Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION | **CASE NO.: CHC-2008-4717-HCM**

HEARING DATE:	December 18, 2008	Location: 77 Patrician Way
TIME:	10:00 AM	Council District: 14
PLACE:	City Hall, Room 1010 200 N. Spring Street Los Angeles, CA 90012	Community Plan Area: Northeast Los Angeles Area Planning Commission: East Los Angeles Neighborhood Council: Eagle Rock Legal Description: Lot FR C, Tract P M 600

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

REQUEST: Declare the property a Historic-Cultural Monument

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

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

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning
[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

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

SUMMARY

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

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

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

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

CRITERIA

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

FINDINGS

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

Historic-Cultural Monument Application

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

Identification

1. NAME OF PROPOSED MONUMENT James F. Real Studio-Office

2. STREET ADDRESS 77 Patrician Way

   CITY Los Angeles ZIP CODE 91105 COUNCIL DISTRICT 14

   ASSESSOR'S PARCEL NO. 5708-007-025

3. COMPLETE LEGAL DESCRIPTION: TRACT Parcel Map LA No. 600 Book 6, Page 14 of Parcel Maps, in the Office of the County Recorder of Los Angeles County.

   BLOCK N/A LOT(S) Parcel B and that portion of Parcel C situated E/o line beg at point on Northerly line 43.78 ft SW of most Northerly corner of said Parcel C; Thence S 4° 25' 26" E 100 Ft; Thence S 20° 29' 50" W 165 Ft; Thence S 29° 50' 21" E 62.61 Ft to a point in the Southeasterly Line of said Parcel C being S 60° 09' 39" W from the most Southerly Corner of said Parcel B. ARB. NO. N/A

   RANGE OF ADDRESSES 5474 thru 5480 Eagle Rock View Drive

4. PRESENT OWNER Scott Mangan

   STREET ADDRESS 77 Patrician Way

   CITY Pasadena STATE CA ZIP CODE 91105-1039 PHONE (323) 547-0556

   OWNER IS: PRIVATE X PUBLIC

5. PRESENT USE Single Family Residence ORIGINAL USE Art Studio and Office

Description

6. ARCHITECTURAL STYLE Late-Modern

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

   (SEE DESCRIPTION WORKSHEET)

Historic-Cultural Monument Application

Name of Proposed Monument James F. Real Studio-Office

10. construction date: factual 1958 estimated

11. architect , designer, or engineer: Arthur G. Lavagnino (Architect) and William C. Taylor (Engineer)

12. contractor or other builder: Pacific Bridge Company (Alameda)

13. dates of enclosed photographs July 18, 2008

14. condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ no longer in existence

15. alterations: Addition of bathroom and then an extra room on the North side of the structure. A garage door has been installed in front of the original parking area between the main structure and the free-standing addition. Some additional fencing is in front of the main entrance.

16. threats to site ☒ none known ☐ private development ☐ vandalism ☐ public works project

17. is the structure ☒ on its original site ☐ moved ☐ unknown

Significance

18. briefly state historical and/or architectural importance; include dates, events, and persons associated with site (see optional significance worksheet) The James F. Real Studio-Office was the first example of "thin-shelled" construction ever completed in Los Angeles, where the roof was poured in a 2 inch reinforced concrete pyramidal hipped form. Originally conceived as the first of a series of research oriented office structures, the current structure was the only one built. It was designed by Pasadena architect, Arthur Lavagnino in conjunction with Pasadena engineer, William C. Taylor. It was then constructed by The Pacific Bridge Company of Alameda, California, best known as the principal contractor for the Golden Gate Bridge. Supported by four pillars, the roof is the primary load bearing section of the entire structure. This arrangement has left the walls as essentially free-standing additions to the main body of the building, that of the roof. The resource is also one of the earliest examples of Late Modernism, Which was to become the last major phase of the Mid –Century Modernist movement in architecture. The Use of unusual materials and unconventional designs were to become a hallmark of this last phase, where design was to become more like sculpture and traditional ideas were to be stretched, molded and In some cases discarded in the effort to create the new vision of what architecture is all about.

19. sources (list books, documents, surveys, personal interviews with dates) Los Angeles City Building permits per attached, LA County assessors records, recorded deeds, Los Angeles Times articles, "Modernism Revisited", by Julius Shulman and Pierluigi Serriano.

20. date form prepared October 18, 2008 preparer's name Charles J. Fisher

organization for property Owner . street address 140 S. Avenue 57

city Highland Park state CA zip code 90042 phone (323) 256-3593

E-mail address: arroyoseco@hotmail.com

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE JAMES F. REAL STUDIO-OFFICE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

LATE MODERN ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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

AND/OR

HISTORICAL SIGNIFICANCE

THE JAMES F. REAL STUDIO-OFFICE WAS BUILT IN 1958
NAME OF PROPOSED MONUMENT — YEAR BUILT

ARTHUR LAVAGNINO AND WILLIAM C. TAYLOR WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

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

CITY OF LOS ANGELES

SIGNIFICANCE WORK SHEET

CONTINUED

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

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2008

MAPPING AND GIS SERVICES
SCALE 1" = 80'

MOST N COR LOT 5 TR NO 799

799

PG 2

PG 6

PG 8

3 6534 SF

4 6130±SF

5 4930±SF

6 6100±SF

23 11630±SF

24 1.06±AC

5 POR

R. S. 128 - 43

MB 16 - 30 - 31

27297

32

NO 6 PM

CITY 900 1.83±AC C POR

25 31070±SF

14 B

NO 31

PVT ST

21 1 2.07 AC 0.15± P ST 1.92±AC

837

WAY 60

PATRICIAN 60

STATE 901 9200±SF

TRACT 131.53

C - TRACT

MB 20 350±SF

CITY 902 15450±SF

EAGLE ROCK VIEW

MB 5 POR 16 213.37 - 30 - 31

DR 44

VENTURA

BK 5709

FRWY

RTE 134

S 72°54'40"E 20FT & N 16°58'48"E 411.57 FROM SWLY COR OF LOT 5 TR 799

City of Los Angeles
Department of City Planning

10/10/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

ZIP CODES

RECENT ACTIVITY

ORD-173606-SA-1387B

CASE NUMBERS

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

Address/Legal Information

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

Jurisdictional Information

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

Planning and Zoning Information

Special Notes:	None
Zoning:	OS-1XL
Zoning Information (ZI):	None
General Plan Land Use:	Open Space
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Northeast Los Angeles
Specific Plan Area:	None
Design Review Board:	No
Historic Preservation Review:	Yes
Historic Preservation Overlay Zone:	None
Other Historic Designations:	LA-10: Eagle Rock
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	Active: Richard Alatorre Park

