

DEPARTMENT OF  
CITY PLANNING  
OFFICE OF HISTORIC RESOURCES  
200 N. SPRING STREET, ROOM 620  
LOS ANGELES, CA 90012-4801  
(213) 978-1200

CULTURAL HERITAGE COMMISSION

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PRESIDENT  
ROELLA H. LOUIE  
VICE-PRESIDENT

JEREMY IRVINE  
GAIL KENNARD  
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CITY OF LOS ANGELES  
CALIFORNIA



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[www.planning.lacity.org](http://www.planning.lacity.org)

Date: **JUL 18 2014**

Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2014-1405-HCM**  
**CHARLES C. HURD RESIDENCE**  
**4359 VICTORIA PARK PLACE**

At the Cultural Heritage Commission meeting of **July 10, 2014**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

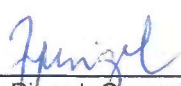
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard  
Seconded: Commissioner Louie  
Ayes: Commissioner Irvine, Scott, and Barron

**Vote: 5-0**

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Herb J. Wesson, Jr., Tenth Council District  
Charles J. Fisher  
GIS

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Date: JUL 18 2014

James B. Cain, Trustee of the James B. Cain Trust  
4359 Victoria Park Place  
Los Angeles CA 90019

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: **CHC-2014-1405-HCM**  
**CHARLES C. HURD RESIDENCE**  
**4359 VICTORIA PARK PLACE**

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard  
Seconded: Commissioner Louie  
Ayes: Commissioners Irvine, Scott, and Barron

**Vote: 5-0**

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Herb J. Wesson, Jr., Tenth Council District  
Charles J. Fisher  
GIS

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2014-1405-HCM  
ENV-2014-1406-CE

HEARING DATE: July 10, 2014  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 4359 Victoria Park Place  
Council District: 10  
Community Plan Area: West Adams - Baldwin  
Hills - Leimert  
Area Planning Commission: South Los Angeles  
Neighborhood Council: Mid City  
Legal Description: Victoria Park Tract, Lot 119

**PROJECT:** Historic-Cultural Monument Application for the  
CHARLES C. HURD RESIDENCE

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER:** James B. Cain, Trustee of the James B. Cain Trust  
4359 Victoria Park Place  
Los Angeles, CA 90019

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

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Declare the property** a 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.

MICHAEL J. LOGRANDE  
Director of Planning



Ken Bernstein, AICP, Manager  
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application

## FINDINGS

- The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of the Arts and Crafts Tudor Revival residential style.

## 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.

## SUMMARY

Built in 1909, the Charles C. Hurd Residence is an Arts and Crafts Tudor Revival style structure. The plan of the house is square with an asphalt-shingled, steeply pitched, multi-gable roof. The entry features a porch with gabled entry, supported by square brick columns. The exterior of the home is finished in half-timbering, with wood-shingle in-fill. The open eaves are supported by square rafter tails. The house features two brick chimneys that face the driveway and the backyard. The windows are multi-paned and placed in groups. Most of the first floor windows feature frames with triangular peaks, a motif which is carried to the interior door frames as well. There is a large open balcony at the rear of the house, accessed through French doors that feature the peaked frames. The interior features heavy use of wood detailing with wainscoting, picture rails, window and door frames, built-in cabinetry, and flooring.

The Arts and Crafts Movement in America fostered different architectural styles that celebrated hand-wrought craftsmanship above factory-produced construction. Craftsman and Tudor Revival styles were prevalent in Southern California during this period. The Charles Hurd Residence is a specimen quality example of the Arts and Crafts Tudor Revival style due to the high level of integrity in the stylistic design and construction materials. The aforementioned character defining features of the property identify this property as a unique example of a large-scale, Tudor Revival residence from the Arts and Crafts Movement period of significance.

The subject property is within Victoria Park and because the house was constructed just before the area was consolidated into Los Angeles in 1909, there is no original building permit and the architect has not been identified. The house was designed as a model residence for the new development that would entice buyers to move into the area. At the time, this area was just outside the very western edge of the City of Los Angeles and was serviced by a streetcar line that was built by the Victoria Park developers.

The property seems to have retained the most of the essential physical features from the period of significance and represents an early example of Arts and Crafts Tudor Revival style in the area.

## DISCUSSION

The Charles C. Hurd Residence historic property successfully meets one of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen; inherently valuable for a study of a period style or method of construction." The subject building exemplifies the tenets of the Arts and Crafts movement and the Craftsman style through quality of workmanship, high level of integrity and its construction during the period of significance for this style. These qualities make the subject building an archetype of the Craftsman style.

## 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 the Charles C. Hurd Residence property as a 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 irreplaceable historic structures. The Secretary of the Interior's Standards of 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 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 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.

## BACKGROUND

On May 29<sup>th</sup>, 2014 the Cultural Heritage Commission took the property under consideration. On June 19<sup>th</sup>, 2014, Commissioners Barron and Louie inspected the site with Lambert Giessinger of

the Office of Historic Resources (OHR) staff. Later on June 19<sup>th</sup>, 2014, Commissioner Irvine inspected the site with Nels Youngborg of the OHR staff.