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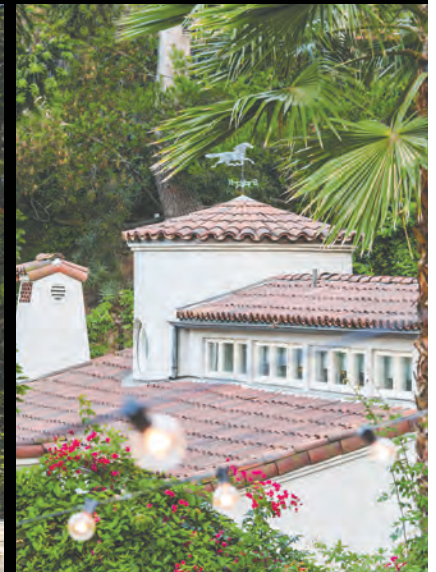
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Live Better Through Design Integrity:



John Lautner, FAIA The Alexander Residence, 1951

5281 East El Roble Street, Long Beach, CA 90815

With several distinct iterations, drawings of the Alexander House at the Getty Research Library attest to a strong dialog between the client and architect. We can only surmise that may be the reason the residence served the family so well for the last 66 years without alteration. Located in Park Estates, a planned community affording large lots and wide tree lined streets prepared for custom built houses.

4 Bedrooms, 3 Bathrooms
MLS# 17-276100

\$ 1,650,000
Gordon Newsom **310.486.0156**



Rudolph Schindler, Architect The Roxy Roth Residence, 1946

3624 Buena Park Drive, Studio City, CA 91604

Honored with the only solo exhibition of an architect's work at The Museum of Contemporary Art, Los Angeles, Schindler is internationally recognized as one of the most important Southern California architects of the 20th Century. The extensively published Roth House overlooking Studio City is an icon of his groundbreaking concept of space itself as the primary element of architecture.

3 Bedrooms, 3 Bathrooms
MLS# 17-275954

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Herbert Nadal, FAIA & Abraham Shapiro, AIA The Somerset

200 North Swall Drive, Unit 507, Beverly Hills, CA 90211

Welcome to the world of gracious living at The Somerset. This two-bedroom condominium enjoys excellent privacy, with treetop views of the quiet street below; all opens to a sunny western exposure. Spacious, high-ceilinged living room with gas fireplace incorporates a large dining area, accessed via the foyer at entry, and itself accesses the private balcony via sliding doors.

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MLS# 17-272824

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Donald Aris Peart, Architect Mid-Century Modern Apartment, 1967

1721 Selby Avenue, #1, Los Angeles, CA 90024

Rare mid-century 4-unit building. Ascend a flight of stairs to a post and beam atrium with clerestory windows, soaring ceilings, with abundant natural light. Be the first to live in this newly renovated two bedroom/two bath modernist sanctuary. Tranquil with a park-like view, the apartment consists of a large living room with fireplace, dining room with adjoining outdoor patio, spacious windowed kitchen and more.

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Estates, Architecture & Historic Properties



Donald Olsen, Architect The Olsen House, 1954

771 San Diego Road, Berkeley, CA 94707

First offering: the architect's own home. Listed on the prestigious National Register of Historic Places, and a City of Berkeley Historic Landmark, the Olson House presents a striking counterpoint to the more familiar Bay Area Modern Style. Built seemingly as a demonstration project, the Harvard educated architect applied his "high art" International Style training, as championed by Walter Gropius, to create his own "machine for living in a garden." The success of this endeavor is attested to by the families' lifelong tenure, and the building's service to lives immersed in creating a better world through art, architecture, and intellectual discourse.

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Robert Skinner, AIA

The Roxy Roth Residence, 1946

9563 Gloaming Drive, Beverly Hills, CA 90210

While not widely known by the general public, Skinner has made significant contributions to the architectural fabric of Trousdale Estates, and Coldwater Canyon, where he lived for many years building his designs. Early work such as his house on Cherokee, & modernist masterpiece on Castle Place were executed in the flat roof post & beam style.

