

**WONG RESIDENCE**

2635-2645 N. Nottingham Avenue; 2651 Nottingham Place

**CHC-2025-2721-HCM**

**ENV-2025-2722-CE**

**FINDINGS**

(As amended by the Cultural Heritage Commission on August 7, 2025)

- The Wong 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 a single-family residence designed in the Mid-Century Modern architectural style and an uncommon Los Angeles commission of master architects Buff and Hensman that exemplifies the firm’s signature design features.

**DISCUSSION OF FINDINGS**

The Wong Residence meets one of the criteria for designation under the Cultural Heritage Ordinance.

The subject property “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 a single-family residence designed in the Mid-Century Modern architectural style and an uncommon Los Angeles commission of master architects Buff and Hensman that exemplifies the firm’s signature design features.

The Mid-Century Modern architectural style encompasses a broad range of idioms and sub-styles that became popular after World War II. Largely influenced by the Case Study House Program that occurred between 1945 and 1966, the style generally emphasizes the direct expression of structural systems, the relationship between the indoor and outdoor spaces, and a lack of ornamentation. The subject property exhibits several characteristic features of the style, particularly the post-and-beam sub-style, including exposed wood beams, floor-to-ceiling windows, metal flush mounted windows, horizontal massing, and a low-pitched roof with overhanging eaves.

The firm of Buff and Hensman was closely associated with post-and-beam designs and the interplay between indoor and exterior environments. Their unique modernist style, as exemplified by the subject property, incorporated an extensive use of glass and exposed wood structural elements with minimal ornamentation; comparatively thin structural elements; an integration of indoor and outdoor spaces; and took advantage of surrounding views. The Wong Residence also demonstrates Buff and Hensman’s ability to creatively respond to unique hillside sites. While Buff and Hensman were active across the Southern California region, particularly in areas such as Pasadena, their designs are relatively uncommon in the city of Los Angeles. There were only nine properties designed by

Buff and Hensman that were identified in Los Angeles's citywide historic resources survey, SurveyLA, and there are not currently any properties designed by the firm that are designated Historic-Cultural Monuments.

### **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 Wong 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 an 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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-2025-2722-CE was prepared on July 11, 2025.