

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2011-911-HCM  
ENV-2011-912-CE**

**HEARING DATE:** June 16, 2011  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 3320 Pepper Street  
Council District: 1  
Community Plan Area: Northeast Los Angeles  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Greater Cypress Park  
Legal Description: Lot A of Tract 9719

**PROJECT:** Historic-Cultural Monument Application for the  
RICHARD HENRY DANA BRANCH LIBRARY

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER:** City of Los Angeles Department of General Services:  
Asset Management Division  
111 E. First Street, Room 201  
Los Angeles, CA 90012  
Attn: Reginald Jones-Sawyer, Director

**APPLICANT:** Highland Park Heritage Trust  
140 S. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning  
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Ken Bernstein, AICP, Manager  
Office of Historic Resources

Prepared by:  
**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application

## **FINDINGS**

1. The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Georgian Revival style architecture.
2. The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the development of Cypress Park.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

The Commission hereby recommends that Council find the proposed designation of the Richard Henry Dana Library as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **SUMMARY**

Built in 1926, this one-story building exhibits character-defining features of Georgian Revival style architecture. The cross-gabled building is L-shaped with an off-centered entrance. The roof is covered in composition singles and wide shiplap siding. Windows are wood-framed multi-light casement windows, double-hung, and fixed oval shaped. Three circular concrete steps lead up to the main entry which features a shallow arched porch supported by square pilasters surrounding a multi-paned wooden double door. An arched transom window is above the main entry with a hanging gas-style lighting fixture. The main façade also features two fixed round windows symmetrically framing the entryway door. The elevation facing Romulo Street has a two-window dormer above a slot vent in the center of the section with a decorative light at the apex. A brick chimney is at the rear of the main gable also framed on the façade by two round fixed windows. The secondary elevation facing Pepper Street has three double casement multi-light windows and a secondary porch entry supported by two sets of square columns. Two square pilasters at its rear flank a rear entry. The gable end in this section is a vented dormer over a hipped roof across the façade. Significant interior spaces include a main reading room with boxed wooden wainscoting, hardwood and tile floors, shallow inserts in ceilings, light fixtures, paneled doubled doors flanked by fluted square columns, and built-in wooden bookcases.

The proposed Richard Henry Dana Library historic monument was built in 1926 by the firm of Henry Sims Bent as part of a twelve branch expansion of the Los Angeles Library System and built to to serve the community of Cypress Park. It was given the name of Richard Henry Dana

## **Richard Henry Dana Branch Library**

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as a part of an effort to have the public submit name ideas after famous literary icons and pioneers related to California. The subject building is noted for its small size and frame construction. In 1958 there was a threat the branch would close due to low circulation; however, the community rallied to keep the branch open by submitting a petition with over a thousand signatures. It was renamed Cypress Park Branch in 1969 as a part of a movement on the part of the Library Department to name branches after their communities.

The subject building was listed on the National Register of Historic Places in 1987.

Alterations to the subject building include carpeting over the hardwood floors, security bars, and some window replacement.

### **DISCUSSION**

The Richard Henry Dana Library property successfully meets two of the specified Historic-Cultural Monument criteria: 1) “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” and 2) reflects “the broad cultural, economic, or social history of the nation, State or community.” As a public library designed in the Georgian Revival style and reflective of the development of the Cypress Park community, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

### **BACKGROUND**

At its meeting of April 21, 2011, the Cultural Heritage Commission voted to take the application under consideration. On May 26, 2011, the Cultural Heritage Commission toured the subject property.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) REVIEW**

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 Richard Henry Dana Library property as a 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 irreplaceable historic structures. The Secretary of the Interior’s Standards of 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.

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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 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.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2011-911-HCM  
ENV-2011-912-CE**

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**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 3320 Pepper Street  
Council District: 1  
Community Plan Area: Northeast Los Angeles  
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140 S. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning  
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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:  
**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:              Historic-Cultural Monument Application

**Richard Henry Dana Branch Library**

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## **SUMMARY**

Built in 1926, this one-story building exhibits character-defining features of Georgian Revival style architecture. The cross-gabled building is L-shaped with an off-centered entrance. The roof is covered in composition singles and wide shiplap siding. Windows are wood-framed multi-light casement windows, double-hung, and fixed oval shaped. Three circular concrete steps lead up to the main entry which features a shallow arched porch supported by square pilasters surrounding a multi-paned wooden double door. An arched transom window is above the main entry with a hanging gas-style lighting fixture. The main façade also features two fixed round windows symmetrically framing the entryway door. The elevation facing Romulo Street has a two-window dormer above a slot vent in the center of the section with a decorative light at the apex. A brick chimney is at the rear of the main gable also framed on the façade by two round fixed windows. The secondary elevation facing Pepper Street has three double casement multi-light windows and a secondary porch entry supported by two sets of square columns. Two square pilasters at its rear flank a rear entry. The gable end in this section is a vented dormer over a hipped roof across the façade. Significant interior spaces a main reading room with boxed wooden wainscoting, hardwood and tile floors, shallow inserts in ceilings, light fixtures, paneled doubled doors flanked by fluted square columns, built-in wooden bookcases.

The proposed Richard Henry Dana Library historic monument was built in 1926 by the firm of Henry Sims Bent as part of a twelve branch expansion of the Los Angeles Library System.

The subject building was built as part of a twelve branch expansion of the Los Angeles branch library system designed to serve the community of Cypress Park. It was given the name of Richard Henry Dana as a part of an effort to have the public submit name ideas after famous literary icons and pioneers related to California. The subject building is noted for its small size and frame construction. In 1958 there was a threat the branch would close due to low circulation; however, the community rallied a petition with over a thousand signatures to keep the branch open. It was renamed Cypress Park Branch in 1969 as a part of a movement on the part of the Library Department to name branches after their communities.

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## **FINDINGS**

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Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.