3 Bedrooms, 4 Bathrooms
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Rex Lotery, FAIA

The Spanner Residence, 1968

4143 Cachalote Street, Woodland Hills, CA 91364

A north-facing hillside presents a special challenge. At the Spanner Residence, mid-century master architect Rex Lotery, F.A.I.A. developed a solution in which light and space are gloriously one. Completely unlike Lotery's sprawling one-story Trousdale designs, here a vertical 2-story exterior suggests a conventional division into ground-floor public spaces and walled-off upper sleeping floor.

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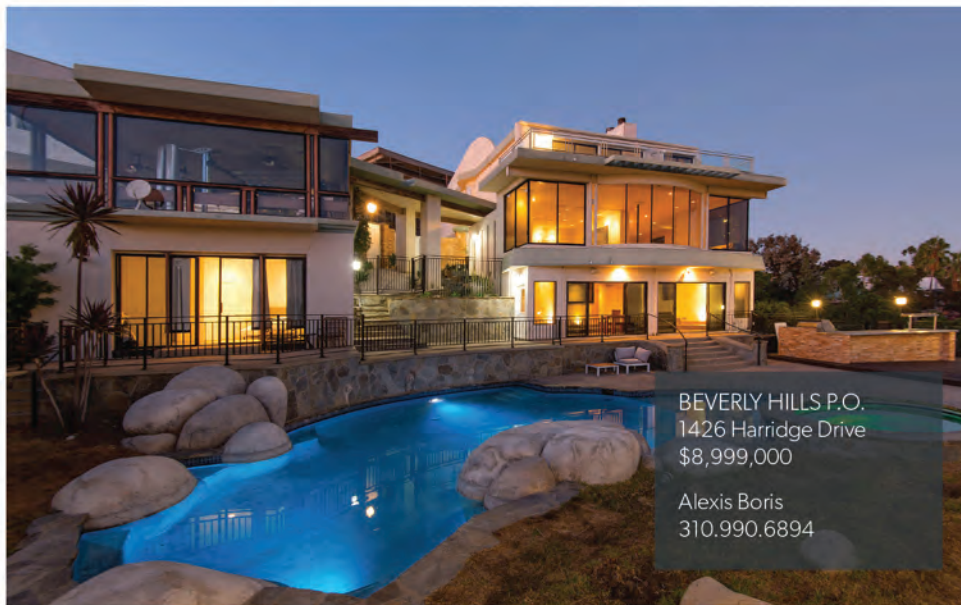
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CREATING YOUR OWN INNER AND OUTER PARADISE

by Bret Parsons

In addition to visiting extraordinary gardens of every type, many Angelenos experience the sybaritic thrill of actually residing in these “outside rooms” almost year ‘round. LA-based Inner Gardens, founded 27 years ago by garden designer Stephen Block, is unparalleled at blending traditional European garden principles with Eastern philosophies to craft organic garden plans, all of which are specifically tailored for discerning homeowners. Follow Stephen’s formula and your exteriors will hit every note. First and foremost, gain a clear understanding of your goals and the exact scope of your desires. Second, confirm the look and feel you wish to achieve. That includes not only the hardscape (patios, walkways, etc.) but trees, shrubs, and ground coverings as well. Third, determine exactly what’s going to be included: a pool, sport court, play areas, a BBQ, a fireplace, grill, or even an outdoor kitchen? Then, create a general furniture layout and order early as delivery often takes up to 20 weeks. Tip number five is to create a realistic timeframe in which to complete the project. Oftentimes gardens are redesigned for special events (weddings, graduations) so it’s critical to have a comprehensive schedule. Finally, one needs to understand the process, costs, and the variables both expected and unexpected (think underground issues or soil condition). However, with thoughtful and thorough planning, you’ll enjoy sensuous rooms which change each season for years to come.