Assessor Information

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

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(*) - APN Area: LA County Assessor's Office is not the data provider for this item. The data source is from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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

Additional Information

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

Economic Development Areas

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

Public Safety

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

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

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CASE SUMMARIES

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

Case Number:	CPC-1989-177-IPRO
Required Action(s):	IPRO-INTERIM PLAN REVISION ORDINANCE
Project Description(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE NORTHEAST LOS ANGELESDISTRICT PLAN CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number:	CND-79-462-ZC-SUB
Required Action(s):	SUB-SUBDIVISIONS ZC-ZONE CHANGE
Project Description(s):	Data Not Available

Case Number:	ND-77-168-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Description(s):	Data Not Available

DATA NOT AVAILABLE

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

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Eagle Rock Structure Built From Roof Down
Los Angeles Times (1886-Current File); Feb 8, 1959; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986) pg. GV4

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

Eagle Rock Structure Built From Roof Down

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

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

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

Outside Partitions

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

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

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

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

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

Contract Made

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

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

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

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

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

Practical Use

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

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

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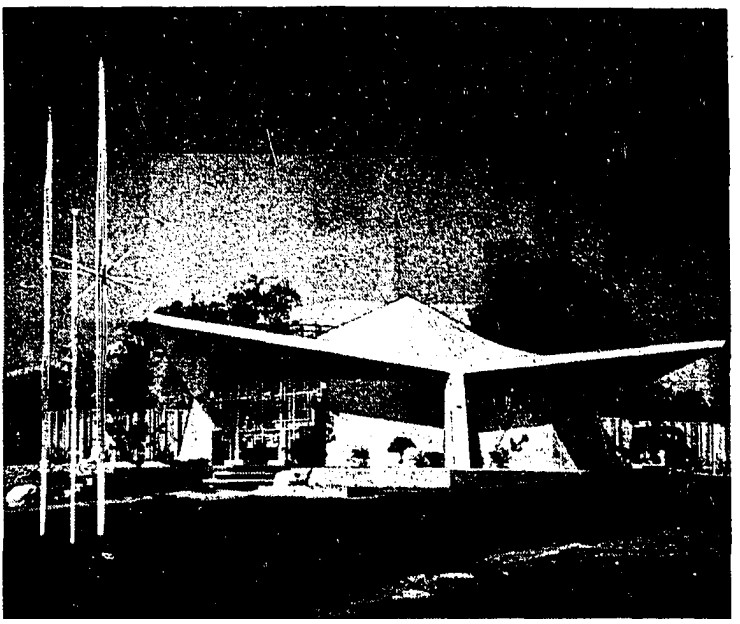
Pasadenans Construct Office From Roof Down
Los Angeles Times (1886-Current File); Jun 28, 1959; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. SG_A23



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

Pasadenans Construct Office From Roof Down

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

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

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

Called 'Thin Shell'

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

The roof, which keys the entire structure, is supported by four columns and covers 2,500 sq. ft. of area. The actual usable living and working area beneath the roof totals approximately 1,300 sq. ft.

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

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

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

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

Contract Made

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

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

Idea From Mexico

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

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

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

Practical Use

As to the practical use of the building, Real said the 2-inch-thick concrete roof provides insulation which makes the building warm in winter and cool in summer.

