

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 559
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL KENNARD
VICE-PRESIDENT

JEREMY IRVINE
BARRY A. MILOFSKY
ELISSA SCRAFANO

—
FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

LISA WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: **MAR 20 2015**

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-2015-237-HCM**
CHARLES I.D. MOORE RESIDENCE
2242 S. HOBART BOULEVARD

At the Cultural Heritage Commission meeting of **March 19, 2015**, 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 Barron
Seconded: Commissioner Kennard
Ayes: Commissioners Irvine, Milfrsky, and Scrafano

Vote: 5-0


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Bernard C. Parks, Eight Council District
Ian Sinnott
Laura Meyers
GIS

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Date: **MAR 20 2015**

Ian Sinnott.
2242 S. Hobart Boulevard
Los Angeles, CA 90018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2015-237-HCM**
CHARLES I.D. MOORE RESIDENCE
2242 S. HOBART BOULEVARD

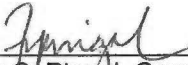
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

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 Barron
Seconded: Commissioner Kennard
Ayes: Commissioners Irvine, Milofsky, and Scrafano

Vote: 5 - 0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Bernard C. Parks, Eight Council District
Laura Meyers
GIS

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-237-HCM
ENV-2015-328-CE

HEARING DATE: February 5, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2242 S. Hobart Boulevard
Council District: 8
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: Lot 6, Block 3 of the West Adams
Heights Tract

PROJECT: Historic-Cultural Monument Application for the
CHARLES I.D. MOORE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Ian Sinnott
2242 S. Hobart Boulevard
Los Angeles, CA 90018

APPLICANT: Laura Meyers
1818 S. Gramercy Place
Los Angeles, CA 90019


RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject 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


Nels Youngberg, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The property 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 Shingle Style with Craftsman influences.
- The property is "a notable work of a master builder, designer or architect whose individual genius influenced his age," due to its design by the architectural firm Hudson & Munsell.

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 1907, the Charles I.D. Moore Residence is a large, single family residence with a Craftsman and Shingle style exterior and Craftsman style interior. It is a three-story house with pitched roofs and an expansive front porch. The interior features Douglas Fir woodwork, including ceiling beams, flooring and built-in cabinetry. The living room contains an oversized fireplace with a green-tiled face and wood mantle.

The building exhibits many character-defining features of Shingle style architecture with Craftsman influence, including:

- Gabled, low-pitched, shingled roofs
- Exposed rafters
- Grouped casements and double hung windows
- Large porch with square columns
- Wood clapboard shingle exterior
- Asymmetrical massing
- Interior ceiling beams
- Built in cabinetry
- Beamed ceilings
- Grand fireplaces made of decorative tiles
- A sleeping porch

The subject property was designed by prominent Los Angeles architectural firm Hudson & Munsell, which consisted of Dale F. Hudson and William A.O. Munsell. This firm is renowned for their large scale civic, institutional and religious buildings, as well as their residences found throughout the West Adams District. The firm established itself in Los Angeles in the late 1890s with an office in the Stimson Building, at the southeast corner of 3rd and Spring Streets. By

1905, the architects had gained notoriety as architectural designers and were lauded in local newspapers as "architects of the highest order." Their partnership lasted until the early 1930's.

Munsell had worked as a draftsman and architect in Portland, OR and Wichita, KS before moving to Los Angeles in the late 1890s. In 1902, he was president of the Los Angeles chapter of the American Institute of Architects (AIA).

Hudson studied architecture in San Francisco under William Curlett and moved to Los Angeles in 1895. From 1899 to 1901, he was the City Building Inspector for the City of Los Angeles. In 1910, he became the president of the AIA Southern California chapter.

Select designs by this firm include:

- Los Angeles County Hall of Records (1907-demolished 1973), Los Angeles, CA.
- Secondo Guasti House (1910), Los Angeles, CA. HCM #478
- Station #1, Engine Company #29, Los Angeles Fire Department (1910), Los Angeles, CA. HCM #37
- Dr. Grandville MacGowan Home (1912), Los Angeles, CA. HCM# 479
- Briggs Residence (1912), Los Angeles, CA. HCM #477
- Natural History Museum (1913), Los Angeles, CA. NHRP #75000434

The subject property was surveyed in 1986 and formally determined eligible for the National Register of Historic Places; therefore it is currently listed on the California Register of Historic Resources (CRHR #025527).

