

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 272  
LOS ANGELES, CA 90012-4801

CITY OF LOS ANGELES  
CALIFORNIA

EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271  
KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER  
(213) 978-1272  
LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

CULTURAL HERITAGE COMMISSION

RICHARD BARRON  
PRESIDENT

GAIL KENNARD  
VICE PRESIDENT

PILAR BUELNA  
DIANE KANNER  
BARRY MILOFSKY

COMMISSION OFFICE  
(213) 978-1300



ERIC GARCETTI  
MAYOR

<http://planning.lacity.org>

September 12, 2019

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, CA 90012

Attention: PLUM Committee

Dear Honorable Members:

**ARTHUR AND NINA ZWEBELL RESIDENCE; 4227 NORTH AGNES STREET; CASE NO. CHC-2019-4804-HCM, ENV-2019-4805-CE; CD-2**

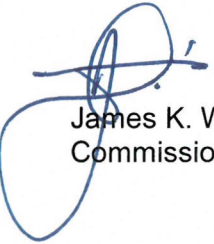
At its meeting of September 5, 2019, the Cultural Heritage Commission took the actions below to include the Arthur and Nina Zwebell Residence in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

1. **Determined** that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. **Determined** that the property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code;
3. **Recommended** that the City Council consider the Arthur and Nina Zwebell Residence for inclusion in the list of Historic-Cultural Monuments; and
4. **Adopted** the attached findings as the findings of the Commission.

The Commission vote was as follows:

Moved: Kanner  
Seconded: Kennard  
Ayes: Barron, Buelna, Milofsky

**Vote: 5 - 0**

  
James K. Williams  
Commission Executive Assistant II

The Cultural Heritage Commission would appreciate your inclusion of the subject property to the list of Historic-Cultural Monuments.

**Time for Council to Act:** The Commission action is hereby transmitted to the City Council for consideration. Pursuant to Section 22.171.10(f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission on the proposed designation. The City Council may unilaterally extend the 90-day time limit to act for a maximum of 15 days for good cause. With written consent of the owner, the time for the City Council to act may be extended by up to an additional 60 days. If the Council does not act on the application or initiation within this specified time limit, the application or initiation to designate a Monument shall be deemed to have been denied.

Enclosures: Findings

## **FINDINGS**

- The Arthur and Nina Zwebell Residence “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 American Colonial Revival residential architecture in Studio City, and as a work by noted Los Angeles-based architectural designers Arthur and Nina Zwebell that represents the summation of their careers in architectural design.

## **DISCUSSION OF FINDINGS**

The Arthur and Nina Zwebell Residence successfully meets one of the Historic-Cultural Monument criteria:

The property “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of American Colonial Revival residential architecture in Studio City. The subject building exhibits many features characteristic of the American Colonial Revival style, including the side-gabled roof, gabled roof dormers, multi-lite double-hung wood windows, and wooden shutters.

The Arthur and Nina Zwebell Residence also “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age,” as a work by noted Los Angeles-based architectural designers Arthur and Nina Zwebell that represents the summation of their careers in architectural design. The Zwebells’ work was distinguished from that of their contemporaries through their attention to detail and individuality in each design, judicious application of inventive planning principles and technological innovations, and their self-contained business model, which allowed the couple to maintain control of design, construction, and decoration from start to finish. While the Zwebells would eventually become most known in Los Angeles for their courtyard apartment buildings, Arthur Zwebell started out his career designing single-family homes in Beverly Hills and Pasadena. The subject property was one of the duo’s final three projects, which consisted of the residences on Agnes Avenue they built for themselves and their family members.

Despite interior and exterior alterations, the subject property retains a substantial level of integrity of location, design, setting, materials, workmanship, feeling, and association 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 Arthur and Nina Zwebell Residence 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 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 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 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-2019-4805-CE was prepared on August 12, 2019.