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

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

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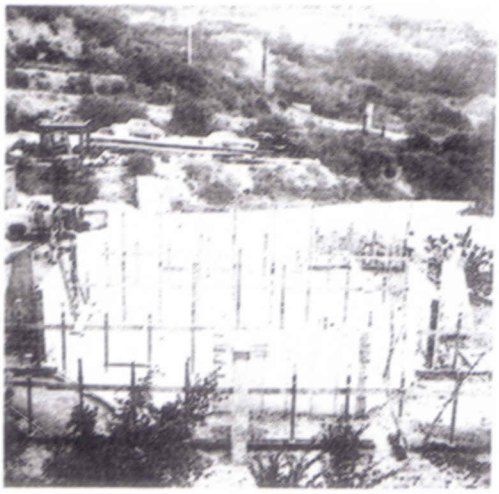
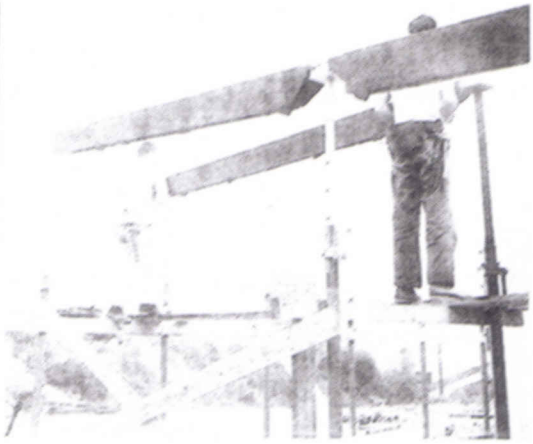
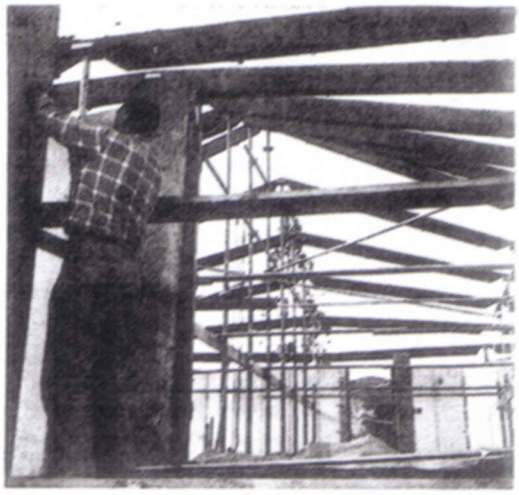
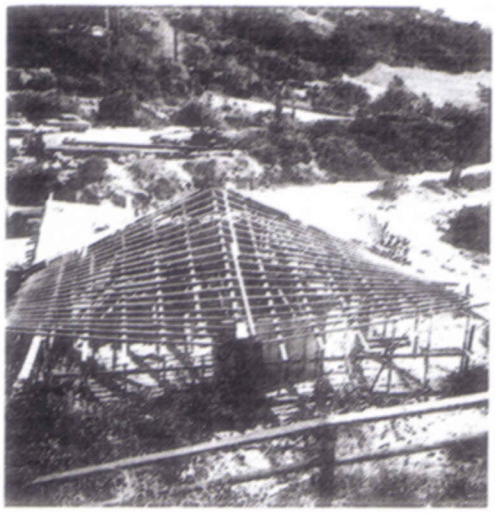
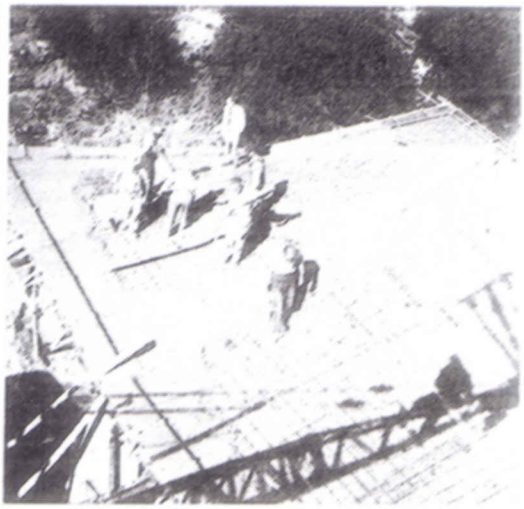
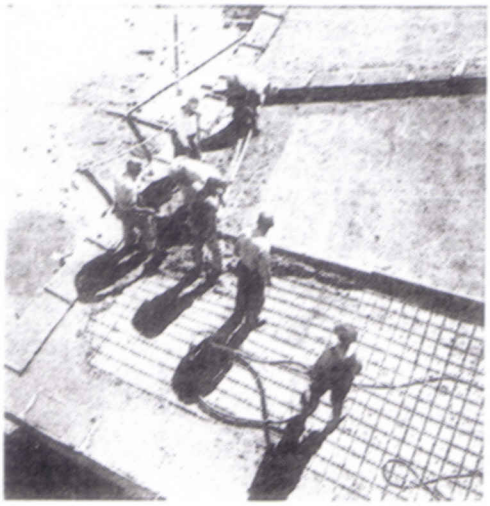
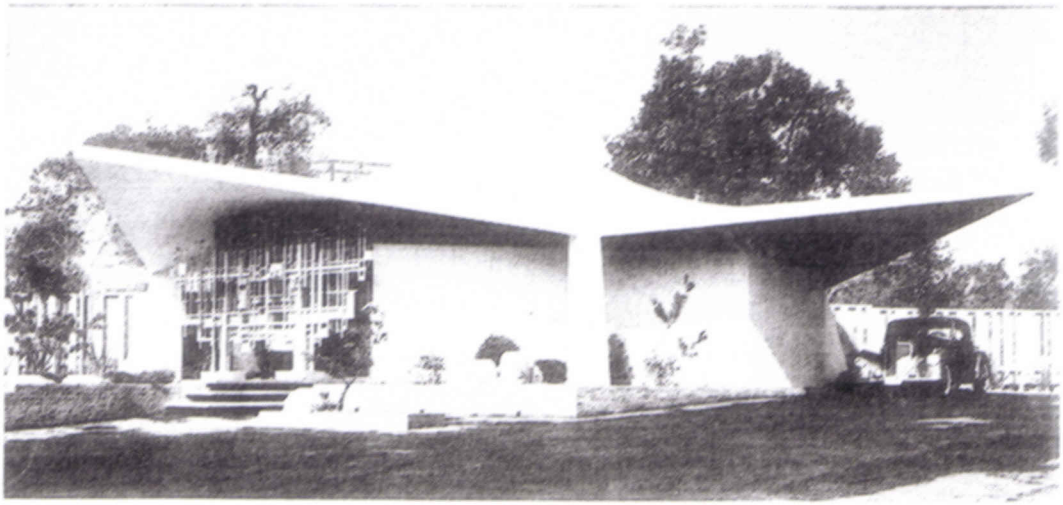




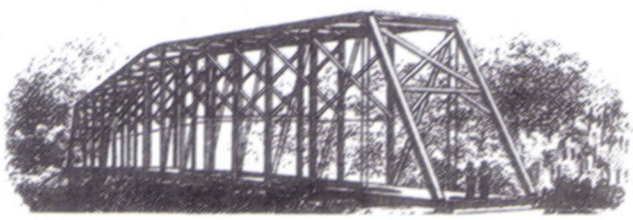
Prototype thinshell concrete roof – formed and





poured in one week by our Building Division.



PACIFIC BRIDGE CO.

Founded 1869

Engineers • Constructors • Developers

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: Parcel "B" [illegible]	BLK.	TRACT: [illegible]	DIST. MAP: [illegible]
JOB ADDRESS: [illegible] Way		APPROVED: [illegible]	ZONE: C2
2. BETWEEN CROSS STREETS: [illegible] Dr. AND [illegible] Blvd.			FIRE DIST. 1 60
3. PURPOSE OF BUILDING: Offices			INSIDE / KEY
4. OWNER: [illegible] Inc. L.A.		PHONE	COR. LOT / REV. COR.
5. OWNER'S ADDRESS: 511 S. [illegible] Ave.		P.O. / ZONE: DU 7-5286	LOT SIZE: [illegible]
6. CERT. ARCH.: [illegible]		STATE LICENSE: C-744 / PHONE: [illegible] 3-8333	
7. LIC. ENGR.: [illegible]		STATE LICENSE: [illegible] / PHONE: [illegible]	REAR ALLEY X / SIDE ALLEY
8. CONTRACTOR		STATE LICENSE / PHONE	BLDG. LINE X
9. CONTRACTOR'S ADDRESS		P.O. / ZONE	AFFIDAVITS X
10. SIZE OF NEW BLDG.: [illegible] x 38	STORIES: 1	HEIGHT: 18'	NO. OF EXISTING BUILDINGS ON LOT AND USE / BLDG. AREA
11. MATERIAL EXT. WALLS: ☐ WOOD ☐ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE	ROOF CONST.: ☐ WOOD ☐ CONC. ☐ STEEL ☐ [illegible]	ROOFING	SPRINKLERS REQ'D. / SPECIFIED —

1 [illegible] Way — DISTRICT OFFICE: E.R.

