

DEPARTMENT OF  
CITY PLANNING  
OFFICE OF HISTORIC RESOURCES  
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CALIFORNIA

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CULTURAL HERITAGE COMMISSION

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ROELLA H. LOUIE  
VICE-PRESIDENT

TARA J. HAMACHER  
GAIL KENNARD  
OZ SCOTT

FELY C. PINGOL  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1294



ERIC GARCETTI  
MAYOR

Date:

APR 11 2014

Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2013-3679-HCM**  
**J. W. BLANK RESIDENCE**  
**1950 N. EDMONT STREET**

At the Cultural Heritage Commission meeting of **April 3, 2014**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard  
Seconded: Commissioner Louie  
Ayes: Commissioner Hamacher  
Absent: Commissioners Scott and Barron

**Vote: 3-0**

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District  
David and Dana Cremin  
Charlie J. Fisher  
GIS

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Date: APR 11 2014

David and Dana Cremin  
1950 N. Edgemont Street  
Los Angeles CA 90014

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: CHC-2013-3679-HCM  
J. W. BLANK RESIDENCE  
1950 N. EDMONT STREET

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard  
Seconded: Commissioner Louie  
Ayes: Commissioner Hamacher  
Absent: Commissioners Scott and Barron

Vote: 3-0

  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District  
Charles J. Fisher  
GIS

Los Angeles Department of City Planning  
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-3679-HCM  
ENV-2013-3770-CE

HEARING DATE: February 6, 2014  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 1950 N. Edgemont St.  
Council District: 4  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Los Feliz  
Legal Description: TR 3907, Lot 201

PROJECT: Historic-Cultural Monument Application for  
J.W. BLANK RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument


OWNER: David and Dana Cremin  
1950 N. Edgemont St  
Los Angeles, CA 90027

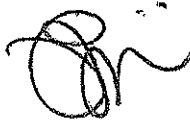
APPLICANT: Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

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

  
\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

  
\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
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 the Spanish Colonial Revival style.
- 2) The property is “identified with historic personages” for its association with Laura Andreson.

## 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 1927, this two-story single-family residence in Los Feliz exhibits character-defining features of the Spanish Colonial Revival style. The building features an irregular plan with stucco finish and a multi-tiered roof system consisting of multiple gabled, hipped, and pyramidal red clay tile roofs. Perpendicular to the street is a one-story living room, its gable roof intersecting the low hipped roof of a porte-cochere. Parallel to the street, attached to the living room, is a side-gabled, two-story section. The entryway is on the north end of this section. South of the entryway the first floor is deeply recessed into the building with corbeled arches supporting the second floor. The remainder of the home is primarily two-story. An unattached garage with a matching low hipped roof is in the rear of the property.

Exterior details include at least two stained-glass windows, decorative wood or iron grating over windows, wooden lintels with carved and painted details over the living room side windows, decorative tile above the entryway, and a decorative iron gate for the porte-cochere. Interior details include tile work matching the entryway, custom ironwork fixtures, exposed wood trusses and cornices matching the exterior lintels, and a fireplace with scalloped edging.

The subject building was designed by Harry Hayden Whiteley who built several homes within Los Angeles including the McDonnell Residence (HCM #618). The home was commissioned by John W. Blank for himself, his wife, and their still at-home daughter Pauline Blank. Except for a period attending college out of state, Pauline lived in the subject home the remainder of her life. Pauline’s life-long partner, ceramicist Laura F. Andreson, was living in the Blank home by 1940.

Laura Andreson was born in San Bernardino and studied at UCLA, graduating in 1932. She established the ceramics department there in 1933. She taught at UCLA until 1970 and devoted her life’s work to ceramics. Andreson is a highly regarded artist and considered a key figure in the revival of ceramic arts in the U.S. Her first gallery showing was in 1937 at the Rene Rosenthal Gallery in New York. Examples of her work are held by the Museum of Modern Art in

New York, the Los Angeles County Museum of Art, and the Mingei International Museum in La Jolla, CA. In addition her papers are held at the Archives of American Art, a research center within the Smithsonian Institution. Andreson lived in the subject home for the majority of her career. She died in 1999, and Blank died in 2003.

## DISCUSSION

The J.W. Blank Residence historic 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) is "identified with historic personages..."

The execution of design, use of high-quality materials, and attention to fine detail makes the subject property an exceptional representative of the Spanish Colonial Revival style. For this and as home to Laura Andreson for the vast majority of her career, considered an important figure in the ceramic arts within the nation and California, the property qualifies for designation as a Historic-Cultural Monument.

## 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 J.W. Blank 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 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.

**BACKGROUND**

The Commission and staff of the Office of Historic Resources conducted a site visit on March 6, 2014.