT

5

FINAL DECLARATION

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 and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department, officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print ALLISON KUHARSKI Sign Alison Kuharski Date 11/16/95

OWNER
 AUTHORIZED AGENT
 CONTRACTOR

15600400367



Grading
1 or 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR GRADING PERMIT
AND GRADING CERTIFICATE**

Last Status: Ready to Issue

Status Date: 06/03/2008

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7842		22		M B 92-21/23	147B177 79	5551 - 003 - 029

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 1941.00	Hillside Ordinance - YES
LADBS Branch Office - LA	District Map - 147B177	Earthquake-Induced Landslide Area - Yes
Council District - 4	Energy Zone - 9	Near Source Zone Distance - 0
Certified Neighborhood Council - Hollywood Hills West	Fire District - VHFHSZ	Thomas Brothers Map Grid - 593-B4
Community Plan Area - Hollywood	Hillside Grading Area - YES	

ZONE(S): R1-1 /

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris
CDBG - SEZ-Los Angeles State Enterpris

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Hacker, J Christopher And	155 Perry St	NEW YORK NY 10014
Tenant: Applicant: (Relationship: Engineer) M. A. Samara -	9100 S. Sepulveda Bl. # 115	LOS ANGELES, CA 90045 (310) 322-3535

7. EXISTING USE	PROPOSED USE (70) Grading - Hillside	8. DESCRIPTION OF WORK GRADING IN CONJUNCTION WITH RET. WALLS. CUT= 53 C.Y., FILL= 20 C.Y. & EXPORT = 33 CY.
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9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Fred Wong
OK for Cashier: Fred Wong
Signature: *[Signature]*

DAS PC By:
Coord. OK:
Date: 6/3/08

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request Inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

11. PROJECT VALUATION & FEE INFORMATION Final/Fee Period

Permit Valuation: 53 cu yd	PC Valuation:
FINAL TOTAL Grading	187.40
Permit Fee Subtotal Grading	160.00
Plan Check Subtotal Grading	0.00
O.S. Surcharge	3.20
Sys. Surcharge	9.60
Planning Surcharge	9.60
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: _____ Total Bond(s) Due: _____

For Cashier's Use Only
LA 01 26 216875 06/03/08 10:16 AM

GRADING PERMIT	\$160.00
ONE STOP SURCH	00.00
SYSTEMS DEVT FEE	00.00
CITY PLANNING SURCH	00.00
MISCELLANEOUS	00.00
GRADING PLAN CHECK	00.00
GRADING PLAN CHECK	00.00

P070301000003801FX

Total Due: \$187.40
Carry Over TO Trans 216876: \$187.40

12. ATTACHMENTS

Plot Plan

1070301000003801



14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Mercon Hillside & Foundation Repair Inc	2696 Lavery Court Unit 8,	A	866772	
(E) Samara, Muzahim Ali	9100 S Sepulveda Blvd Suite 115,		C26015	(310) 322-3535
	Thousand Oaks, CA 91320			
	Los Angeles, CA 90045			

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **A** Lic. No.: **866772** Contractor: **MERCON HILLSIDE & FOUNDATION REPAIR INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **State Comp. Ins. Fund** Policy Number: **046-0016436**

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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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 and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: **Cathy Moerer**

Sign: **Cathy Moerer**

Date: **6/3/08**

Contractor Authorized Agent



Nonbldg-New
 1 or 2 Family Dwelling
 Regular Plan Check
 Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
 Status Date: 06/03/2008

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7842		22		M B 92-21/23	147B177 79	5551 - 003 - 029

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 1941.00	Hillside Ordinance - YES
LADBS Branch Office - LA	District Map - 147B177	Earthquake-Induced Landslide Area - Yes
Council District - 4	Energy Zone - 9	Near Source Zone Distance - 0
Certified Neighborhood Council - Hollywood Hills West	Fire District - VHFHSZ	Thomas Brothers Map Grid - 593-B4
Community Plan Area - Hollywood	Hillside Grading Area - YES	

