

FINDINGS AND DETERMINATION
OF THE LANDMARKS COMMISSION
OF THE CITY OF SANTA MONICA IN THE MATTER OF
THE DESIGNATION OF A LANDMARK

DESIGNATION OF A RESIDENTIAL BUILDING
LOCATED AT 518 ADELAIDE DRIVE
AS A CITY LANDMARK

19ENT-0398

SECTION I. On October 31, 2019, the property owner, Barry Bohm, filed Landmark designation application 19BLD-0398 to designate the residence located at 518 Adelaide Drive as a City Landmark. The Landmarks Commission, having held a Public Hearing on February 10, 2020, hereby finds that the subject residence located at 518 Adelaide Drive meets one or more of the criteria for designation as a City Landmark as enumerated in SMMC 9.56.100 and designates the subject residence as a City Landmark and the property commonly known as 518 Adelaide Drive (Assessor's Parcel Number 4293-001-007) as a Landmark Parcel, based on the following findings:

- (1) *It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.*

The subject residence was constructed in 1925 during the period when the City experienced a major increase in residential development (1920-1930) as Santa Monica transitioned from a resort town to a City with permanent residents. The early development of the residential properties along Adelaide Drive was concentrated in two periods; 1905 to 1911 and during the 1920s. While some of the earliest residences in this neighborhood were constructed around the turn of the century in the earlier period of development, the majority were constructed during the second period in the 1920s, resulting in a high concentration of Period Revival-style residences including Spanish Colonial Revival, Monterey Revival, and Mediterranean Revival styles.

The subject property symbolizes the larger citywide trend of increased residential development during the height of Period Revival popularity in the 1920s, representing both the economic and architectural history of the City, and the subject residence is among the few extant and intact buildings that represent this period in the neighborhood's architectural development. Therefore, the subject property satisfies this criterion.

- (2) *It has aesthetic or artistic interest or value, or other noteworthy interest or value.*

The subject residence is designed in the French Revival style that includes a wide range of design influences. Based on its prominent rounded tower, the residence is considered a towered subtype of its style. Its complex asymmetrical massing and a combination of steep-pitched front and side-facing gables, its prominent rounded tower entry, and balconettes reflects the informal architecture of French villages that inspired many Period Revival designs. The subject property has aesthetic interest and value and therefore satisfies this criterion.

- (4) *It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.*

The subject residence embodies distinguishing architectural characteristics of the French Revival style with a unique combination of features from both the Chateausque and Provincial substyles representing an evolution of the French Revival style during the 1920s. The style is expressed through its character-defining features including its complex massing, steep pitched roofs, rounded tower, multi-light wood casement windows, stucco exterior, and battened wood shutters. Other features include wrought iron detailing, decorative grilles, and two large chimneys with decorative caps. Accordingly, the subject property satisfies this criterion.

SECTION II. The character-defining features of the property include the following:

- One and two-story height with complex massing including large chimneys, and rounded entry tower;
- Steeply pitched gabled and conical roof forms;
- French doors, single-light wood and casement windows;
- Troweled and textured stucco cladding;
- Wood windows, doors, and shutters;
- Wrought iron balconettes;
- Clay tile attic vents and terra cotta chimney caps.

SECTION III. The property commonly known as 518 Adelaide Drive (Assessor's Parcel Number 4293-001-007) is designated as a Landmark Parcel in order to preserve, maintain, protect and safeguard the Landmark building.

SECTION IV. I hereby certify that the above Findings and Determination accurately reflect the final determination of the Landmarks Commission of the City of Santa Monica on February 10, 2020 as determined by the following vote:

AYES: Brand, Breisch, Green, Shari, Sloan, Chair Pro Tem Rosenbaum, Chair Genser

ABSTAIN: None

ABSENT: None

NAYES: None

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the decision. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

NOTICE

If this is a final decision not subject to further appeal under the Landmark and Historic District Ordinance of the City of Santa Monica, Santa Monica Municipal Code Chapter 9.56, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

Respectfully Submitted
February 10, 2020

Roger Genser, Chairperson

Attest:

Steve Mizokami,
Landmarks Commission Secretary