VALIDATION	CASHIER'S USE ONLY
LA 90447	[illegible] 53192 B — 2 CK [illegible]
TYPE: [illegible] / GROUP: [illegible] / MAX. OCC.	[illegible] 01859 B — 1 CK [illegible]
C. OF O. ISSUED	
INSPECTOR	P.C. [illegible].00 / S.P.C. / B.P. 73.00 / I.F. / O.S. / C/O

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 25,000

VALUATION APPROVED — DWELL. UNITS —

APPLICATION CHECKED — PARKING SPACES

GUEST ROOMS —

PLANS CHECKED — FILE WITH —

CORRECTIONS VERIFIED — CONT. INSP.

PLANS APPROVED

APPLICATION APPROVED

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.

SIGNED: James F. Reed [signature]

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

Form B-1 — B-[illegible]

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

1

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S 8-1—Rev. 3-64

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

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

CENSUS TRACT

1. LEGAL DESCR. LOT: 5 BLK: TRACT: 799 — DIST. MAP: 152-229
2. PURPOSE OF BUILDING: (23) Auxillary Rest Room [redacted] — ZONE: C-2-1
3. JOB ADDRESS: 5423 Patrician Way — FIRE DIST: II/60
4. BETWEEN CROSS STREETS: Eagle Vista Drive AND — INSIDE/CORNER LOT: XXX
5. OWNER'S NAME: Eagle Rock Prop — PHONE: 254-3901 — REV COR: KEY
6. OWNER'S ADDRESS: Same — LA — P. O. BOX — ZONE — LOT SIZE: irreg
7. ARCHITECT OR DESIGNER: [redacted] — STATE LICENSE NO. — PHONE: Home — REAR ALLEY: ---
8. ENGINEER: None — STATE LICENSE NO. — PHONE — SIDE ALLEY: BLDG. LINE: --
9. CONTRACTOR: Pacific Bridge Co — STATE LICENSE NO.: CL 45652 — PHONE — AFFIDAVITS: ZI 253
10. SIZE OF NEW BLDG.: 4x13 — STORIES: 1 — HEIGHT: 8 — NO. OF EXISTING BUILDINGS ON LOT AND USE: apt — comp fill 1:00 3P
11. MATERIAL OF CONSTRUCTION — EXT. WALLS: Wood — ROOF: comp — FLOOR: conc
12. JOB ADDRESS: 5423 Patrician Way — DISTRICT OFFICE: ER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 1000.00 — GRADING: yes

1 5423 Patrician Way.

PURPOSE OF BUILDING: Toilet Room. — VALUATION APPROVED: Mutel — CRIT. SOIL: yes

TYPE: Toilets — GROUP: Misc — STORIES: 1 — PLANS CHECKED: Mutel — HIGHWAY DED.

BLDG. AREA: 52 — MAX. OCC. — TOTAL — PLANS APPROVED — FLOOD

DWLG. UNITS — GUEST ROOMS — SPACES PARKING REQ'D: 4 C. — PROVIDED — APPLICATION APPROVED — CONS.

SPRINKLERS REQ'D SPECIFIED — CONT. INSP. — ZONED BY: H. Miller

F.C. No. — FILE WITH: LA52007/63

INSPECTOR

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
3.90			6.00	---	---		

CASHIER'S ONLY

FEB-24-65 09537 E •88970 X — 2 CS 3.90
FEB-24-65 09538 E •88970 X — 1 CS 6.00

STATEMENT OF RESPONSIBILITY

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

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

		Name	Date
Bureau of Engineering	ADDRESS APPROVED		
	SEWERS AVAILABLE / NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED / COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		

see orig. for legal

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

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

SEWER (Available) (Not Available)

1. LEGAL DESCR.	LOT 5	BLK.	TRACT 799	ADDRESS APPROVED
2. BUILDING ADDRESS	5423 Patrician Way			DIST. MAP 162-229
3. BETWEEN CROSS STREETS	Eagle Vista Drive AND			ZONE C-2-1
4. PRESENT USE OF BUILDING	Carport & open storage	NEW USE OF BUILDING	(33) carport & laundry	FIRE DIST. II/60
5. OWNER'S NAME	Eagle Rock Prop.	PHONE 254-3951		INSIDE XXXX KEY
6. OWNER'S ADDRESS	same LA	P.O.	ZONE	COR. LOT REV. COR. /
7. CERT. ARCH.		STATE LICENSE	PHONE	LOT SIZE Irreg.
8. LIC. ENGR.		STATE LICENSE	PHONE	
9. CONTRACTOR	Pacific Bridge Co.	STATE LICENSE CL 45652	PHONE	REAR ALLEY SIDE ALLEY /
10. CONTRACTOR'S ADDRESS	2074 Mt. Diablo Blvd Walnut Creek	P.O.	ZONE	BLDG. LINE /
11. SIZE OF EXISTING BLDG.	92'6" x 18'	STORIES 1	HEIGHT 8'	NO. OF EXISTING BUILDINGS OF LOT AND USE 7 - APT-Carports
				BLDG. AREA H.C.

3

5423 Patrician Way — DISTRICT OFFICE F R

12. MATERIAL	EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE	ROOF ☐ WOOD ☐ STEEL CONST. ☐ CONC. ☐ OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	$ 200 ea	VALUATION APPROVED		AFFIDAVITS
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED H. Miller*	
15. NEW WORK: (Describe)	EXT. WALLS H.C.	ROOFING H.C.	PLANS CHECKED	DWELL. UNITS
enclose exist. walls & roofed storage area w/glass door for laundry			DIMENSIONS VERIFIED	SPACES PARKING H.C.
			PLANS APPROVED	GUEST ROOMS
			APPLICATION APPROVED	FILE WITH LA52007/63
			INSPECTOR	CONT. INSP.