www.innergardens.com



Photographer: Tim Beddow



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: MICHAEL CARMICHAEL



SANTA BARBARA | \$1,875,000
Dramatic 3BR/2.5BA contemporary on 2+ acres designed by architect Michael Carmichael.
Lorenzen Partners (805) 895-7177

A.W. MORGAN HOUSE, 1913



SANTA MONICA | \$9,995,000
Once in a lifetime... Historic storybook estate on ~ ½ acre with 5 beds, 5 baths.
Fiora Aston & Steve Sawaii (310) 261-3777

ARCHITECT: JONATHAN WATTS, AIA



SANTA MONICA | \$1,995,000
Beautiful Courtyard Spanish in prime Santa Monica set in garden oasis & oozing with charm.
JP Brozyna (310) 428-1645

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,
CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

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DIRECTOR, ARCHITECTURAL DIVISION



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JOHNNY AZODI
949.262.3609 | JAZODI@YAHOO.COM

1424 N. DOHENY DRIVE
SUNSET STRIP

WWW.1424NORTHDOHENY.COM
\$8,495,000 | SHOWN BY APPOINTMENT

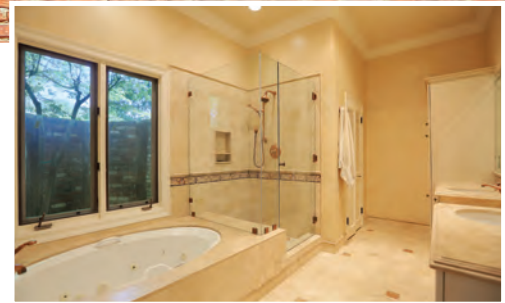


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Spacious One Story Spanish Villa

LUNCH SERVED



1712 Chevy Chase Drive • Beverly Hills

- Updated contemporary Spanish
- 5 possible bedrooms + 4.5 baths
- Outdoor poolside guest room & bath
- Dramatic living room w/high beamed ceilings
- Distressed dark wood floors & French doors
- Huge master suite w/walk-in/luxe bath
- Skylit atrium and big family room
- Quaint pub room off living room
- Sunlit updated kitchen
- Emotional brick-laced yard with mature foliage
- Gated pool and spa set at the rear of the lot
- Understated curb appeal on prime quiet road
- Supreme Westend Flats location just north of Sunset

Grand Opening Tuesday, November 21st • 11-2

\$6,299,000 or for short-term lease at \$13,000/month

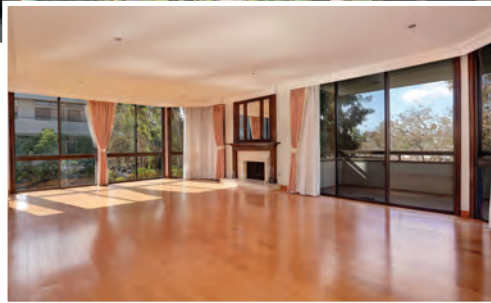
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Spacious Updated IV Seasons Condominium Unit



300 North Swall Drive Unit 357 • Beverly Hills

- 1st time for sale!
- Largest floor plan in the complex
- Coveted front corner location
- Beverly Hills' most prestigious full-service building
- Sunlit rooms with high ceilings
- 2 bedroom suites 2.5 baths
- Massive den opens to big living room with fireplace
- Lovely balcony with treetop views
- Generous formal dining room
- Newer custom kitchen with top appliances
- Fabulous master bath with walk-in tub
- Large laundry room in unit
- Wood floors and mouldings
- 24 hour valet, attendants, pool, spa, sauna, gym
- Proximate to the best of the Westside



Grand Opening Tuesday, November 21st • 11-2

\$1,995,000

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Full-Floor Contemporary Mediterranean Condominium



