

**THE BASIN RESIDENCE**  
3522 North Wrightwood Court  
**CHC-2023-8026-HCM**  
**ENV-2023-8027-CE**

**FINDINGS**

- The Basin Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a single-family residence designed in the Contemporary Custom Ranch architectural style.

**DISCUSSION OF FINDINGS**

The Basin 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 and highly intact example of a single-family residence designed in the Contemporary Custom Ranch architectural style.

Unlike the rusticated aesthetic and historicist references associated with the Traditional Ranch architectural style, Contemporary Custom Ranch-style houses blended together abstract geometries and Modern ornamental details with the essential form, massing, and configuration of the Ranch house. The style’s rise in popularity coincided with the American public’s intrigue with progress and modernity in the postwar era. Examples of the style, like the subject property, are custom designed (as opposed to mass produced), were often designed by a noted architect, and stand out as among the best examples of the style.

The subject property exhibits most of the characteristics of the style that distinguish it from the scores of mass-produced tract houses designed in the Contemporary Ranch style, including stucco and wood board-and-batten siding; modern ornamental details; post-and-beam construction; concrete block walls; and windows and doors being treated as void elements composed to balance solid walls.

Despite interior and exterior alterations over the years, the subject property was recently restored and retains a very 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 Basin 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 an 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-2023-8027-CE was prepared on February 16, 2024.