

MAYCREST BUNGALOW COURT

4215 – 4221 N N Maycrest Avenue

CHC-2024-6633-HCM

ENV-2024-6634-CE

FINDINGS

- The Maycrest Bungalow Court “embodies the distinctive characteristics of a style, type, period, or method of constructions” as an excellent and highly intact example of a bungalow court designed in the Tudor Revival architectural style.

DISCUSSION OF FINDINGS

The Maycrest Bungalow Court meets one criterion for designation under the Cultural Heritage Ordinance criteria.

The subject property “embodies the distinctive characteristics of a style, type, period, or method of constructions” as an excellent and highly intact example of a bungalow court designed in the Tudor Revival architectural style. Bungalow courts are an early style of multi-family housing in Los Angeles. While popular during the early 20th century, bungalow courts are an increasingly rare housing type within Los Angeles. The subject property exhibits features that are characteristic of this multi-family dwelling typology, including its multiple detached bungalows oriented around a shared courtyard; private entrances; sitting on a double residential lot; one-story design; and its composition in a unified architectural style. The subject property also features characteristic elements of the Tudor Revival architectural style such as decorative half-timbering, steeply-pitched clipped gable roofs, dormers, and stucco exteriors. The Tudor Revival architectural style is rare for bungalow courts. In addition, the subject property is one of two bungalow courts in El Sereno that were identified in SurveyLA as individually eligible for designation. Currently, there is only one bungalow court in El Sereno that is designated, which is 5649-5655 E. Huntington Drive North – an Altered Contributor to the El Sereno-Berkshire Craftsman District Historic Preservation Overlay Zone.

Despite the deteriorated condition of the property due to a lack of maintenance and minor alterations on the interior and exterior of the bungalows, the subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance. The footprint of the subject property has remained the same since 1925 and it retains its original site plan, orientation, and interior configurations.

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 Maycrest Bungalow Court 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-2024-6634-CE was prepared on December 20, 2024.