144 South Reeves Drive Unit 2 • Beverly Hills

- Spacious 3 bedroom 3.5 bath one-level unit
- Exclusive 3-unit building on prime quiet road
- 3 gated subterranean parking spaces
- Laundry room in unit
- Storage area in subterranean garage
- Elevator to private foyer
- Wood floors, mouldings, French doors
- Superb kitchen with top appliances
- Great Room design with fireplace and balcony
- Big master suite with walk-in/luxe bath
- Each bedroom is "en suite"
- Custom built in 2004
- Proximate to the best of Beverly Hills and the Westside



Available for long-term lease at \$7,750/month

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Brentwood

2121 ERIC DRIVE

sothebyshomes.com

Centrally located in the desirable Westridge Hills of Brentwood, yet just above the fray, you will find this beautiful property. Redesigned to include elements of modern farmhouse architecture, this meticulously rebuilt and re-imagined home sits atop an idyllic cul-de-sac corner, known for its serenity, privacy and views. This special property offers 3,600 sq.ft. (approx) of intelligently designed living space with an open floor-plan that seamlessly connects indoor/outdoor spaces via a wall of sliding glass doors opening to a private and beautifully landscaped backyard with patio and room for a pool. Features and amenities include white oak floors throughout, recessed lighting/dimming, state of the art kitchen cabinets, stone counters, stainless steel appliances, CAT 6 and Ethernet wiring, security cameras, dual Nest controls, remote skylight, built-in power shades in master/living/dining and more. The property offers beautiful views from all 2nd floor beds, is beaming with natural light and inviting to all that enter.



SHAMON SHAMONKI

CalBRE#01455034 | 310.713.4492

Shamon.Shamonki@Sothebyshomes.com

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READY TO SELL? LOOKING TO BUY?

IT'S TIME FOR ELLIMAN



Beverly Grove
6235 DREXEL AVENUE | \$3,195,000

4 Bedrooms, 6 Bathrooms

Web# 17273186

Jeeb O'Reilly 310.980.5304

Tori Barnao 323.633.1878



Beverly Hills Post Office
1433 SUMMIT RIDGE DRIVE | \$2,998,000 | \$12,000 PER MONTH LEASE

4 Bedrooms, 4 Bathrooms

Web# 17284602

Stefani Stolper 310.733.6551



Hollywood Hills East | New Listing
3203 CANYON LAKE DRIVE | \$2,999,999

5 Bedrooms, 6 Bathrooms

Web# 17287462

Craig White 310.415.8666

Robyn Morris 310.923.3037



Laguna Beach
792 SUMMIT DRIVE | \$2,799,999

4 Bedrooms, 7 Bathrooms

Web# 17276208

Craig White 310.415.8666

Robyn Morris 310.923.3037



Los Feliz
5659 HOLLY OAK DRIVE | \$1,899,999

4 Bedrooms, 5 Bathrooms

Web# 17287222

Craig White 310.415.8666

Robyn Morris 310.923.3037



Pacific Palisades | New Listing
15515 VIA DE LAS OLAS | \$6,735,000

4 Bedrooms, 5 Bathrooms

Web# 17268788

Michelle Oliver 310.500.6111



Palm Springs South End
1672 S. CALLE ROLPH | \$1,199,900
 4 Bedrooms, 3 Bathrooms
Web# 17254250
 Josh Reef 310.728.9228



Sherman Oaks | Price Reduction
15658 CASTELWOODS DRIVE | \$2,295,000
 5 Bedrooms, 7 Bathrooms
Web# 17286378
 Katherine Aronsson 310.990.6090



Sunset Strip | Major Price Reduction
1416 BLUEBIRD AVENUE | \$6,750,000
 5 Bedrooms, 6 Bathrooms, Guest House & Pool
Web# 17267780
 Jeeb O'Reilly 310.980.5304 Tori Barnao 323.633.1878
 Stefani Stolper 310.403.9331



Venice | New Listing
810 SUPERBA AVENUE | \$2,995,000
 3 Bedrooms, 2 Bathrooms
Web# 17287202
 Juliette Hohnen 323.422.7147



