

VERBIN RESIDENCE
1335 North Shadybrook Drive
CHC-2022-6899-HCM
ENV-2022-6900-CE

FINDINGS

- The Verbin Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a single-family residence designed in the Mid-Century architectural style with distinctive Polynesian influences.

DISCUSSION OF FINDINGS

The Verbin Residence meets one of the Historic-Cultural monument criteria.

The subject property “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a single-family residence designed in the Mid-Century architectural style with distinctive Polynesian influences. The hallmarks of the Mid-Century Modern architectural style, as exhibited by the subject property, are the one-story configuration, horizontal massing, unadorned smooth wall surfaces, and overall lack of ornamentation. The subject property also retains other characteristic features of the style that include overhanging eaves, bands of windows, floor-to-ceiling windows, open interior space, and built-in cabinetry. Further, the A-frame roof, exposed rafters and roof beams and application of wood on the exterior of the subject property exemplify the characteristics of the Polynesian architectural style influences. Although appearing in Western culture during the late 19th and early 20th centuries, Polynesian and South Seas influences in architecture had a fleeting moment of popularity in the 1950s and 1960s. The dramatic forms of the Tiki/Polynesian style such as A-frame roofs, the application of wood or thatch on the exteriors, exposed rafters and roof beams, and sweeping, curving lines were often combined with elements of Googie and Mid-Century Modernism as exhibited by the subject property.

The subject property appears to have experienced only minor alterations and retains 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 Verbin 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-2022-6900-CE was prepared on November 16, 2022.