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May 31, 2018

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:

MAJOR KUNKEL BUNGALOW; 1542 NORTH MCCADDEN PLACE; CASE NO. CHC-2018-1035-HCM; ENV-2018-1036-CE

At its meeting of **May 17, 2018**, the Cultural Heritage Commission took the actions below to include the above-referenced property 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; and
3. **Recommended** that the City Council consider the Major Kunkel Bungalow for inclusion in the list of Historic-Cultural Monuments; and
4. **Adopted** the attached findings as amended by the Commission.

This action was taken by the following vote:

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

Vote: 5 – 0


Etta Armstrong, Commission Executive Assistant I
Cultural Heritage Commission

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 will be 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. The 90-day time limit may be extended by the Council for good cause for a maximum of 15 days. If the Council does not act on the application or initiation within this 105-days total time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of Council initiated designation by a minimum of 10-votes.

Enclosures: Amended Findings

Major Kunkel Bungalow

FINDINGS

(As Amended by the Cultural Heritage Commission on May 17, 2018)

- The Major Kunkel Bungalow "reflects the broad cultural, economic, or social history of the nation, state, or community" as a rare example of the single-family residences prevalent in Hollywood prior to its annexation by the City of Los Angeles.
- The Major Kunkel Bungalow "is identified with historic personages or with important events in the main currents of national, state, or local history" for its association with Major Harry E. Kunkel, the first Air Pollution Controller for the City of Los Angeles.

DISCUSSION OF FINDINGS

The Major Kunkel Bungalow meets two of the Historic-Cultural Monument criteria.

The subject property "reflects the broad cultural, economic, or social history of the nation, state, or community" as a rare example of the single-family residences prevalent in Hollywood prior to its annexation by the City of Los Angeles. Incorporated as a municipality in 1903, Hollywood consolidated with the City of Los Angeles in 1910 to gain access to its water supply. Changes to the community included street names: Prospect Avenue became Hollywood Boulevard in 1910, and in 1912, the address for the subject property changed from 210 Bonita Place to 1542 McCadden Place. Also, multi-family apartment buildings and residence were constructed to accommodate an exponential growth in population as evidenced by the properties built between 1913 and 1920 that surround the Major Kunkel Bungalow. Single-family residences increasingly became a rare typology.

The subject property "is identified with historic personages or with important events in the main currents of national, state, or local history" for its association with Major Harry E. Kunkel, the first Air Pollution Controller for the City of Los Angeles. In 1947, Los Angeles County enacted a county-wide air pollution district of which Major Harry E. Kunkel became head. Kunkel, as Chief Inspector, and four other engineers transferred to the County Air Pollution Control District in 1948. In his role, he acquired machinery to measure the smog output of automobiles, buses and trains, and also convinced major industries to introduce smog arresting devices on their smoke stacks. Kunkel was also appointed to many of the top national air pollution organizations in the United States and Canada, sharing Los Angeles' challenges with smog.

While the applicant argues that the subject property also "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of the Craftsman architectural style, there is not sufficient evidence to support this finding. There are a plethora of Craftsman-style single-family residences across Los Angeles and the subject property does not represent a unique or outstanding example of the architectural style. Other more exemplary residential bungalows in the Craftsman style that are already locally designated include the Eckley-Mitchell Residence (1907, HCM #962), the Wilkins House (1911, HCM #877), the A.W. Black Residence (1913, HCM #803), and the Hewitt Residence (1915, HCM #702).

Although the paving of the lot, changes to the surrounding block, application of texture coating to the clapboard siding, and porch alterations have affected the integrity of setting, materials, and workmanship, the subject property retains a sufficient level of integrity of feeling, association, location, and design 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 Major Kunkel Bungalow 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-2018-1036-CE was prepared on April 30, 2018.