Venice | Lease
453 SHERMAN CANAL | \$24,995 PER MONTH
 3 Bedrooms, 4 Bathrooms
Web# 17251942
 Juliette Hohnen 323.422.7147



Venice | Lease
558 RIALTO AVENUE | \$10,500 PER MONTH
 3 Bedrooms, 3 Bathrooms
Web# 1726988
 Juliette Hohnen 323.422.7147



[elliman.com/california](https://www.elliman.com/california)



10560 WILSHIRE BLVD UNIT 301 LOS ANGELES, CA 90024 | 2 BEDROOMS | 3 BATHS | 1863 SQ FT | \$1,499,000

Located in the prestigious Ten Five Sixty, a full-service active luxury building on the famed Wilshire Corridor with easy access to all LA has to offer. This completely remodeled condo with sophistication and sleek lines features 2 bed and 2.5 baths, boasts an open floor plan and incredible natural light with high-end designer features throughout. Amenities include a beautifully renovated lobby, 24 hour valet and concierge, conference/social room with kitchen, fitness center, pool & spa.

IMRA BEHNAM 818.645.9038 ImraB@nestseekers.com BRE#01912569



305 MASSEY STREET | THOUSAND OAKS | 8 BEDROOMS | 6 BATHS | 3,811 SQ FT | \$1,049,900

Customized Santa Barbara Model, top of the street location, total privacy & views from each bedroom. Unique layout for large family, home business... This amazing set-up offers flexibility and various options. In addition to the 8 bedrooms (3 with ensuite bathrooms), there is a large office space off main entry and bonus room off the kitchen. All additional construction is permitted.

Dual-pane windows throughout, fully finished garage, indoor laundry room, fireplaces in living room & family room. Life Source Water purification system and much more!

DANIEL MULLINS 424.402.7667 DanM@nestseekers.com BRE# 01993549

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2515 GLENDOWER AVENUE | LOS FELIZ
OPEN TUE 11-2PM & SUN 1-4PM

\$5,360,000 | 5 BED 5.5 BATH
Justin Mandile 323.446.3224



943 CHANTILLY ROAD | BEL-AIR

\$3,295,000 | 5 BED 5 BATH

Adam Rosenfeld 310.595.5915, Kyle Giese 310.975.5838



2515 GLENDOWER AVENUE | LOS FELIZ

\$5,360,000 | 5 BED 5.5 BATH
OPEN TUES 11-2PM & SUN 1-4PM

Justin Mandile 323.446.3224



11368 BURNHAM STREET | BRENTWOOD GLEN

\$2,799,000 | 5 BED 5 BATH

Justin Mandile 323.446.3224



2362 APOLLO DRIVE | MOUNT OLYMPUS

Kyle Giese 310.975.5838, Adam Rosenfeld 310.595.5915
Christina Collins 310.343.3456

\$2,995,000 | 4 BED 4 BATH



2185 LINDA FLORA DRIVE | BEL-AIR

\$2,795,000 | 5 BED 5 BATH

Adam Rosenfeld 310.595.5915, Lisa Optican 310.351.6646



1118 TOWER ROAD | BEVERLY HILLS

\$9,495,000 | 5 BED 6 BATH

Adam Rosenfeld 310.595.5915, Kyle Giese 310.975.5838
Coley Laffoon 323.702.5551

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605 N PALM DR
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\$15,950,000
DREW FENTON 310.858.5474
OPEN TUESDAY 11-2



2460 SUNSET PLAZA DR
HOLLYWOOD HILLS
NEW PRICE \$9,000,000
DENISE MORENO, GORDON MACGEACHY
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460 CASTLE PL
BEVERLY HILLS
\$5,990,000
BRANDEN WILLIAMS, RAYNI WILLIAMS
JEFF HYLAND 310.691.5935
BY APPOINTMENT ONLY