CRITICAL SOIL

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

Signed X

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

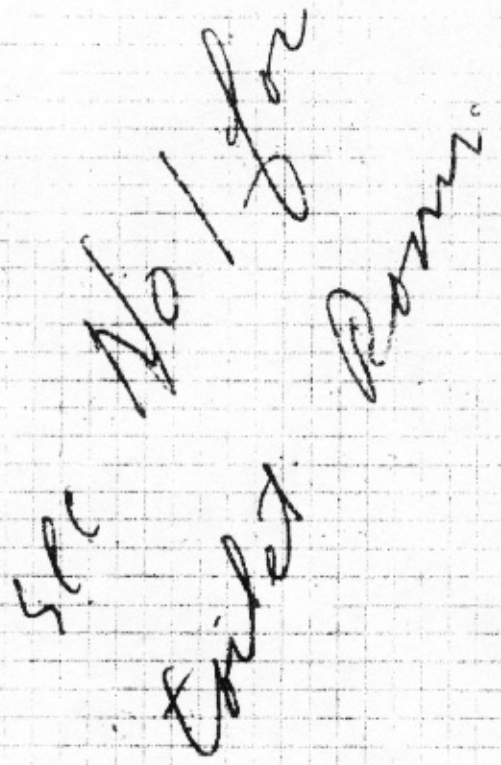
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	E.P.I.	B.P.	L.F.	O.S.	C/O
V	U-1	/	7.50			2.00			

CASHIER'S USE ONLY

FEB-24-65	09539 E	•88971	X — 2 CS	1.50
FEB-24-65	09540 E	•88971	X — 1 CS	2.00

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

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



SCOPE OF PERMIT

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 held responsible for the performance or results of any work described herein, or the conditions of the property upon which such work is performed. (See Sec. 91.0202.1 A.)

5423 PATRICIAN WAY — Address of Building

EAGLE ROCK PROPERTIES, INC — Owner

511 SOO. WESTLAKE AVE. — Owner's Address

LOS ANGELES, CALIF.

LA 904477 — Permit Number — 1958 — Year

CITY OF LOS ANGELES
Department of
BUILDING AND SAFETY

ARCHITECT'S OR ENGINEER'S CERTIFICATE OF COMPLIANCE

Date of this Certificate

13 AUGUST, 1958

TO THE SUPERINTENDENT OF BUILDING:

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

ARTHUR LAVAGNINO
505 SIERRA VISTA
PASADENA, CALIF

Arthur Lavagnino
Architect or Engineer

Form LD-18—5M—1-49

Form B-9955a

CITY OF LOS ANGELES

Certificate of Occupancy

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

Issued March 13, 1959

Address of Buildingg 5423 Patrician Way

Permit No. and Yeaar LA 90447/58

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

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

G. E. MORRIS,
Superintendent of Building

By A. E. Hewitt jr

James F. Real Studio-Office
Photographs

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

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

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

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

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

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

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

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

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

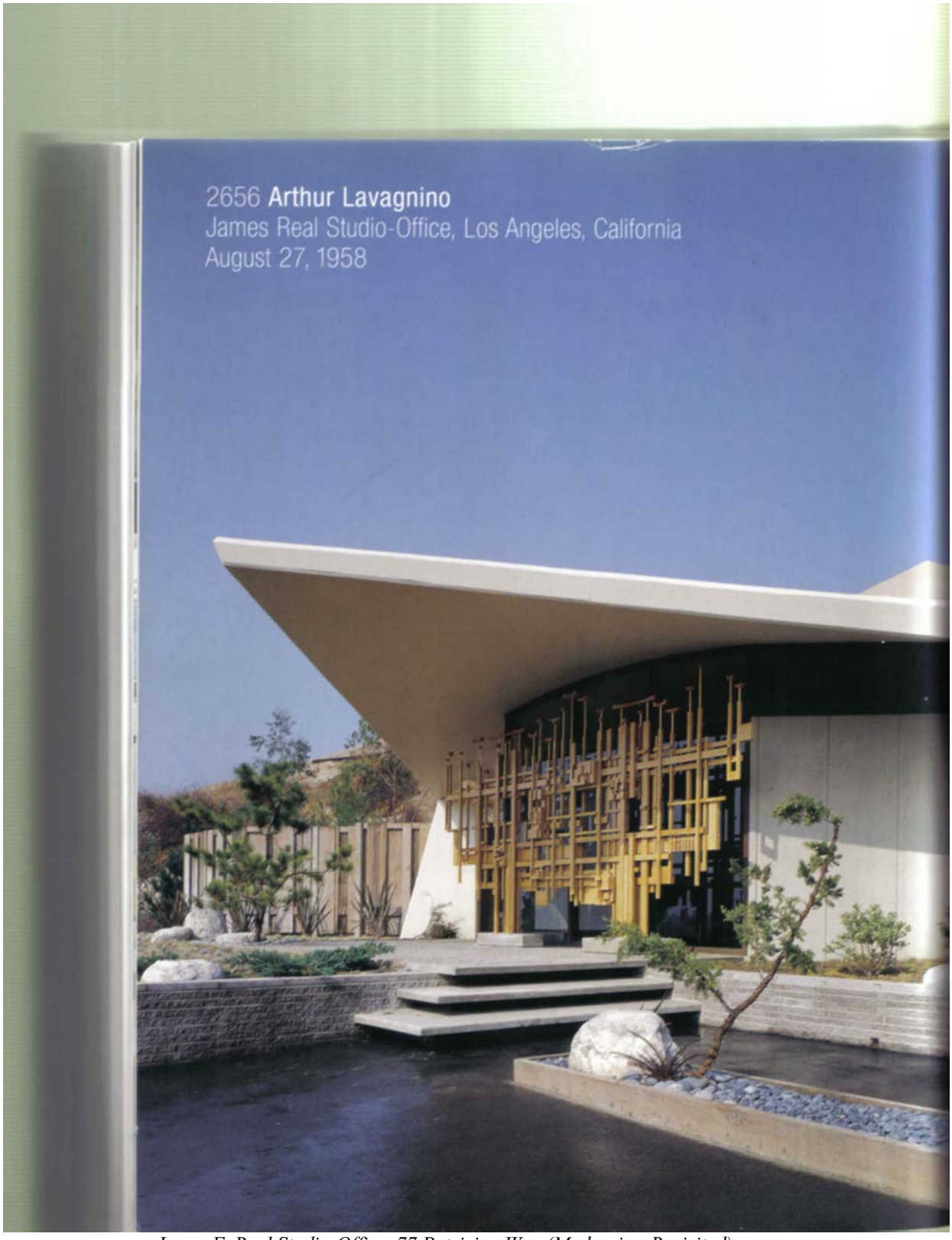
James F. Real Studio-Office, rear glass door, 77 Patrician Way (Photograph by Charles J. Fisher)

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

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

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

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



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

...e for an advertising consultant was in the Eagle ...Los Angeles. Located on three acres of land, ...ding in a "research park" conceived by the ...eal and others.

