

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2011-913-HCM
ENV-2011-914-CE**

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

Location: 1926 N. Hobart Blvd
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Greater Griffith Park
Legal Description: Lot FR 31 of Tract 2099

PROJECT: Historic-Cultural Monument Application for the
RALPH J. CHANDLER RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Jason Filardi and Andrea Abenoza Filardi
1926 N. Hobart Boulevard
Los Angeles, CA 90027

**OWNER'S
REPRESENTATIVE:** M. Dillhoefer and T. Gregory
MGD Environmental Design
1000 Cordova St., Ste. 202
Pasadena, CA 91106

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
[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

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 Mediterranean Revival residential architecture.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Ralph J. Chandler Residence 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 1921 with a major addition in 1931, this two-story single-family residential building exhibits character-defining features of the Mediterranean Revival style. Located in the Los Feliz area, the L-shaped plan building has a slightly hipped roof covered in red clay tile. The primary façade is symmetrically composed of three bays with a slightly projecting center bay having a main entrance. The recessed main entrance consists of an arched opening flanked by scored stucco and keystone arch with decorative cartouche, rondelles, and quoins. Wood French doors on ground floor are accentuated by decorative quoin surrounds. A stucco cornice moulding wraps the second floor. The slightly asymmetrical window configuration on the second floor includes pairs and a triple arrangement of wood casement windows. Two arched bottle glass casement windows are located over the centered portico entrance. The subject building has a smooth stucco surface. Significant interiors include cathedral ceilings, extensive wrought iron, woodwork, fireplaces, hardwood floors, light fixtures. Secondary buildings include a garage.

The proposed Ralph J. Chandler Residence historic monument was designed by architects Henry F. Withey and Carleton M. Winslow (1931 addition). Henry F. Withey (1880-1969) is recognized for publishing his Biographical Dictionary of American Architects (Deceased) and for designing several Los Angeles area high schools. Carleton M. Winslow (1876-1946) worked closely in his early years with master architect Bertram Goodhue, working together on the 1915 Panama-California Exposition and completing the design of the Los Angeles Central Library after Goodhue’s death. Winston is recognized for his ecclesiastical designs such as St. James Episcopal Church in South Pasadena and several prominent churches in Glendale, Pasadena, Monrovia, and Beverly Hills. He also designed several residential buildings in South Pasadena

and San Marino that are identified in Gebhard and Winter's *Architectural Guidebook to Los Angeles*.

The subject building was constructed for Ralph J. Chandler (1891-1966). A nephew of Los Angeles Times publisher Harry Chandler, Ralph J. Chandler was vice-president and general manager of the Los Angeles Steamship Company and was regarded as a major figure in the steamship industry of Los Angeles.

Alterations to the subject building include the major 1931 addition, some room additions, and kitchen remodel.

DISCUSSION

The Ralph J. Chandler Residence property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As a distinguished residential building designed in the Mediterranean Revival style, 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 Ralph J. Chandler Residence 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.

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

Ralph J. Chandler Residence

CHC-2011-913-HCM

Page 4 of 4

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-2011-913-HCM
ENV-2011-914-CE**

HEARING DATE: April 21, 2011
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1926 N. Los Hobart Blvd
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Greater Griffith Park
Legal Description: Lot FR 31 of Tract 2099

PROJECT: Historic-Cultural Monument Application for the
RALPH J. CHANDLER RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Jason Filardi and Andrea Abenoza Filardi
1926 N. Hobart Boulevard
Los Angeles, CA 90027

**OWNER'S
REPRESENTATIVE:** M. Dillhoefer and T. Gregory
MGD Environmental Design
1000 Cordova St., Ste. 202
Pasadena, CA 91106

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
[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1921 with a major addition in 1931, this two-story single-family residential building exhibits character-defining features of the Mediterranean Revival style. Located in the Los Feliz area, the L-shaped plan building has a slightly hipped roof covered in red clay tile. The primary façade is symmetrically composed of three bays with a slightly projecting center bay having a main entrance. The recessed main entrance consists of an arched opening flanked by scored stucco and keystone arch with decorative cartouche, rondelles, and quoins. Wood French doors on ground floor are accentuated by decorative quoin surrounds. A stucco cornice moulding wraps the second floor. The slightly asymmetrical window configuration on the second floor includes pairs and a triple arrangement of wood casement windows. Two arched bottle glass casement windows are located over the centered portico entrance. The subject building has a smooth stucco surface. Significant interiors include cathedral ceilings, extensive wrought iron, woodwork, fireplaces, hardwood floors, light fixtures. Secondary buildings include a garage.

The proposed Ralph J. Chandler Residence historic monument was designed by architects Henry F. Withey and Carleton M. Winslow (1931 addition). Henry F. Withey (1880-1969) is recognized for publishing his Biographical Dictionary of American Architects (Deceased) and for designing several Los Angeles area high schools. Carleton M. Winslow (1876-1946) worked closely in his early years with master architect Bertram Goodhue, working together on the 1915 Panama-California Exposition and completing the design of the Los Angeles Central Library after Goodhue's death. Winslow is recognized for his ecclesiastical designs such as St. James Episcopal Church in South Pasadena and several prominent churches in Glendale, Pasadena, Monrovia, and Beverly Hills. He also designed several residential buildings in South Pasadena and San Marino that are identified in Gebhard and Winter's *Architectural Guidebook to Los Angeles*.

The subject building was constructed for Ralph J. Chandler (1891-1966). A nephew of Los Angeles Times publisher Harry Chandler, Ralph J. Chandler was vice-president and general manager of the Los Angeles Steamship Company and was regarded as a major figure in the steamship industry of Los Angeles.

Alterations to the subject building include the major 1931 addition, some room additions, and kitchen remodel.

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.

FINDINGS

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.