

A.C. TOBIAS RESIDENCE
2915 – 2919 South Budlong Avenue
CHC-2021-10146-HCM
ENV-2021-10147-CE

FINDINGS

- The A. C. Tobias Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and intact example of a Craftsman bungalow in South Los Angeles.

DISCUSSION OF FINDINGS

The A. C. Tobias Residence meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and intact example of a Craftsman bungalow in South Los Angeles.

The A. C. Tobias Residence is also significant as an excellent example of a bungalow in a rustic variation of the Craftsman architectural style. The property’s broad front porch, shingle cladding, exposed purlins, and wide eaves are all hallmarks of Craftsman residential architecture. Other distinguishing features include decorative wooden pegs, wood interior paneling, built-in storage and seating, exposed ceiling beams, and copper interior fixtures. Though the subject property has experienced some interior and exterior alterations, it retains sufficient integrity of location, design, setting, workmanship, feeling, and association to convey its significance.

While the applicant also argues that the A. C. Tobias residence “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with residential builders and developers in Los Angeles, based on the information provided in the application staff do not find the individuals associated with the property to be significant within the broader history of Los Angeles. Developer and builder A. C. Tobias and architectural designers Neal Dow Barker and George J. Webster are three of the many individuals who worked in development and construction in late 19th and early 20th century Los Angeles; they were not especially prominent or prolific, and their lack of formal training in their fields was not unusual for the period.

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 A. C. Tobias 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-2021-10147-CE was prepared on February 11, 2022.