

GAYLORD APARTMENTS
3355-3357 W. Wilshire Boulevard; 639-649 S. Kenmore Avenue
CHC-2024-1950-HCM
ENV-2024-1951-CE

FINDINGS

- The Gaylord Apartments “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of an apartment building designed in the Italian Renaissance Revival architectural style.

DISCUSSION OF FINDINGS

The Gaylord Apartments 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 an apartment building designed in the Italian Renaissance Revival architectural style. The Italian Renaissance Revival architectural style was popular in Los Angeles in the first half of the twentieth century following the wider recurrence of the style in the late nineteenth century and was utilized in many mid-rise commercial buildings and hotels, especially within downtown Los Angeles. The building’s raised parapet, brick cladding, dentil cornices, arched openings, projecting balconies, symmetrical design, stone stringcourses, and tripartite form are all reflective of the style. Other distinctive features of the building include ornate corbels beneath balconies, architectural terracotta on the lower floors, quoins, and bas-relief ornamentation. Despite alterations over the years, the subject remains a highly intact example of an Italian Renaissance Revival apartment building with a high degree of integrity of location, setting, design, materials, workmanship, feeling, and association.

Following the initial hearing before the Cultural Heritage Commission, the applicant provided additional information on the history of the HMS Bounty restaurant. However, it did not substantiate findings for significance under the theme of Commercial Identity, 1920-1980. Future research and analysis may yield more information upon which findings for significance could be based.

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 Gaylord Apartments 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-2024-1951-CE was prepared on June 28, 2024.