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July 2, 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:

**HUNTER RANCH HOUSE; 1309 NORTH KILLARNEY AVENUE; CD 1  
CASE NO. CHC-2019-1822-HCM, ENV-2019-1823-CE**

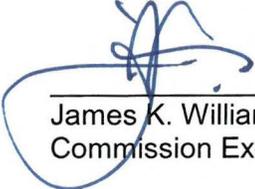
At its meeting of **June 20, 2019**, the Cultural Heritage Commission took the actions below to include the Hunter Ranch House in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

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 Hunter Ranch House for inclusion in the list of Historic-Cultural Monuments; and
4. **Adopted** the attached Findings.

The Commission vote was as follows:

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

Enclosure: Findings

## FINDINGS

- Hunter Ranch House “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Craftsman architectural style.

### CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

### SUMMARY

The Hunter Ranch House is a two-story single-family residence and detached garage located on North Killarney Avenue between Randall Court and Roseview Avenue in the Mount Washington neighborhood of Los Angeles. Although the original permit could not be located, it is estimated that the residence was constructed between 1908 and 1909 in the Craftsman architectural style. The residence was first moved from its original location at 523 South Kingsley Drive to the Hunter Ranch at 1550 Bridgeport Drive in 1955. In 1987, the subject property was moved a second time to its current location on Killarney Avenue. The original architect is unknown.

L-shaped in plan and sited below street level, the subject property is of wood-frame construction with wood shingle cladding and a moderately-pitched, side-gabled roof with wide overhanging eaves. The primary, south-facing elevation is symmetrically composed with a central entrance consisting of a single paneled wood door with a front-gabled wood porch cover. Fenestration consists of multi-lite wood casement windows arranged in groups of three and four. There is a stucco-clad chimney located on the west-facing elevation and a balcony on the second floor of the southeast-facing elevation. Interior features include wainscoting, built-in cabinetry, hardwood floors, brick fireplaces and coved ceilings.

The subject property has undergone several alterations over the years, aside from its multiple relocations. These alterations include the construction of a garage and installation of a furnace in 1914; the conversion from a single-family dwelling to a four-unit building, adding three kitchens and one bathroom, in 1952; the reversion to a single-family dwelling upon relocation in 1955; the reconstruction of the carport in 1956; the construction of a concrete retaining wall in 1989; the modification of the front porch, and the demolition of the brick porch, and reconstruction of the chimney at unknown dates.

## DISCUSSION

The Hunter Ranch House meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Craftsman architectural style. The subject property’s side-gabled roof with wide overhanging eaves, a symmetrical street-facing elevation, wood shingle cladding, and grouped multi-lite wood casement windows are all reflective of the style. In addition, the original built-in cabinetry, exposed wood beams, brick fireplaces, and window seats remain largely intact and exemplify Craftsman style interior design.

Despite interior and exterior alterations and multiple relocations, the subject property retains a high level of integrity of design, 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 Hunter Ranch 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 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-2019-1823-CE was prepared on May 24, 2019.

## **BACKGROUND**

An initial Historic-Cultural Monument application for the subject property was submitted in 1985 by Don and Constance Redifer. At a meeting on November 15, 1985, the Cultural Heritage Commission voted to decline the application due to the property not meeting the criteria under the Cultural Heritage Ordinance. The current application was reviewed on March 7, 2019 by a subcommittee of the Cultural Heritage Commission consisting of Commissioners Barron and Kennard which determined that there was substantial new information that warranted reconsideration and recommended that the application be placed on a future agenda before the full Commission.

On April 18, 2019, the Cultural Heritage Commission voted to take the property under consideration. On May 23, 2019, a subcommittee of the Commission consisting of Commissioners Buelna and Barron visited the property, accompanied by staff from the Office of Historic Resources.