

ATWATER BUNGALOWS

1401-1435 W. Avon Park Terrace; 1406 W. Cerro Gordo Street; 2245-2247 N. Park Drive

CHC-2020-7776-HCM

ENV-2020-7777-CE

FINDINGS

(Adopted by the Cultural Heritage Commission on June 3, 2021)

- The Atwater Bungalows “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of the Pueblo Revival architectural style.

DISCUSSION OF FINDINGS

The Pueblo Revival architectural style is essentially an architecture of the desert Southwest and is based on the Native American pueblos of New Mexico with its massing of rectangular units and characteristic details such as *vigas*. This architectural style did not become popular in Los Angeles and historical resources in the Pueblo Revival style are extremely rare. As exhibited by the subject property, the hallmarks of the Pueblo Revival architectural style are the cubic massing, flat roof with a parapet, unadorned wall surfaces, and the hand-troweled plaster cladding that simulates adobe. Other distinguishing features of the two buildings include the wood balconies, wood multi-lite casement windows, decorative wood beam ceilings, wood flooring, and carved wood balustrade on the interior staircase.

The applicant also argues that the Atwater Bungalows “represent a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an important work of noted master architect Robert Stacey-Judd that maintains the essence of his “Indian Village” vision. However, there is not substantial information provided in the application on Stacey-Judd’s body of work to neither establish him as a master architect nor demonstrate that the subject property is a notable work. Stacey-Judd is most well-known for his designs in the Mayan Revival architectural style. He wrote dozens of articles for magazines and newspapers promoting proposed projects using the style, and published several books on the pre-Columbian, Mayan culture. Even though Stacey-Judd created renderings for dozens of proposed projects using the Mayan Revival style, few were ever built, and he does not appear to have many other completed projects in his portfolio.

The subject property has experienced minimal changes over the years and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

While the current nomination is for the two, two-story single-family residences designed by Robert Stacy-Judd, on the same parcel there are other residential and accessory structures constructed as later additions in the same architectural style, as well as sympathetically designed landscape and hardscape features that create a cohesive, unique residential compound in the center of the city. The Commission requests additional information with the view of expanding the nomination in the future to encompass the entire property.

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 Atwater Bungalows 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-2020-7777-CE was prepared on March 12, 2021.