

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 272
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
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PILAR BUELNA
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BARRY MILOFSKY

COMMISSION OFFICE
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

<http://planning.lacity.org>

July 2, 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:

**COLLINS HACIENDA; 5689 WEST HOLLY OAK DRIVE; CD 4
CASE NO. CHC-2019-1827-HCM, ENV-2019-1828-CE**

At its meeting of **June 20, 2019**, the Cultural Heritage Commission took the actions below to include the Collins Hacienda 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 Collins Hacienda for inclusion in the list of Historic-Cultural Monuments; and
4. **Adopted** the attached Findings.

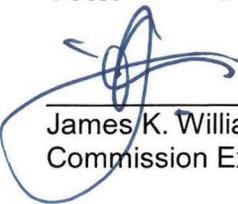
The Commission vote was as follows:

Moved: Kennard

Seconded: Milofsky

Ayes: Barron, Buelna, Kanner

Vote: 5 - 0


James K. Williams
Commission Executive Assistant II

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.

Enclosure: Findings

FINDINGS

- Collins Hacienda “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Spanish Colonial Revival 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 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

Collins Hacienda is a one-and-one-half story single-family residence located on West Holly Oak Drive in Hollywood. Commissioned by Edwin R. Collins for him and his wife, Margaret, in 1933, the property was designed in the Spanish Colonial Revival architectural style by architects Alvan Edward Norstrom (1895-1946) and Milton Lawrence Anderson (1895-1987).

U-shaped in plan, the subject property is of wood-frame construction with smooth stucco cladding. The roof is multi-planed and cross-gabled and has clay tiles. The primary, east-facing elevation is asymmetrically composed. Heavily articulated single-story wings extend north from the property’s two-story volume, around a central courtyard. The primary entrance is off-centered on the east elevation and consists of an arched opening with wood plank doors. There is an attached three-car garage located to the north of the entrance. Fenestration includes multi-lite wood casement windows and multi-lite wood fixed windows. There are two chimneys, as well as a squared belfry capped by a hipped roof. Interior features include open beam ceilings, decorative wrought iron lighting fixtures, hardwood floors, and bathroom tiling. The courtyard features a swimming pool, and there is a guest house behind the residence.

Alvan Norstrom and Milton Anderson each arrived independently in Los Angeles in 1920 and worked as draftsmen for several local firms. The two architects established their Los Angeles-based practice, Norstrom & Anderson, in 1928. The firm specialized in commercial and industrial properties but also constructed a number of residential projects.

The subject property has undergone several alterations over the years that include the addition of a swimming pool in 1948; the remodel of the kitchen and removal of non-load bearing walls in 1961; the replacement of two windows with French doors in 1979; the construction of a guest house in 2003; the addition of solar panels on the roof in 2004; and the remodel of the bathrooms in 2011.

DISCUSSION

Collins Hacienda 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 example of the Spanish Colonial Revival architectural style. Hallmarks of the style, as exhibited by the subject property, include a low-pitched tile roof, plain stucco exterior walls, simplified detailing, and picturesque massing. Other characteristic elements are the multi-lite wood casement windows, tower, loggia, arched openings, and decorative wrought iron detailing. In addition, the subject property’s U-shaped plan and central courtyard serve to connect the indoor and outdoor space, which produce an exemplary expression of the Spanish Colonial Revival style.

Despite some interior and exterior alterations, the subject property retains a high level of integrity of location, design, setting, 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 Collins Hacienda 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-2019-1828-CE was prepared on May 24, 2019.

BACKGROUND

An initial Historic-Cultural Monument application for the subject property was submitted in 1984 by the then-owner, Channing W. Gilson. At a meeting on January 2, 1985, the Cultural Heritage Board voted to decline the application due to the property not meeting the criteria under the Cultural Heritage Ordinance. The current application was reviewed on March 7, 2019 by a subcommittee of the Cultural Heritage Commission consisting of Commissioners Barron and Kennard which determined there was substantial new information that warranted reconsideration and recommended that the application be placed on a future agenda before the full Commission.

On April 18, 2019, the Cultural Heritage Commission voted to take the property under consideration. On May 23, 2019, a subcommittee of the Commission consisting of Commissioners Buelna and Barron visited the property, accompanied by staff from the Office of Historic Resources.