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September 25, 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:

KELLY MUSIC BUILDING; 1041 SOUTH WESTWOOD BOULEVARD; CASE NO. CHC-2019-3869-HCM, ENV-2019-3870-CE; CD-5

At its meeting of **September 19, 2019**, the Cultural Heritage Commission took the actions below to include the Kelly Music Building 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 Kelly Music Building 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: Kennard
Seconded: Kanner
Ayes: Barron, Milofsky
Absent: Buelna

Vote: 4 - 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

- The Kelly Music Building “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the early development of Westwood Village by the Janss Corporation.
- The Kelly Music Building “embodies the distinctive characteristics of a style, type, period, or method of construction, [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of the Mediterranean Revival architectural style and an early commercial work by master architect Paul Revere Williams.

DISCUSSION

The Kelly Music Building meets two of the Historic-Cultural Monument criteria.

The subject property, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the early development of Westwood Village by the Janss Corporation. Although development of the tract started in 1922, it was not until December 1927 that the Janss Investment Corporation announced the development of a planned commercial district, Westwood Village, and it launched two years later. To ensure that the identity of Westwood Village remained a cohesive, unified complex, the Janss company implemented design guidelines for building exteriors that extended to a loosely defined range of Mediterranean styles. These styles complemented the Italian and Romanesque architecture of the adjacent university campus. Constructed in 1930, the subject property represents the end of the first wave of development in Westwood Village, at which time the Janss Corporation shifted their focus from the sale of property to the development of land.

The Kelly Music Building also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a commercial building in the Mediterranean Revival architectural style. The building’s arched entrance doorways, arcade, balcony, and decorative metal grille work are all reflective of the style. Other distinguishing features include the foliated frieze separating the first and second floors, divided-lite, wood-sash casement windows, and the scored and smooth cement plaster cladding on the primary façade.

Furthermore, the subject property “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an early commercial work by master architect Paul Revere Williams. While Williams is best known for his residential commissions in upscale Southern California neighborhoods such as Beverly Hills, Holmby Hills, and Bel Air, the subject property represents one of his earliest forays into commercial design and is the only example of his work in Westwood Village. The Kelly Music Building is also a relatively rare and a highly intact example of Williams’ commercial work dating from an early period of his professional development.

Despite some minor exterior alterations, the subject property appears to be greatly intact and retain a high level of integrity of location, materials, 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 Kelly Music Building 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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-2019-3870-CE was prepared on August 30, 2019.