ZONE(S): R1-1 /

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris
 CDBG - SEZ-Los Angeles State Enterpris

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
 Hacker, J Christopher And 155 Perry St NEW YORK NY 10014

Tenant:
 Applicant (Relationship: Engineer)
 M. A. Samara - 9100 S. Sepulveda Bl. # 115 LOS ANGELES, CA 90045 (310) 322-3535

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(23) Retaining Wall	90' OF RET. WALLS @ DRIVEWAY. 100' OF REAR IMPACT WALL, 10' HIGH. 100' OF REAR WALL, 6' HIGH TO PROVIDE HORIZONTAL BUILDING SET BACK.

9. # Bids on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Fred Wong DAS PC By: Coord. OK:
 OK for Cashier: Fred Wong
 Signature: *[Signature]* Date: 6/3/08

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only 24 214877 01 00 W/O #: 72004564

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation:	\$200,000	PC Valuation:
FINAL TOTAL Nonbldg-New	1,440.08	FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (PLANNING SECTION 91.0304 (b) 8). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE RESPONSIBLE TO PAY THE DEPARTMENT A FIRE HYDRANT FEE OF ONE AMOUNT TO BE CALCULATED PURSUANT TO ANY REQUIREMENT TO THE FIRE HYDRANT REFUSE-TO-PAY. THIS FEE WILL BE USED TO PROVIDE APPROPRIATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT. EXCEPTION: THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.
Permit Fee Subtotal Nonbldg-New	1,095.00	
Plan Check Subtotal Nonbldg-New	144.90	
Fire Hydrant Refuse-To-Pay		
E.O. Instrumentation	20.00	
O.S. Surcharge	25.20	
Sys. Surcharge	75.59	
Planning Surcharge	74.39	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	0.00	
Sewer Cap ID:		Total Bond(s) Due:

BUILDING PERMIT-REG 1,095.00
 BUILDING PLAN CHECK 144.90
 FIRE RESIDENTIAL 200.00
 ONE STOP BURCH 20.00
 SYSTEMS DEVT FEE 25.20
 CITY PLANNING BURCH 74.39
 MISCELLANEOUS 5.00
 BUILDING PLAN CHECK 0.00

PG70201000004564FN

Subtotal 1,440.08
 Carry Over FROM Ticket 214877 9197.10
 Total Due 91,627.48
 Check 91,627.48

12. ATTACHMENTS

Plot Plan *[Signature]*

10000-10000-04564-001



14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Mercon Hillside & Foundation Repair Inc	2696 Lavery Court Unit 8,	A	866772	
(E) Samara, Muzahim Ali	9100 S Sepulveda Blvd Suite 115,		C26015	(310) 322-3535
	Thousand Oaks, CA 91320			
	Los Angeles, CA 90045			

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: A Lic. No.: 866772 Contractor: MERCON HILLSIDE & FOUNDATION REPAIR INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Comp. Ins. Fund Policy Number: 046-0016436

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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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 and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Cathy Moerer Sign: Cathy Moerer Date: 6/3/08 Contractor Authorized Agent

