RESOLUTION NO. HPC 19-137

A RESOLUTION OF THE HISTORIC PRESERVATION
COMMISSION OF THE CITY OF WEST HOLLYWOOD,
RECOMMENDING THAT THE CITY COUNCIL
DESIGNATE THE FRONT DUPLEX AS A LOCAL
CULTURAL RESOURCE, ON THE PROPERTY LOCATED
AT 1251 N. DETROIT STREET, WEST HOLLYWOOD,
CALIFORNIA.

The Historic Preservation Commission of the City of West Hollywood hereby resolves as follows:

SECTION 1. On May 6, 2019, Michael Younessi of Via Alegre LLC submitted an application on behalf of the property owner, Kathy Younessi, to nominate the front duplex on the property located at 1251 Detroit Street as a designated cultural resource of the City of West Hollywood.

SECTION 2. A public hearing was called and noticed in accordance with the West Hollywood Municipal Code (WHMC) requirements as follows: publication in the Beverly Press and the West Hollywood Independent newspaper on October 17, 2019; by mailing a notice to the property owner and tenants of the property; and posting bulletins at City Hall on October 17, 2019. The Historic Preservation Commission held a public hearing on this matter at a regular meeting on October 28, 2019.

SECTION 3. This request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15331 (Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines which exempts projects that preserve 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. Designation of this building will ensure that any future alterations are reviewed for conformance with the Secretary of the Interior’s Standards.

SECTION 4. On October 28, 2019, the Historic Preservation Commission held a duly noticed public hearing on the nomination. The Commission reviewed the staff report and written evidence, and took testimony from interested parties. Based upon the written and oral evidence submitted, the Historic Preservation Commission finds that the following designation criteria apply to the subject property pursuant to Section 19.58.050 of the West Hollywood Municipal Code:

A. Exemplifies Special Elements of the City. It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:

A1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
The Craftsman duplex is a highly representative example of vernacular Craftsman architecture that maintains many of the character-defining features of the distinct style. The period of historic significance is from the 1910s through 1926, which includes when the building was constructed at 1251 Detroit Street in 1914. The building was designed in the Craftsman style primarily used in the design of single-family and sometimes duplex buildings in West Hollywood at the time.

The distinctive characteristics of the building's 1914-era bungalow Craftsman style design have been retained.

The building retains sufficient levels of all seven aspects of integrity, as defined by the National Park Service, and continues to convey its historic significance. It remains on its original site and retains integrity of location. The building has a majority of the original exterior character-defining features of its original Craftsman design employed by original owner-builder Charles Dodge. Although there have been some alterations, including a roof replacement, boarded windows and doors, and other general disrepair, the building retains sufficient integrity to convey its Craftsman design. The building's setting has been altered with gradual development in the surrounding neighborhood, particularly the commercial development of the grocery store shopping center on the east side of the street. However, the west side of the street where this building is located is in keeping with the residential nature of the street and is comprised of one- and two-story residential buildings. The building retains a majority of its original exterior materials and workmanship with the exception of some materials that have been replaced, thus reflecting the craftsmanship of early 20th century Craftsman design and construction. The building reflects the feeling of a 1914 Southern California bungalow Craftsman residence through its exhibition of original aesthetics and sense of time. The building retains integrity of association including: look, feel, and appearance associated with the early development of West Hollywood and therefore continues to convey its Craftsman design.

B. Example of Distinguishing Characteristics. It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.

The City of West Hollywood had two periods of early development: 1890s with the establishment of the railyards in Sherman and then the 1900s-1930s with the growth of the entertainment industry here and the expansion of the streetcar. The subject property was constructed during this second era. Many of the structures from this time have either been demolished or inappropriately remodeled resulting in a loss of integrity. The subject property is an excellent example of Craftsman architecture with a high degree of integrity. It is one of the few remaining examples in the city that embodies the character-defining features of the Craftsman style that was once predominant in West Hollywood residential development. It is a rare example in West Hollywood of a Craftsman duplex, a property type not abundantly built in the city. The extant building that maintains this level of integrity is significant.
SECTION 6. Based upon the foregoing criteria, the Historic Preservation Commission finds that the exterior of the building includes the following character defining features:

- Compact massing and plans;
- Gable roof with overhanging eaves;
- Exposed rafters and purlins;
- Wood clapboard siding;
- Windows with stylized lozenge muntin patterns
- Strong horizontal massing integrated into the surrounding neighborhood;
- Capacious front porches with nested gables
- Broadly proportioned window and door openings

SECTION 7. The Historic Preservation Commission recommends that the City Council designate the property located at 1251 Detroit Street as a designated local cultural resource. The designation of property shall be final upon the City Council’s approval of this recommendation.

JACOB LAJOIE, CHAIRPERSON

ATTEST:

DOUG VU, SENIOR PLANNER
HISTORIC PRESERVATION COMMISSION LIAISON