...solution for the canopy caught the attention of ...ct to a Merit Award from the American Institute ...sadena Chapter in 1959. The roof was com... ...ual hyperbolic paraboloids on four exterior ...g a square profile, it spanned an octagonal ...ce was poured on forms made from straight ...and was two inches thick except for the edge ...the first shell structure approved by the Los ...department. The Pacific Bridge Company, ...ed in large-scale structures, made a research ...this project to highlight how construction ...d be adopted to create highly sculptural forms ...ally competitive solutions.

...ctions comprised the plan for a total of 2,500 ...office space, a conference room, a drafting area ...ltered by a corner overhang, the access cut ...gonally. The enclosure walls were pre-cast con... ...sed from the roof perimeter. Indirect sunlight ... the underside window of the canopy structure ...ed in the interiors. The wooden screen at the ...rtwork were by Jan de Swart.

Dieses Gebäude einer Werbeagentur entstand im Eagle Rock-Bezirk von Los Angeles auf einem 3 Morgen großen Gelände und war der erste fertige Bau im »Experimentierpark« des Agentur-Besitzers James Real und anderer Eigentümer.

Das eigenwillige, weit auskragende Dach erregte die Aufmerksamkeit der Presse und brachte dem Bau 1959 einen Merit Award der Sektion Pasadena des American Institute of Architects ein. Das Dach bestand aus vier gleich großen hyperbolischen Paraboloiden (zweifach gekrümmte Schalen) auf vier Auflagestützen und umschrieb ein Quadrat über einem achteckigen Baukörper. Die vier jeweils ca. 5 cm dicken, an den Rändern etwas dünneren Dachdecken wurden an Ort und Stelle in Bretterverschalungen gegossen. Es war das erste vom Bauamt Los Angeles genehmigte Betonschalendach überhaupt. Die auf Großbauvorhaben spezialisierte Pacific Bridge Company nutzte dieses Projekt als Versuchsobjekt für plastische Bauformen auf der Grundlage neuer und noch dazu wirtschaftlicher Bautechniken.

Die Gesamtfläche von 230 m² war in vier Abteile gegliedert: Büro, Konferenzraum, Zeichensaal, Nebenräume (Haustechnik, Sanitär, etc.). Der Zugang liegt unter den Dachüberständen. Indirektes Tageslicht fällt durch die Oberlichter zwischen Außenmauer und Dachschale ins Innere. Jan de Swart entwarf die Holzwand am Eingang und zeichnete verantwortlich für die künstlerische Ausstattung.

Cet atelier-bureau construit pour un consultant publicitaire se trouvait dans le quartier d'Eagle Rock à Los Angeles sur un terrain de 1,5 hectare. C'était la première réalisation d'un « Research Park » créé par le propriétaire James Real et ses associés. Cette « tente » audacieuse attira l'attention de la presse et valut à ce projet un prix du mérite du chapitre de Pasadena de l'AIA en 1959. Le toit se composait de quatre paraboloïdes hyperboliques de dimensions égales, reposant sur quatre piliers rejetées en périmètre. Carré vu de profil, il était en fait octogonal. Chaque élément avait été coulé dans des coffrages en planches brutes de sciage et mesurait 5 cm d'épaisseur hors tout. Ce fut la première coque de béton homologuée par le département de la construction de Los Angeles. La Pacific Bridge Company, spécialisée dans les structures de grandes dimensions, fit de ce projet un laboratoire pour montrer à quel point certaines techniques de construction pouvaient donner naissance à des formes sculpturales tout en restant économiquement compétitives.

Quatre sections distinctes occupent le plan intérieur de 230 m² : un bureau, une salle de conférence, une salle de dessin et des pièces techniques. A l'abri d'un surplomb en angle, l'entrée coupe l'intérieur en diagonale. Les murs de l'enveloppe sont en béton préfabriqué en retrait par rapport au toit. La lumière naturelle pénètre indirectement par des ouvertures vitrées entre les murs et la « tente » et se réverbère à l'intérieur. L'écran de bois de l'entrée et les œuvres d'art étaient de Jan de Swart.

Selected Bibliography:

- *arts & architecture, December 1958*
- *Architectural Forum, August 1959*
- *Architectural Record, February 1960*

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

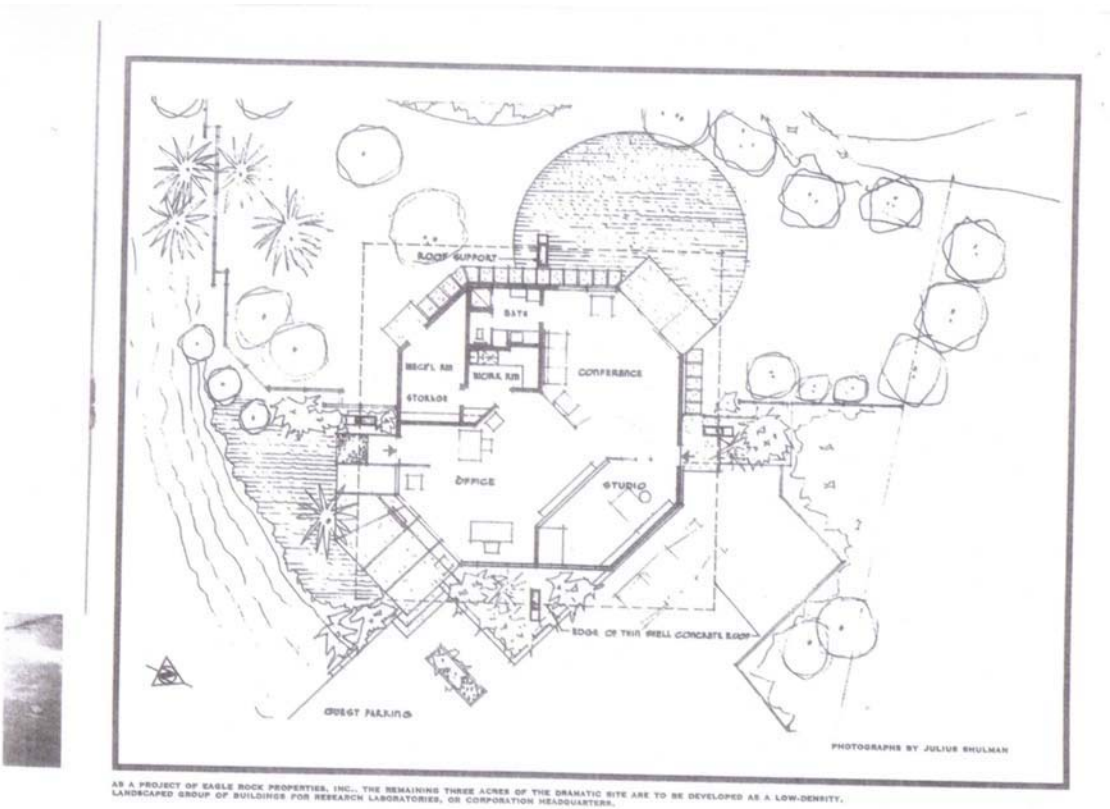
Located on three acres of brush and tree-covered land, this small studio-office lies in the shadow of the huge rock formation after which the community of Eagle Rock was named. The construction of this small project was undertaken by the Pacific Bridge Company, builder of enormous projects, as a prototype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

