

WYCKOFF RESIDENCE
1107 S. Abbot Kinney Boulevard
CHC-2020-7443-HCM
ENV-2020-7444-CE

FINDINGS

- The Wyckoff Residence “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a rare example of early 20th century residential development on Abbot Kinney Boulevard associated with Venice of America, and the pre-consolidation period of Venice’s history.

DISCUSSION OF FINDINGS

The Wyckoff Residence meets one of the Historic-Cultural Monument criteria: it “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a rare example of early 20th century residential development on Abbot Kinney Boulevard associated with Venice of America, and the pre-consolidation period of Venice’s history.

The subject property represents the early development patterns of Abbot Kinney’s Venice of America and showcases the evolution of Abbot Kinney Boulevard from a residential street to a commercial district that defined the area from the 1920s onward. Development along Abbot Kinney Boulevard (then Washington Boulevard) took place sporadically through the first years of the 20th century; early construction was primarily residential and consisted largely of cottages designed in the Craftsman architectural style, such as the subject property. Today, the subject property is one of the few remaining residential buildings on Abbot Kinney Boulevard constructed between 1904 and 1914 that is relatively intact; historical resources from this early, pre-consolidation development period are increasingly rare in Venice. There are 19 extant buildings along Abbot Kinney Boulevard from this early period, including the subject property, but most have been substantially altered. Of the existing buildings, three were identified as significant through SurveyLA as rare examples of early residential development on Abbot Kinney Boulevard: 1111 Abbot Kinney Boulevard, 1507 Abbot Kinney Boulevard, and 1220 Abbot Kinney Boulevard. The subject property was not identified in the citywide historic resources survey.

Although the subject property has been extensively altered on the interior, the exterior has only experienced minor changes, and retains sufficient 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 Wyckoff 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-2020-7444-CE was prepared on February 16, 2021.