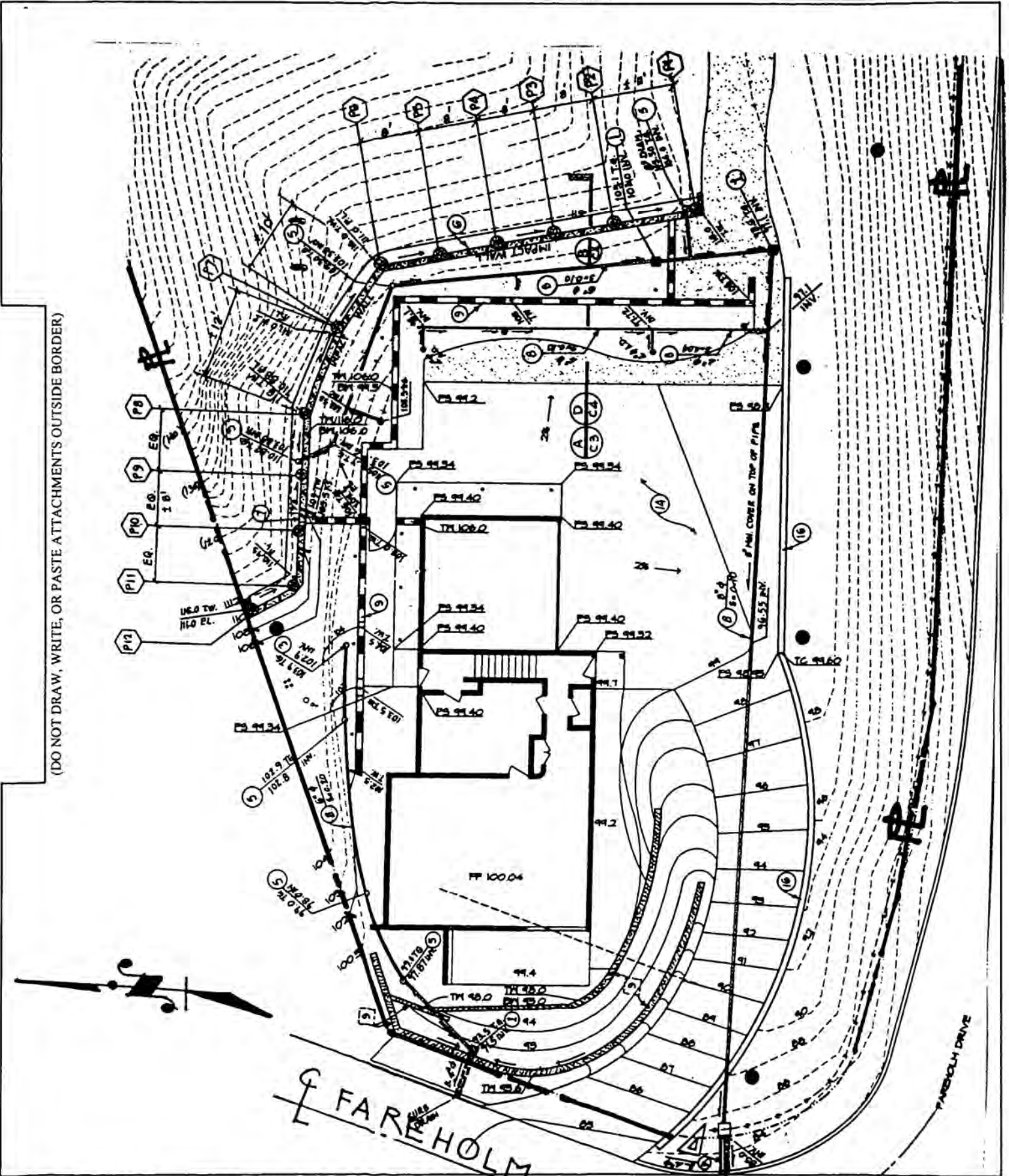
Nonbldg-New
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: G07LA00210
Initiating Office: METRO

Printed on: 12/11/07 14:21:30

PLOT PLAN ATTACHMENT





Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION	Issued On: 05/19/2015 Last Status: Issued Status Date: 05/19/2015
---	--	---

1. PROPERTY OWNER			
HACKER, J CHRISTOPHER AND	7947 FAREHOLM DR	LOS ANGELES CA 90046	
2. APPLICANT INFORMATION (Relationship: Net Applicant)			
RANDY H COX	P O BOX 66188	LOS ANGELES, CA 90034	(310) 842-8100
3. TENANT INFORMATION			

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) COX R H CONSTRUCTION	P O BOX 66188, LOS ANGELES, CA 900660188	C10	522985	(310) 842-8100

