

**KUN HOUSE II**  
7943 – 7947 West Farehold Drive  
**CHC-2022-4974-HCM**  
**ENV-2022-4975-CE**

**FINDINGS**

- Kun House II “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of Mid-Century Modern residential architecture and “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an illustrative and highly intact example of master architect Richard Neutra’s small-scale residential designs.

**DISCUSSION OF FINDINGS**

Kun House II 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 Mid-Century Modern residential architecture and “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an illustrative and highly intact example of master architect Richard Neutra’s small-scale residential designs.

The hallmarks of the Mid-Century Modern architectural style, as exhibited by the subject property, are the horizontal massing, unadorned smooth wall surfaces, and overall lack of ornamentation. The subject property also retains other characteristic features of the style that include post-and-beam construction, overhanging eaves, floor-to-ceiling windows, and open interior space.

In addition, the subject property is an important work of master architect Richard Neutra that represents the progression of his innovative design concepts for small but flexible residential dwellings. Despite its modest size, the residence features many elements of Richard Neutra’s evolving vocabulary, including the use of contrasting glass and stucco planes, projecting beams extending beyond the building envelope, deep overhangs with strip lighting at the edges, and the use of terraces to take advantage of views. Although the subject property is only 2,000 square feet, its flowing interiors, expansive pane-glass, and horizontal elements create a residence that looks and feels much larger than it is. Further, it embodies not only Neutra’s design aesthetic but also the social and ideological underpinnings of his philosophy. Neutra’s goal was to accommodate what his clients did and how they socialized while serving their health and wellbeing. He also emphasized simplicity that could make such environments affordable and responsive to the climate and worked to achieve his goals through the inclusion of modern technology and nature and landscape. These concepts are expressed at the subject property through the use of floor to ceiling windows that create a flow between the exterior surroundings and the private living spaces as well as the small house design that allows for a refined architectural aesthetic.

The subject property is highly intact and retains a high level of integrity of location, design, setting, materials, 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 Kun House II 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 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, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. 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.

Categorical Exemption ENV-2022-4975-CE was prepared on September 12, 2022.