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August 9, 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:

MILLER RESIDENCE; 5060 LOS FELIZ BOULEVARD; CASE NO. CHC-2019-2304-HCM, ENV-2019-2305-CE; CD-4

At its meeting of **July 18, 2019**, the Cultural Heritage Commission took the actions below to include the Miller Residence 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 Miller Residence for inclusion in the list of Historic-Cultural Monuments; and
4. **Adopted** the attached Findings as amended by the Commission.

The Commission vote was as follows:

Moved: Kennard
Seconded: Barron
Ayes: Milofsky
Nays: Kanner
Absent: Buelna

Vote: 3 - 1



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: Amended Findings

MILLER RESIDENCE
5060 West Los Feliz Boulevard
CHC-2019-2304-HCM
ENV-2019-2305-CE

FINDINGS

(As Amended by the Cultural Heritage Commission on July 18, 2019)

- The Miller Residence “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an early commission of master architects Gable and Wyant.

DISCUSSION OF FINDINGS

The Commission finds that the Miller Residence meets one of the Historic-Cultural Monument criteria: it “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an early commission of master architects Gable and Wyant. Architects George Elmore Gable (1892-1953) and Stanley Wyant (1890-1964) were both born in Iowa and began their practice in Los Angeles in 1922. The duo designed single-family homes, commercial, and institutional buildings in the Spanish Revival, Art Deco, and Modern architectural styles across the greater Los Angeles area. Although their most well-known project was Hangar No. 1 Building (1929, HCM #44) at the Los Angeles International Airport, they were also known for their residences in Beverly Hills, Santa Monica, and Hollywood which were primarily designed in the Mediterranean and Indigenous Revival architectural styles. The 1922 Miller Residence is one of Gable and Wyant’s first works and represents the initial phase of their architectural careers.

Despite some exterior and minor interior alterations, the subject property retains a high level of integrity of location, materials, design, setting, workmanship, feeling, and association to convey its significance. The few alterations that the Miller Residence has undergone over the years are all sympathetic to the architectural style.

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 Miller 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 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-2019-2305-CE was prepared on July 18, 2019.