

## THE BRADY BUNCH HOUSE

11222 West Dilling Street

CHC-2025-5716-HCM

ENV-2025-5717-CE

### FINDINGS

- The Brady Bunch House “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its use as a filming location for establishing shots filmed for the popular television series, *The Brady Bunch*, which aired from 1929-1974, as well as for its faithful re-creation of the fictional Brady family home, both on the interior and exterior, that is enshrined in American popular culture.

### DISCUSSION OF FINDINGS

The Brady Bunch House meets one of the Historic-Cultural Monument criteria.

The subject property “exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community” for its use as a filming location for establishing shots filmed for the popular television series, *The Brady Bunch*, which aired from 1969-1974, as well as for its faithful re-creation of the fictional Brady family home, both on the interior and exterior, that is enshrined in American popular culture.

As with many television shows, each episode of *The Brady Bunch* began with what is known as an establishing shot—a long-range view of a location intended to help audiences understand where the episode is taking place and establish a context for the scenes to follow. As the show focused almost exclusively on the Bradys’ blended-family dynamic and their lively home life, the vast majority of episodes were set at the Brady home. The subject property was utilized for establishing shots depicting the Brady family home, which appeared in nearly every episode of the series’ five-season run. Additionally, footage of the subject property was used for establishing shots in the majority of the show’s subsequent spinoffs, theatrical films, and television films including *The Brady Girls Get Married* (also known as *The Brady Brides*, 1981), *A Very Brady Christmas* (1988), the serial drama *The Bradys* (1990), *The Brady Bunch Movie* (1995), *A Very Brady Sequel* (1996) and *The Brady Bunch in the White House* (2002).

Although the interiors of the residence were never utilized for the filming of *The Brady Bunch* television series, the 2018 faithful re-creation of the original sound stage sets on the interior and restoration of the exterior of the residence as it was portrayed in the series has taken on significance of its own in bringing to life the fictional Brady family home. More than fifty years have passed since *The Brady Bunch* ended its initial primetime run in 1974. The original television series only aired for five years and was never a ratings hit during its original airing. But since it went into regular syndication in 1975, it has become a popular syndicated staple, especially among children and teenage viewers. The success of *The Brady Bunch*, as well as the show’s later spinoffs and the HGTV show *A Very Brady Renovation* (2019) that highlighted the 2018 remodel, ensured that the fictional Brady family and Brady family home have maintained a presence in popular culture for over five decades.

At a time when divorce was increasingly common, *The Brady Bunch* portrayed an idealized American family and childhood experience with which many viewers identified. For this reason, among others, the subject property has been a draw to fans of the show, starting while the series was still being filmed, prior to 1974, and enduring to present day. Over the years, scores of fans made, and continue to make, pilgrimages to the house to take photographs in front of the subject property, and more recently within the interior.

In addition to the exterior, significant interior features include the entryway and stairs, living area with the stone-clad fireplace, stairway leading to the second floor, multi-colored wall paneling above the stairs, the kitchen, and den.

At least two other properties have received historic designations based significantly on their association with fictional places in popular American culture. These include the House of Seven Gables in Salem, Massachusetts (1668, Contributor to the House of Seven Gables Historic District designated a National Historic Landmark District in 2007), which was remodeled and enlarged in 1909 to specifically reflect aspects of Nathaniel Hawthorne's 1851 romance novel, *The House of Seven Gables*. Another example is Rancho Camulos (1953, listed as a National Historic Landmark in 2000), which was designated for its association with a fictional setting in the 1884 novel *Ramona*.

The subject property retains a high level of integrity of location, materials, design, setting, workmanship, feeling, and association to convey its significance. All recent alterations were completed to reflect and reinforce existing cultural associations with the fictional home of the Brady family.

### **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 Brady Bunch House 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. 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.

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Area. The Project will not damage scenic resources in a satet scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2025-1065-CE was prepared on December 23, 2025.