5. APPLICATION COMMENTS
E-Permit paid by credit card, fax number-> (310)842-8228.

6. DESCRIPTION OF WORK
Install 1 TOU service meter, 1 EVSE (electric vehicle service eq.) with a 40 amp fuse.

7. CHECKLIST ITEMS: EV1

8. COUNCIL DISTRICT: 4

9. APPLICATION PROCESSING INFORMATION
Plan Check By:
OK for Cashier:
Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 54115390**

NOTICE:
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. I-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION	
Inspection Fee Period	
Permit Fee:	97.20
INSPECTION TOTAL Electrical	97.20
Permit Total	97.20
Permit Fee Subtotal Electrical	90.00
Permit One Stop Surcharge	1.80
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 05/19/15
Receipt No: ON86459
Amount: \$97.20

7947 W Fareholm Dr
15041 - 90000 - 15390

II. FEE ITEM INFORMATION**NEW BRANCH CIRCUIT**

Ltg/Geo Res. Dwell App. Non-Dwell App. (11) (17.00)

SERVICES

Services 0-200 Amp (11) (16.00)

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12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C10 License No.: 522985 Contractor: COX R H CONSTRUCTION

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: STATE COMP. INS. FUND Policy Number: 9039601
- 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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

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Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** 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 and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4 3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: RANDY COXSign: Internet e-Permit System Declaration Date: 05/19/2015

Contractor



Authorized Agent



City of Los Angeles Department of City Planning

7/11/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

7947 W FAREHOLM DR

ZIP CODES

90046

RECENT ACTIVITY

ENV-2022-4975-CE

CHC-2022-4974-HCM

CASE NUMBERS

CPC-2017-2864-ZC

CPC-2016-1450-CPU

CPC-1986-831-GPC

ORD-185491

ORD-129279

ORD-128730

ENV-2018-153-CE

ENV-2017-2865-ND

ENV-2016-1451-EIR

Address/Legal Information

PIN Number	147B177 79
Lot/Parcel Area (Calculated)	10,772.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B4
Assessor Parcel No. (APN)	5551003029
Tract	TR 7842
Map Reference	M B 92-21/23
Block	None
Lot	22
Arb (Lot Cut Reference)	None
Map Sheet	147B177

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - Nithya Raman
Census Tract #	1941.02
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	R1-1-HCR
Zoning Information (ZI)	ZI-2467 Hillside Construction Regulation District: Laurel Canyon/Bird Streets Neighborhood ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	Yes
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
RPA: Redevelopment Project Area	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)	5551003029
Ownership (Assessor)	
Owner1	HACKER,JON C CO TR HACKER THOMAS TRUST
Address	7947 FAREHOLM DR LOS ANGELES CA 90046
Ownership (Bureau of Engineering, Land Records)	
Owner	HACKER, JON CHRISTOPHER THOMAS, WILLIAM FRANK
Address	7947 FAREHOHN DR LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.427 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$478,483
Assessed Improvement Val.	\$211,322
Last Owner Change	11/13/2017
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	963266 7-405 6-413 1850274-5 1840274-5 1620702 1299714 1081153
Building 1	
Year Built	1950
Building Class	D8D
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,017.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 5551003029]
Additional Information	

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
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
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5551003029]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5551003029
Address	7947 FAREHOLM DR
Year Built	1950
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.

Public Safety

Police Information

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

Bureau	West
Division / Station	Hollywood
Reporting District	622
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	41
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-2017-2864-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE PER L.A.M.C.
Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	ENV-2018-153-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ZONE CHANGE PER L.A.M.C.
Case Number:	ENV-2017-2865-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ZONE CHANGE PER L.A.M.C.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

ORD-185491
ORD-129279
ORD-128730



Address: 7947 W FAREHOLM DR
APN: 5551003029
PIN #: 147B177 79

Tract: TR 7842
Block: None
Lot: 22
Arb: None

Zoning: R1-1-HCR
General Plan: Low II Residential