DISCUSSION

The Charles I.D. Moore Residence successfully meets two 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," and 2) is "a notable work of a master builder, designer or architect whose individual genius influenced his age." The subject property is a good example of an architectural specimen of the Shingle style, with Craftsman influences due the many character defining features of the property that are integral to the style and period of significance. The architectural firm of Hudson & Munsell has made significant and lasting contributions to Los Angeles through many architectural designs that merits their acknowledgement as master architects.

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.*"

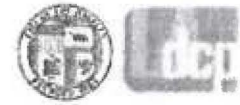
The designation of the Charles I.D. Moore Residence as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 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 January 29th, 2015 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On February 19th, a subcommittee of the Commission consisting of Commissioners Barron and Irvine toured the property accompanied by a staff person from the Office of Historic Resources.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

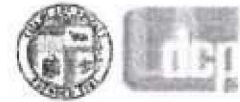
Proposed Monument Name: Charles I. D. Moore Residence		First Owner/Tenant	
Other Associated Names:			
Street Address: 2242 S. Hobart Blvd.		Zip: 90018	Council District: 8
Range of Addresses on Property: 2242 S. Hobart Blvd. ONLY		Community Name: West Adams Heights	
Assessor Parcel Number: 5058-018-014	Tract: West Adams Heights	Block: 3	Lot: 6
Identification cont'd:			
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: Original garage <input checked="" type="checkbox"/>			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1907-08	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: Hudson and Munsell	Contractor: E.E. Harriman		
Original Use: Single Family Home	Present Use: Single Family Home		
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: Select from menu or type style directly into box		Stories:	Plan Shape:
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood shingles	Material: Select	
ROOF	Type: Gable, crossed	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Double-hung	Type:	
	Material: Wood	Material: Select	
ENTRY	Style: Off-center	Style: Recessed	
DOOR	Type: Select	Type: Select	



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.

- 1925 Addition of a sleeping porch and bathroom over driveway, creating a porte cochere
- 2014 major restoration and rehab (continuing)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places

Listed in the California Register of Historical Resources

Formally determined eligible for the National and/or California Registers

Located in an Historic Preservation Overlay Zone (HPOZ)

Contributing feature

Non-contributing feature

Determined eligible for national, state, or local landmark status by an historic resources survey(s)

Survey Name(s): Survey LA (South Los Angeles, 2012)

Cultural Resources Documentation Report for

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):

- Reflects the broad cultural, economic, or social history of the nation, state, or community
- Is identified with historic personages or with important events in the main currents of national, state, or local history
- Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
- A notable work of a master builder, designer, 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: Laura Meyers		Company:	
Street Address: 1818 S. Gramercy Place		City: Los Angeles	State: CA
Zip: 90019	Phone Number: 323-868-0854	Email: lauramink@aol.com	

Property Owner

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

Name: Ian Sinnott		Company:	
Street Address: 2242 S. Hobart Blvd.		City: Los Angeles	State: CA
Zip: 90018	Phone Number: 310-284-6432	Email: issinnott@yahoo.com	

Nomination Preparer/Applicant's Representative

Name: Laura Meyers		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

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. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ 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. Historical Photos |
| | 9. ✓ 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. |

Name:

Date:

Signature:

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

Office of Historic Resources
 Department of City Planning
 200 N. Spring Street, Room 620
 Los Angeles, CA 90012

Phone: 213-978-1200
 Website: preservation.lacity.org

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-237-HCM
ENV-2015-328-CE

HEARING DATE: February 5, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2242 S. Hobart Boulevard
Council District: 8
Community Plan Area: South Los Angeles
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Neighborhood Council: Empowerment Congress
North Area
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PROJECT: Historic-Cultural Monument Application for the
CHARLES I.D. MOORE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument


OWNER(S): Ian Sinnott
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Attachments: Historic-Cultural Monument Application

FINDINGS

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SUMMARY

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