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January 16, 2019

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:

**CHARLES H. BEVIS DUPLEX; 1080-1082 SOUTH GENESEE AVENUE; CHC-2018-7219-HCM;
ENV-2018-7221-CE; COUNCIL FILE NO. 18-0999**

At its meeting of **January 10, 2019**, the Cultural Heritage Commission took the actions below to include the Charles H. Bevis Duplex 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 the Charles H. Bevis Duplex for inclusion in the list of Historic-Cultural Monuments; and
4. **Adopted** the attached findings as the findings of the Commission.

The Commission vote was as follows:

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

Vote: 4 – 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 is hereby 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 on the proposed designation. The City Council may unilaterally extend the 90-day time limit to act for a maximum of 15 days for good cause. 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.

Enclosures: Findings

FINDINGS

- The Charles H. Bevis Duplex “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of Spanish Colonial Revival architecture applied to a multi-family residence, and represents an exemplary two-story stacked, or a one-over-one grand stair, duplex.

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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Charles H. Bevis Duplex is a two-story, multi-family residence with a detached garage located at 1080-1082 South Genesee Avenue between San Vicente Boulevard and Whitworth Drive in the Mid-Wilshire area of Los Angeles. The subject property was constructed in 1932 in the Spanish Colonial Revival architectural style for developer Thomas K. McClelland. Charles H. Bevis purchased the duplex in 1933, but never resided at the property.

Irregular in plan, the subject property is of wood frame construction with stucco cladding. The building has a combination hipped and gable clay tile roof with shallow, exposed rafter tails and a parapeted, flat, rolled asphalt roof behind the principal facade. The primary, west-facing elevation consists of three separate volumes—a center volume with recessed northern and southern volumes. The northern volume features a recessed balcony with an arched opening and a stucco balustrade, the primary entrance to the first and second-story units, and a two-story round tower with a conical tile roof. Each floor of the tower has four narrow multi-lite windows. An exterior staircase provides access to the second-story unit. The second story of the center volume features a large arched picture window with flanking multi-lite casement windows, and the first-story has three rectangular windows--a large picture window and two smaller diamond patterned divided-lite casement windows. The windows on both levels have arched window surrounds. The southern volume has an arched porte-cochère, and on the second story there is a tripartite multi-lite window with arched surrounds. Elements on the interior include built-in cabinetry, wood floors, arched openings, decorative ceiling beams, and original paneled doors and hardware. There is a detached garage at the rear of the property accessed via an alley.

The subject property has experienced limited alterations that include a two-story addition at the rear of the duplex, an extension of the garage, and replacement of windows with sliding and

double-hung vinyl windows in 1979, the addition of security bars to some windows, and kitchen and bathroom remodels at unknown dates.

The citywide historic resources survey, SurveyLA, identified the subject property as eligible for listing under the national, state, and local designation programs as a Contributor to the potential Orange Grove Avenue-Ogden Drive-Genesee Avenue Multi-Family Residential Historic District.

DISCUSSION

The Charles H. Bevis Duplex meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of Spanish Colonial Revival architecture applied to a multi-family residence, and represents an exemplary two-story stacked, or a one-over-one grand stair, duplex.

The Spanish Colonial Revival architectural style was popular in Los Angeles for multi-family housing typologies, including duplexes, triplexes, and fourplexes, as well as auto-oriented bungalow courts and traditional urban apartment houses. Attempting to fit the image of the single-family home, duplexes were the most common, and were either one-story side-by-side or two-story stacked. Duplexes, such as the subject property, typically were sited on a lot that was the same size as that for a single-family structure, and its use of a side driveway provided the same rhythm to the streetscape. The Charles H. Bevis Duplex is an excellent example of the stacked duplex typology in that its characteristic massing, tile roof, and arched openings are limited to the primary façade while the remainder of the building is a simple rectangular volume topped with a parapeted flat roof and features window arrangements that reflect its stacked-flat nature.

In addition, the subject property’s low-pitched tile roof, tower, covered balconies, stucco walls, and asymmetrical composition are all reflective of the Spanish Colonial Revival architectural style. Other distinguishing features include recessed windows, arched window openings and entryways, and decorative iron work.

Despite minor interior alterations, some window replacements, and a two-story addition at the rear, the subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

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 H. Bevis Duplex 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-2018-7221-CE was prepared on December 14, 2018.

BACKGROUND

On November 13, 2018, the Los Angeles City Council, acting upon a motion introduced by Councilmember Herb Wesson, initiated consideration of the subject property as a potential Historic-Cultural Monument. On December 13, 2018, a subcommittee of the Commission consisting of Commissioners Kanner and Barron visited the property, accompanied by staff from the Office of Historic Resources.