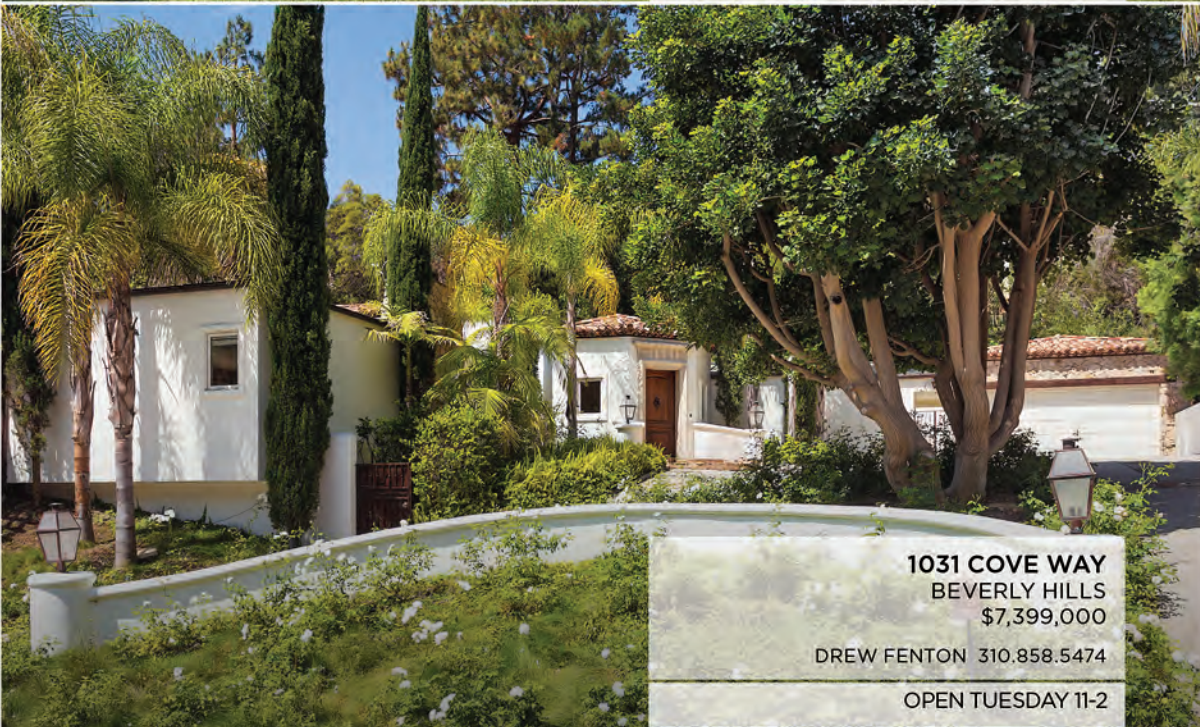
HILTON & HYLAND



475 HALVERN DR
 BRENTWOOD
 \$9,995,000
 STEVE LEVINE, JENNIFER LEVINE
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12309 VIEWCREST RD
 STUDIO CITY
 \$6,495,000
 DONOVAN HEALEY 310.721.1734
 BY APPOINTMENT ONLY



1031 COVE WAY
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 \$7,399,000
 DREW FENTON 310.858.5474
 OPEN TUESDAY 11-2



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201 BENTLEY CIR
BEL-AIR
\$13,500,000
DREW FENTON 310.858.5474
BY APPOINTMENT ONLY



21 QUARTERDECK ST #2
MARINA DEL REY
\$2,250,000
PAUL SALAZAR, CHAD ROGERS 310.387.1976
OPEN TUESDAY 11-2



838 N DOHENY DR #302
WEST HOLLYWOOD
NEW PRICE \$1,295,000
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8952 ST IVES DR
SUNSET STRIP
\$4,899,000 | LEASE \$20,000/MO
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BY APPOINTMENT ONLY



