

OLIVER HOUSE
2236 North Micheltorena Street
CHC-2022-440-HCM
ENV-2022-441-CE

FINDINGS

- The Oliver House “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of an International Style residence. It also “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as a highly intact and excellent example of a single family home designed by master architect Rudolph M. Schindler.

DISCUSSION OF FINDINGS

The Oliver 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 an International Style residence, and as a highly intact and excellent example of a single-family home designed by master architect Rudolph M. Schindler

Characteristics of International Style architecture, as exemplified by the subject property, include an emphasis on simple, geometric volumes, stucco wall finishes, floor-to-ceiling glass walls, metal-framed ribbon windows, and horizontal massing. Other distinguishing features include its original wood floors, built-in cabinetry, interior clerestory windows, and its general lack of ornamentation.

Schindler is considered a master architect for his ability to create complex and light filled interior spaces that helped pioneer modern architecture. The Oliver House is an exemplary and early demonstration of Schindler’s “Plaster Skin Designs” that he utilized in the 1930s and 1940s, as well as an excellent illustration of his “Space Architecture” design principles.

The subject property has experienced very minor alterations over the years and retains a high level of integrity of location, setting, design, materials, workmanship, and feeling, 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 Oliver 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 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-2022-441-CE was prepared on April 8, 2022.