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

The shell itself is two inches thick, except for beam and edge areas. It covers 2,500 square feet and rests on four exterior columns. The exterior walls are Switzer panels, and the area between the top of the panels and the roof has been enclosed with glass. The roof was formed and poured in one week by one superintendent and four men, demonstrating that fluid shapes in concrete can be readily achieved at prices comparable to conventional post and beam construction.

THE JAN DE SWART WOODEN SCREEN IS COUNTER-POINT TO THE CURVES OF THE TENT-LIKE SHELL

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

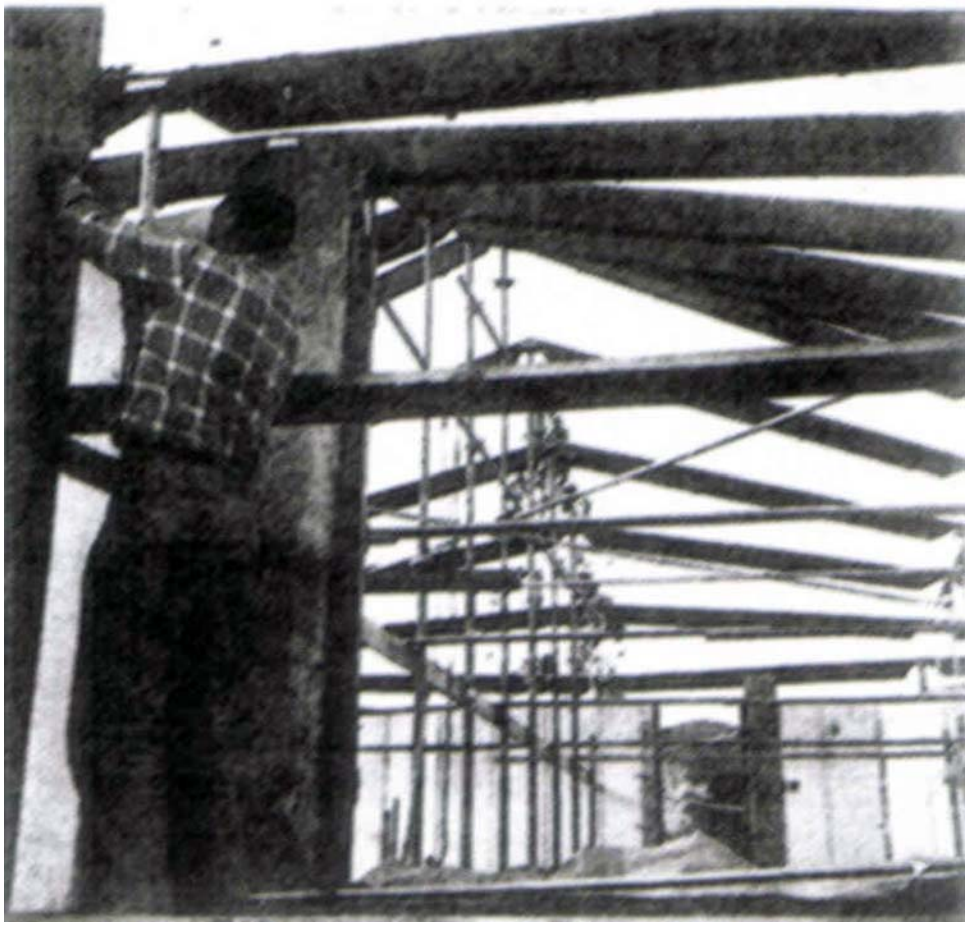


PHOTOGRAPHS BY JULIUS SHULMAN

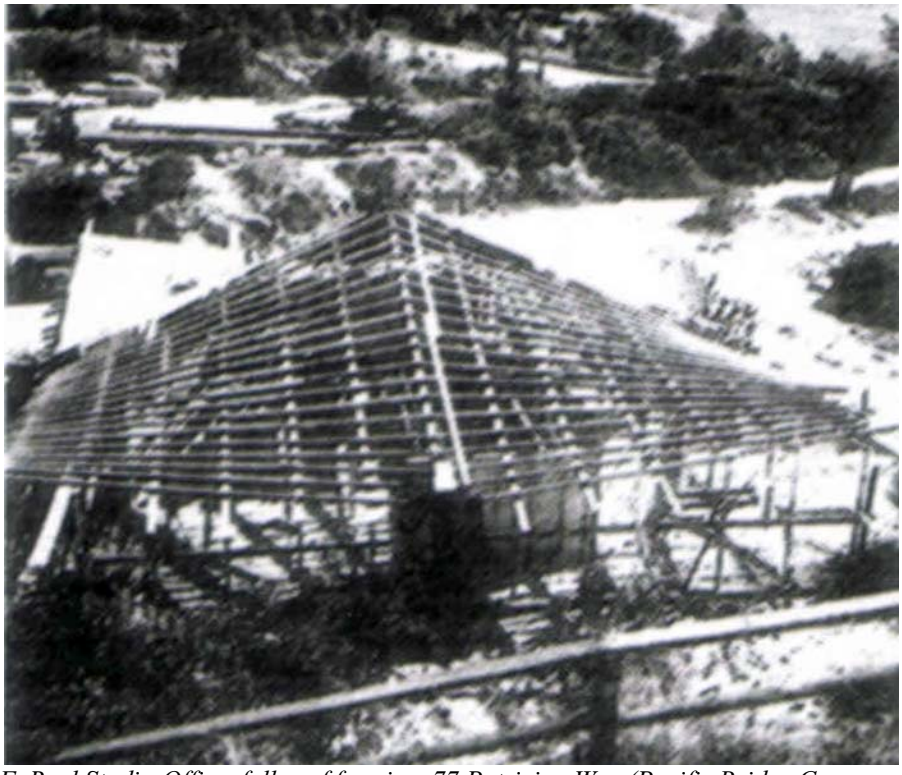
AS A PROJECT OF EAGLE ROCK PROPERTIES, INC., THE REMAINING THREE ACRES OF THE DRAMATIC SITE ARE TO BE DEVELOPED AS A LOW-DENSITY, LANDSCAPED GROUP OF BUILDINGS FOR RESEARCH LABORATORIES, OR CORPORATION HEADQUARTERS.

