

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

August 19, 2005

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801
CULTURAL HERITAGE COMMISSION
—
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PRESIDENT
ROELLA HSIEH LOUIE
VICE-PRESIDENT
RICHARD BARRON
ALMA M. CARLISLE
CANDACE YOUNGER
—
COMMISSION OFFICE
(213) 978-1300

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.lacity.org/PLN

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2005-1428-HCM**
MARSHALL FLATS
796-796 E. KENSINGTON RD.

At the Cultural Heritage Commission meeting of August 17, 2005, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as an Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.125.1 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 60 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Martin
Seconded: Louie
Ayes: Barron
Absent: Carlisle, Younger
Vote: 3-0



Gabriele Williams, Commission Executive Assistant II
Cultural Heritage Commission

GW:nap

Attachment: Staff Report with Findings

c: Councilmember Ed Reyes, CD 1
Heffernan, William J (aka Burns, Murray) & Price, Planaria, Owner
Charles Fisher, Applicant

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CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

August 19, 2005

Heffernan, William J (aka Burns, Murray) & Price, Planaria, Owner
1320 Carroll Avenue
Los Angeles, CA 90026

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2005-1428-HCM**
MARSHALL FLATS
796-796 E. KENSINGTON RD.

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Barbara Greaves at (213) 978-1068 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Greaves at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

Gabriele Williams, Commission Executive Assistant II
Cultural Heritage Commission

GW:nap

Attachment: CHC Declaration Letter to Council and Staff Report with Findings

c: Charles Fisher, Applicant
Notification List
GIS

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN



Los Angeles City Planning Department

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

DATE: August 17, 2005
TIME: 10:00 a.m.
PLACE: City Hall, Room 1060
 200 N. Spring St.
 Los Angeles, CA, 90012

CASE NO. CHC-2005-1428-HCM

Location: 792-796 E. Kensington Rd.

Council District: 1

Community Plan Area: Silver Lake-Echo Park-Elysian Valley

Area Planning Commission: East Los Angeles

Neighborhood Council: Greater Echo Park Elysian

Legal Description: Angeleno Heights Tract, Block 28, Lots 42

PROJECT: Historic-Cultural Monument Application for
 MARSHALL FLATS

REQUEST: DECLARE the site a
 Historic-Cultural Monument

APPLICANT: Charles Fisher (owner's representative)

RECOMMENDATION:

Declare the site a Historic-Cultural Monument and find that it meets Cultural Heritage Ordinance Definition of a Monument criteria as set forth in Los Angeles Administrative code Section 22.130 because the Marshall Flats is an exemplary instance of Craftsman and American Foursquare architecture.


 David Gay, Principal Planner


 Jay Oren, Historic Preservation Officer

Findings

The building is of particular historic or cultural significance to the City of Los Angeles because: It embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction. Built in 1905, the front house exhibits character-defining features of American Foursquare style architecture including direct, simple box-like shapes; hip roofs; informal plan; non-symmetrical elevations; shiplap wood sheathing; covered porch; exposed rafter tails; ionic columns, and double-hung wood bay windows. Built in 1907, the rear house exhibits character-defining features of Craftsman style architecture including gable roofs; horizontal wood siding; a corner porch with wood balustrades; multi-paned double-hung wood windows; and shingle roofing. Historic building materials and character-defining design elements of both houses are generally extant.

Criteria

The criterion is Los Angeles Administrative Code Section 22.130, 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, such as historic structures or sites in which the broad cultural economic or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age. At issue is whether the Commissioners find that the application meets the Ordinance's threshold of significance.

Attachments: Parcel Profile Report and Map