

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801

CITY OF LOS ANGELES
CALIFORNIA

EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271
KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL KENNARD
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ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300



ERIC GARCETTI
MAYOR

<http://planning.lacity.org>

May 24, 2018

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, CA 90012

Attention: PLUM Committee

Dear Honorable Members:

TALBOT-WOOD DOUBLE DWELLING; 1606-1608 NORTH LAS PALMAS AVENUE; CASE NO. CHC-2018-1038-HCM, ENV-2018-1039-CE

At its meeting of **May 17, 2018**, the Cultural Heritage Commission took the actions below to include the above-referenced property in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

1. **Determined** that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. **Determined** that the property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code;
3. **Recommended** that the City Council consider and designate the subject property a Historic-Cultural Monument; and
4. **Adopted** the attached staff report findings as the findings of the Commission.

This action was taken by the following vote:

Moved: Milofsky
Seconded: Barron
Ayes: Buelna, Kanner, Kennard

Vote: 5 – 0


Etta Armstrong, Commission Executive Assistant I
Cultural Heritage Commission

The Cultural Heritage Commission would appreciate your inclusion of the subject property to the list of Historic-Cultural Monuments.

Time for Council to Act The Commission action will be transmitted to the City Council for consideration. Pursuant to Section 22.171.10 (f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission. The 90-day time limit may be extended by the Council for good cause for a maximum of 15 days. With written consent of the owner, the time for the City Council to act may be extended by up to an additional 60 days. If the Council does not act on the application or initiation within this specified time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of Council initiated designation by a minimum of ten votes.

Enclosures: Findings

TALBOT-WOOD DOUBLE DWELLING

FINDINGS

(Adopted by the Cultural Heritage Commission on May 17, 2018)

The Talbot-Wood Double Dwelling "reflects the broad cultural, economic, or social history of the nation, state, or community" as a rare example of a multi-family residential structure in early post-consolidation Hollywood, representing an important pattern of dense, urban development.

The Talbot-Wood Double Dwelling "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as a noteworthy and intact example of a multi-family residential property in the Craftsman architectural 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

The Talbot-Wood Double Dwelling is a two-story duplex located on North Las Palmas Avenue between Hollywood Boulevard and Selma Avenue in Hollywood. Constructed in 1916, the subject property was designed by architect Howard William Wood in the Craftsman architectural style for owner Elsie Talbott. In 1997, the subject property was converted to a beauty salon at the second floor and an office at the first floor.

Rectangular in plan, the subject property is of wood frame construction with wood shingle cladding and has a concrete foundation. The composition shingle roof is side gabled with over-hanging eaves and exposed rafter tails on the primary west-facing and rear east-facing elevations. There are brackets along the roofline and gable vents on the north- and south-facing elevations. The primary west-facing elevation features a small, front-facing gable, a centered balcony with French doors at the second floor, four pairs of multi-paned wood casement windows, two fixed picture windows with art glass transoms, and entry porches at the north and south corners accessed by several concrete steps shielded by capped brick stoop surrounds. Each entry has a single panel oak door with multi-pane beveled glass and an extended cross-piece. Fenestration on other elevations consists of a variety of wood casement windows, along with a diamond pane picture window on the second story of the north-facing elevation. The south-facing elevation features a stuccoed brick chimney and a cantilevered second-story section beneath another small side-facing gable.

The subject property has undergone minimal alterations over the years that include the application of stucco to the brick chimney and stoop surrounds outside the entries to both units, the replacement of some windows with single pane casements with faux-muntin inserts, and the addition of metal security bars to many of the windows, all at unknown dates.

The subject property was identified as individually eligible for listing at the state level as an increasingly rare example of a formerly ubiquitous property type in Hollywood that represents an important pattern of dense, urban development to accommodate a rapid increase in population, as well as an important example of the Craftsman style in the March 2009 Community Redevelopment Agency Historic Resources Survey of the Hollywood Redevelopment Area prepared by Chattel Architecture, Planning & Preservation, Inc. in collaboration with PCR Services Corporation and LSA Associates, Inc.

DISCUSSION

The Talbot-Wood Double Dwelling successfully meets two of the Historic-Cultural Monument criteria.

The subject property "reflects the broad cultural, economic, or social history of the nation, state, or community" as a rare example of a multi-family residential structure in early post-consolidation Hollywood, representing an important pattern of dense, urban development. In the years following Hollywood's 1910 consolidation with the city of Los Angeles, multiple-family residences and commercial buildings began to replace single-family residences in response to a rapid increase in population. To better fit in with the appearance of the neighborhood, new duplexes, triplexes, and quadplexes were designed to resemble older single-family residences. Designed in the Craftsman architectural style, the primary façade of the subject property is broken down by placing entry porches on opposite sides of the elevation so that the units recall the imagery of an individual single-family residence.

The subject property "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as a noteworthy and intact example of a multi-family residential property in the Craftsman architectural style. Although modest in size, the Talbot-Wood Double Dwelling demonstrates a relatively rare example of a two-story Craftsman-style multi-family residence in Hollywood. The property exhibits characteristic elements of the style that include wood shingle siding, a wide low-pitched roof with exposed rafter tails, gable vents, casement windows, and the extensive use of natural materials on the interior and exterior.

Although the conversion to paved parking of the yard and the lots across the street from and adjacent to the subject property have compromised its integrity of setting, it retains its integrity of location, design, materials, feeling, association, and workmanship.

While the applicant argues that the subject property is also "identified with historic personages or with important events in the main currents of national, state, or local history" for its association with W.G. McCadden and Mr. & Mrs. Joseph F. Grass, the information provided does not support this finding. Mr. and Mrs. Grass, successful agriculturalists in the region, and McCadden, an early real estate developer, do not rise to the level of historic personages.

In addition, the applicant argues that the subject property is “a notable work of a master builder, designer or architect whose individual genius influenced his or her age” as an important work by Los Angeles area architect Howard William Wood. There is not sufficient evidence to support this finding. Wood only worked on a handful of small projects and does not appear to rise to the level of a master architect.

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 Talbot-Wood Double Dwelling as an 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 an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for 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 and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2018-1039-CE was prepared on April 30, 2018.

BACKGROUND

On March 15, 2018 the Cultural Heritage Commission voted to take the property under consideration. On April 26, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by a staff member from the Office of Historic Resources.