2758 HOLLYVIEW CT
HOLLYWOOD HILLS
\$1,688,000
DAVID ASSMAN, BRANDEN WILLIAMS
RAYNI WILLIAMS 310.721.1734
OPEN TUESDAY 11-2



1400 DAWNRIDGE DR
BEVERLY HILLS
\$3,475,000 | LEASE \$16,500/MO
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BY APPOINTMENT ONLY



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THE PROMONTORY OF BEL-AIR

800 STRADELLA ROAD

OPEN TUESDAY 11-2 | TACO TRUCK AND REFRESHMENTS TO BE SERVED

OFFERED AT \$45,000,000

Approx two acres of unparalleled views, with retaining walls in place. Ready to build.

Plans for 29,000 estate over-looking Downtown Los Angeles to the Pacific Ocean.

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POINT
BRENTWOOD





624 N BONHILL RD | BRENTWOOD

Open Tuesday 11-2
\$35,000,000

 DREW FENTON
310.858.5474

BARBARA BOYLE
310.255.5403



RICHARD
NEUTRA

HAMMERMAN HOUSE c. 1954





201 BENTLEY CIRCLE | BEL-AIR

By Appointment Only
\$13,500,000

 DREW FENTON
310.858.5474

1031 COVE WAY | BEVERLY HILLS



EXCEPTIONAL 1/2 ACRE LOT IN PRIME BEVERLY HILLS

OPEN TUESDAY 11-2

\$7,399,000





OPEN TUESDAY 11-2

432 N OAKHURST DR #303 | BEVERLY HILLS

2 BD | 3 BA | \$8,500/MO LEASE



BRICK WILLIAMS

MR.BRICKWILLIAMS@GMAIL.COM

310.776.0733

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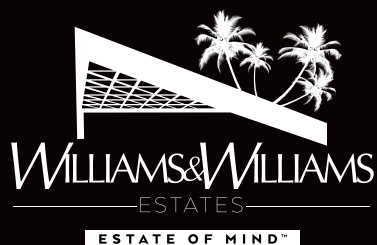


2758 HOLLYVIEW COURT

HOLLYWOOD HILLS | 4 BEDS | 4 BATHS | \$1,688,000

OPEN HOUSE

TUES NOV 21ST | 11AM-2PM



DAVID ASSMAN
DAVIDASSMAN@THEWILLIAMSESTATES.COM
310.721.1734 | BRE# 01967325



BRANDEN & RAYNI WILLIAMS | THEWILLIAMSESTATES.COM | @WILLIAMSANDWILLIAMS



West Hollywood

Open House
Tuesday
11 am–2pm

9024 Harratt Street
7 Bed | 5 Bath | 3,320 Sq Ft
\$3,498,000
SFR with a duplex in back
Huge swimmers pool
Naz Nowtash
818.419.7926
naz.nowtash@compass.com

\$2,895,000

4 Bed | 5 Bath | 6,500 Sq Ft

Tomer Fridman

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tomer.fridman@compass.com

Scott Gorelick

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gorelick@compass.com

Ivan Estrada

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ivan.estrada@elliman.com

Open House

**Tuesday 11/21
11am-1pm**

29100 Old Mill Creek

COMPASS

Douglas Elliman EST. 1911
REAL ESTATE

Open House
Tuesday 11/21
11am-2pm

\$1,749,000
2 Bed | 2 Bath | 1,850 Sq Ft

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310.230.5478 | compass.com

8787 Shoreham Drive, Unit 704

COMPASS



432 NORTH OAKHURST DRIVE #405

Open Tuesday
November 21st, 11 am - 2 pm
listed: \$2,225,000

- Luxury, contemporary condo in Beverly Hills
- 4th floor unit with city views
- Open floor plan with large windows
- Chef's kitchen with extended countertop
- Community doorman 7 days/week
- 3 bedrooms & 3.5 bathrooms
- Building built in 2013



JEREMY FISCHER
Direct: 323.821.2966
Office: 310.274.4000

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