

JABLONSKI RESIDENCE
1973 North Carmen Avenue
CHC-2021-7689-HCM
ENV-2021-7690-CE

FINDINGS

- The Jablonski Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of Tudor Revival residential architecture.

DISCUSSION OF FINDINGS

The Jablonski Residence 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 Tudor Revival residential architecture.

Early examples of the Tudor Revival style grew out of the Arts and Crafts movement, with an emphasis on pre-industrial aesthetics and crafts. The style often merged Gothic and Tudor details, drawing upon a variety of medieval prototypes. The Tudor Revival style was favored in up-scale neighborhoods in Los Angeles in the early twentieth century, though it was successfully applied to the design of large estates, middle class homes, bungalows, as well as apartment buildings and small-scale commercial buildings. Constructed in increasing numbers after World War I, the style reached its peak of popularity in the 1920s, though a later iteration of the style continued into the 1930s and 1940s. The subject property exhibits many characteristics of the Tudor Revival style, including a prominent brick chimney; an arched primary entrance; steeply pitched, multi-gabled roofs; diamond-paned, leaded glass casement windows; multi-lite wood casement and awning windows; and stucco cladding with brick detailing. Half-timbering, a hallmark of the style, is found on the interior of the building.

While the applicant argues that the subject property also “is associated with the lives of historic personages important to national, state, city, or local history” as the residence of dancer and choreographer Carl Jablonski, staff are unable to make this finding. While Jablonski has had a successful career both on stage and choreographing various shows and celebrities, sufficient time has not elapsed to assess his contributions to the field.

Although the subject property has experienced some alterations, it 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 Jablonski Residence 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-2021-7690-CE was prepared on November 15, 2021.