

HISTORIC RESOURCES INVENTORY

Ser. No. 0215-050
HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A 11-369160-3772180 B _____
C _____ D _____

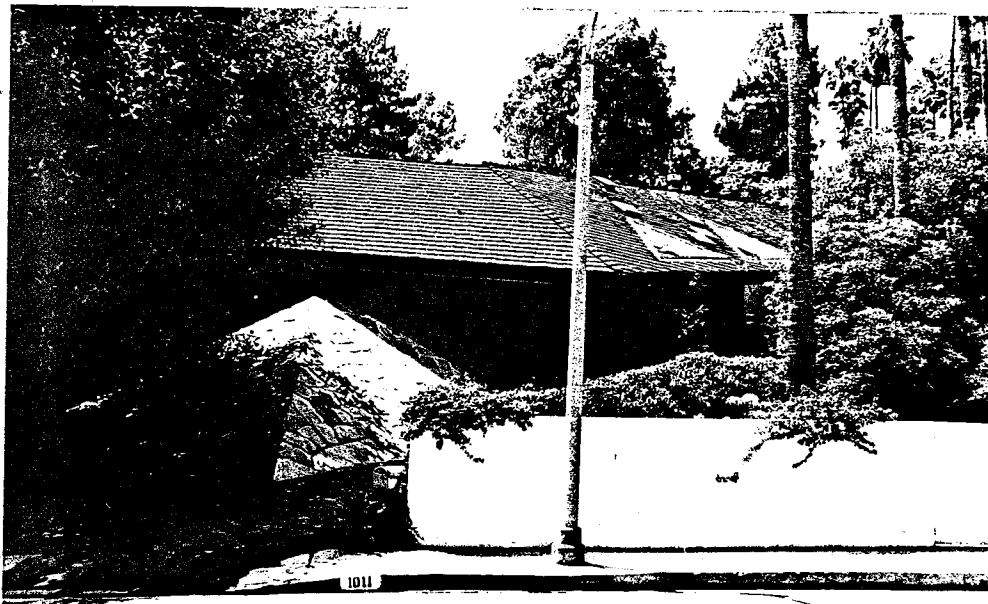
IDENTIFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 1011 Cove Way
City Beverly Hills Zip 90210 County Los Angeles
4. Parcel number: 4348-010-010
5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Contemporary
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A dramatic use of natural materials and a highly individual mastery of space distinguish John Lautner's design of this single family home. Landscape and structure are integrated by the use of stone for the exterior walls and for a pyramid-like formation in front of the house. In stark contrast to the heaviness of the stone, clerestory windows band the front elevation. The roof therefore appears to float above the structure. Nature is incorporated into the design as well, with planted outdoor spaces, apparently included in the plan. Thick foliage also ensures the privacy of the house from the street and hides further features from view.



Construction date: 1970
Estimated _____ Factual X

Architect _____
Lautner; John

Builder _____
Holden-Simonian

11. Approx. property size (in feet) irreg.
Frontage 100 Depth 233
or approx. acreage _____

Date(s) of enclosed photograph(s)
1986

13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up ☒
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

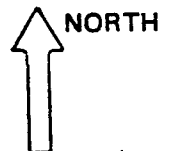
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Representative of work of well-known modern architects in Beverly Hills is the residence at 1011 Cove Way. The home, designed in 1970 by architect John Lautner, was built for L.A.F. Development Company and is associated with the prominent Familian family. Throughout the post war period Lautner's highly imaginative futuristic designs had a great following and captured much attention in the architectural world. The residence is listed in Gebhard and Winter's Architecture in Southern California: A Compleat Guide, along with other Lautner commissions of merit, including the Mallin "Chemosphere" house (Hollywood, 1960), "Silvertop" (Silverlake, 1957), and the Sheets (1'Horizon) Apartments (Westwood, 1949).