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

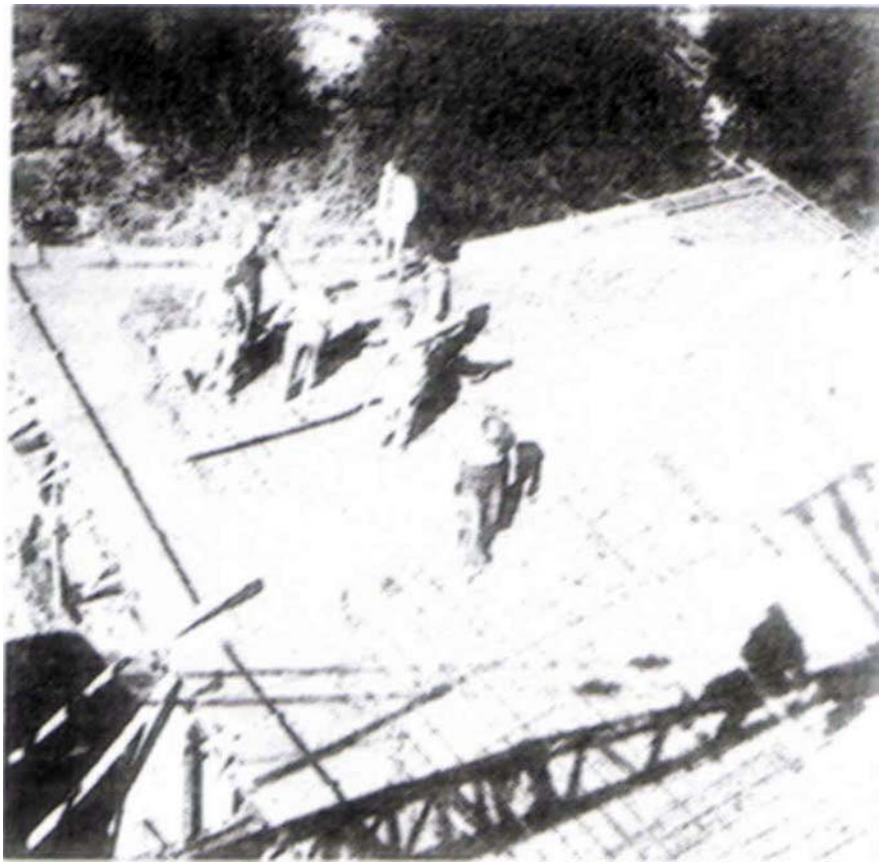
James F. Real Studio-Office, building terraces for never built structures (Photograph by Charles J. Fisher)



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



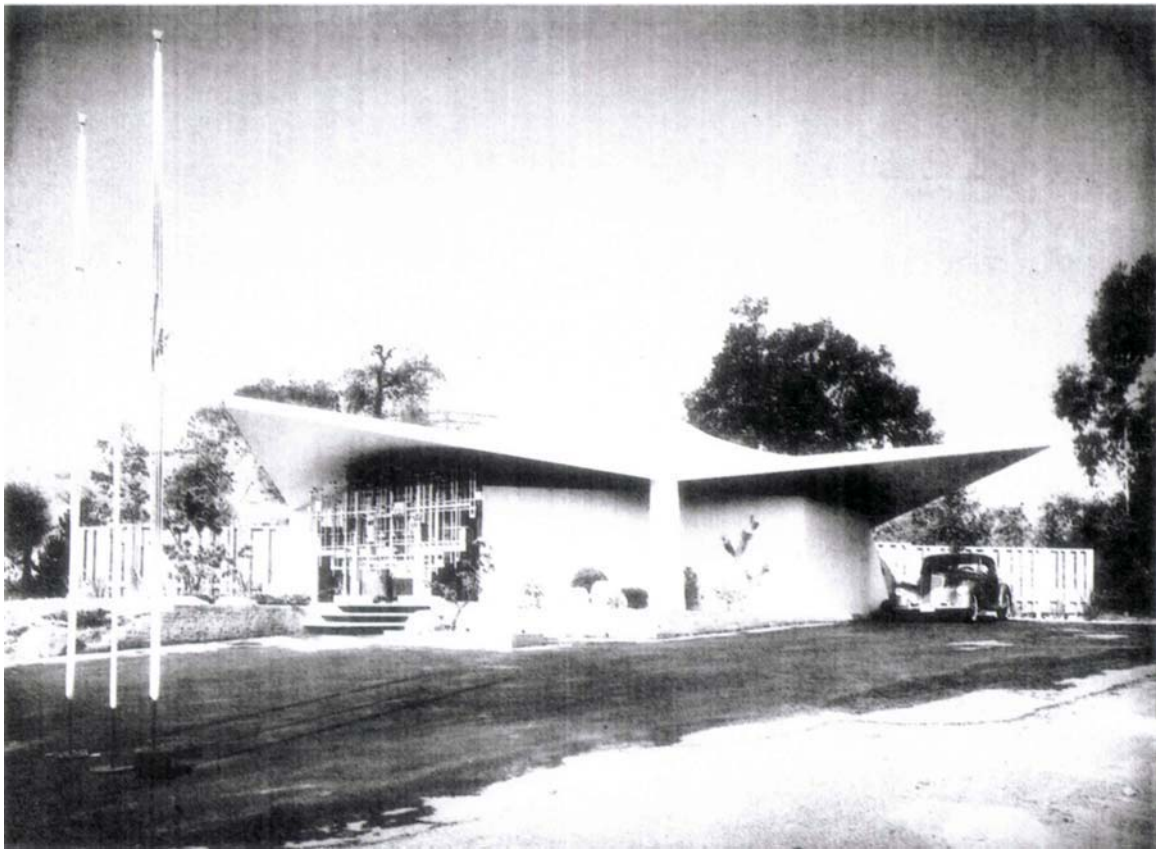
James F. Real Studio-Office, full roof framing, 77 Patrician Way (Pacific Bridge Company photo)



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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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