

## **FINDINGS**

- The Dion Neutra/ Reunion House “embodies the distinctive characteristics of a style, type, period, or method of construction” and “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of a single-family dwelling in the Mid-Century Modern architectural style, and a highly intact work by architects Richard and Dion Neutra.

## **DISCUSSION OF FINDINGS**

The Dion Neutra/ Reunion House meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of a single-family dwelling in the Mid-Century Modern architectural style, and a highly intact work by architects Richard and Dion Neutra.

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 post-and-beam construction, overhanging eaves, floor-to-ceiling windows, open interior space, and built-in cabinetry. All alterations to the subject property since it was constructed were executed by Richard Neutra’s son, Dion Neutra, and therefore have taken on significance. These changes that include the addition of two cantilevered countertops in the breakfast nook in 1966, the installation of undermount lighting, the construction of a 450-square-foot addition above the garage in 1968, and the addition of a one-car garage behind the single-family residence are highly compatible with Richard Neutra’s design intent.

The subject property is also an important work of architects Richard and Dion Neutra that embodies the distinctive style of the Neutra father-and-son architectural practice. The property represents the progression of Richard Neutra’s innovative design concepts for small but flexible residential dwellings. Despite its modest size, the residence features many elements of Richard Neutra’s evolving vocabulary, including the use of contrasting glass and stucco planes, projecting beams extending beyond the building envelope, and deep overhangs with strip lighting at the edges. The subject property is also unique because of Dion Neutra refining and building on his father’s work without the latter’s involvement. Dion Neutra’s changes and additions enrich and reinforce the property’s significance.

The subject property is highly intact and 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 Dion Neutra/ Reunion House 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-2020-6019-CE was prepared on December 16, 2020.