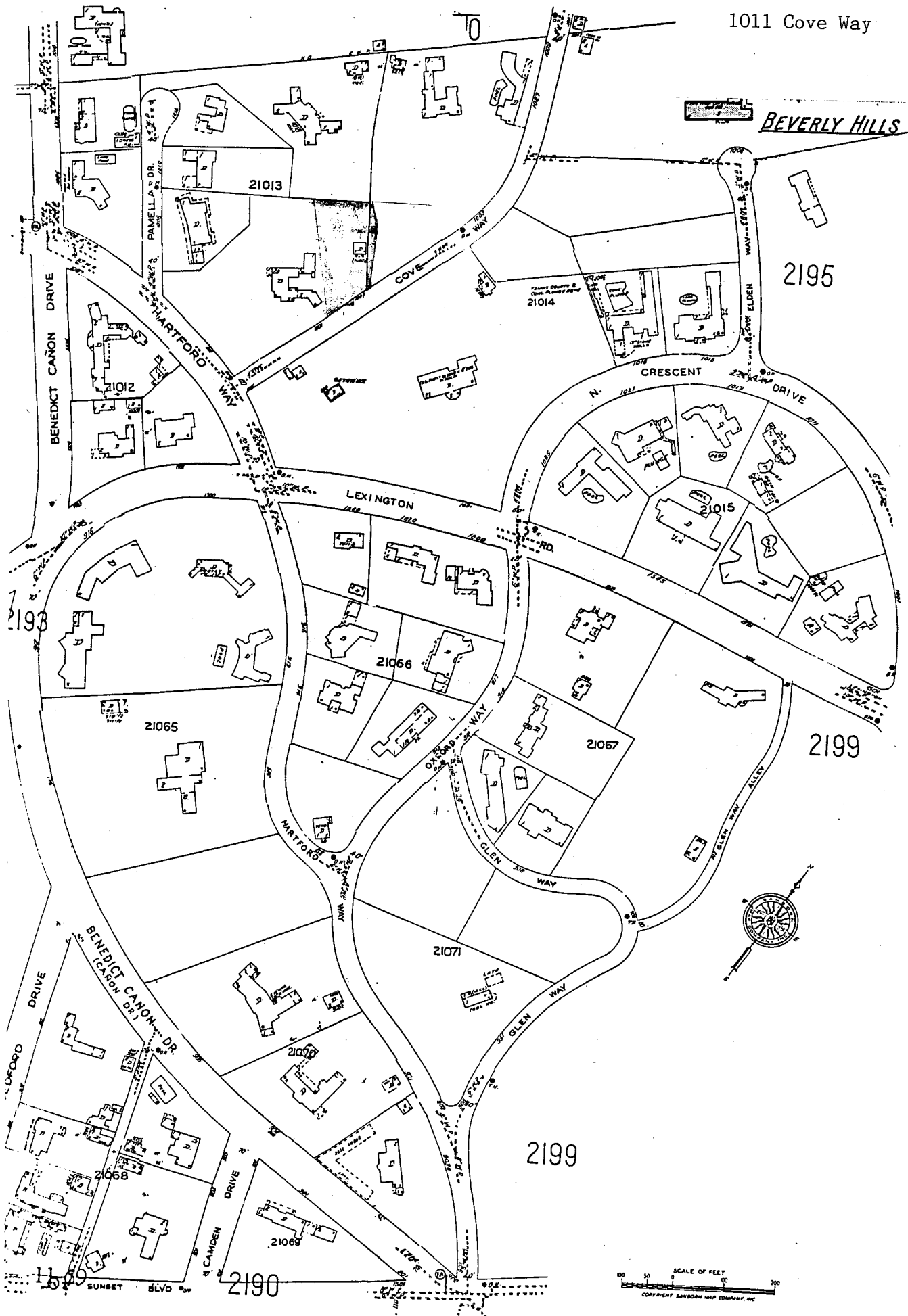
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).
City of Beverly Hills building permits
Gebhard, David & Robert Winter. Architecture in Southern California: A Compleat Guide (1984)
22. Date form prepared November, 1986
By (name) C. McAvoy & L. Heumann
Organization City of Beverly Hills
Address: 450 N. Crescent Dr.
City Beverly Hills Zip 90210
Phone: (213) 550-4881

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



1011 Cove Way

BEVERLY HILLS



CONTINUATION SHEET

Primary #

HRI #

Trinomial

NRHP Status Code: 5S3

Page 1 of 1 Resource Name or # 1011 Cove Way

☐ Continuation ☒ Update

P2. Location: 1011 Cove Way

B10 Significance:

This building appears in good condition with no significant alterations visible since the property was last evaluated in the 1985-1986 survey. As an excellent example of the work of master architect John Lautner in Beverly Hills, the residence, which has a high degree of integrity and is in good condition, appears to be individually eligible for listing in the National Register when it becomes closer to fifty years of age. Additionally, the building remains eligible for local listing or designation.

P5b Description/Date of Photo: East elevation, looking northwest/May 2004



P8. Recorded by: Jan Ostashay, Peter Moruzzi, PCR Services, One Venture, Suite 150, Irvine, CA 92618

P9. Date Recorded: Tuesday, June 01, 2004