



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Bartlett Residence		First Owner/Tenant	
Street Address: 1829 N. Kenmore Avenue		Zip: 90027	Council District: 4
Range of Addresses on Property: 1827-1833 N. Kenmore Avenue		Community Name: Los Feliz	
Assessor Parcel Number: 5589-033-036	Tract: Holby Avenue Tract No. 3	Block: E	Lot: 53 & N 26.67 Ft of 54
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/ Open Space	<input type="radio"/> Natural Feature	

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1914	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: Private Development
Architect/Designer: Albert C. Martin, Sr.	Contractor: L. F. S. Sydicate		
Original Use: Single Family Residence	Present Use: Single Family Residence (Vacant)		
Is the Proposed Monument on its Original Site?:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown
	If "No," where?:		

3. STYLE & MATERIALS

Architectural Style: American Colonial Revival		Stories: 1	Plan Shape: L-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Wood	
	Cladding Material: Wood clapboards	Cladding Material: Wood shingles	
ROOF	Type: Gable, crossed	Type:	
	Material: Composition shingle	Material:	
WINDOWS	Type: Double-hung	Type:	
	Material: Wood	Material:	
ENTRY	Style: Centered	Style:	
	Material: Wood	Material:	

4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

- Reflects the broad cultural, economic, or social history of the nation, state or community
- Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
- Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
- A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



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5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1.	1985	Single story rear addition for disabled access. A staircase chair lift was installed for the same reason.
2.	1987 & 2007	Roof replaced in kind
3.	1994	Chimney replaced with prefab unit after Northridge Earthquake.
4.		
5.		
6.		
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in a Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by a historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designation(s):		

7. WRITTEN STATEMENTS

This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- B. Statement of Significance** – Address the proposed monument’s historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

8. CONTACT INFORMATION

Applicant

Name: Bill Zide	Company:		
Street Address: 1750 N Serrano Avenue	City: Los Angeles	State: CA	
Zip: 90027	Phone Number: 323-466-3353	Email: billzide@aol.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Kenmore Investments, LLC	Company:		
Street Address: 12324 Montana Street, Suite 1	City: Los Angeles	State: CA	
Zip: 90049	Phone Number: 310-995-3526	Email:	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher	Company:		
Street Address: 140 S. Avenue 57	City: Highland Park	State: CA	
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.



I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.



I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.



I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher
Name:

8-6-2014
Date:

Charles J.
Fisher
Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou,
email=arroyoseco@hotmail.com, c=US
Date: 2014.08.08 03:50:28 -07'00'



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10. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Nomination Form | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 7. <input checked="" type="checkbox"/> Contemporary Photos |
| 3. <input type="checkbox"/> Bibliography | 8. <input type="checkbox"/> Historical Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents | |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213.978.1200
Website: preservation.lacity.org

Bartlett Residence *Architectural Description*

This two story Colonial Revival residence has a slightly asymmetrical design with a transverse main gable that is a full gable on the North facade with a stucco covered chimney at its center and a large clipped or "jerkin-head" gable on the South facade piercing the roof at the top of the gable within the wide open eaves. The roof is of composition shingles with a slight hip at the center of the gable. A large eyebrow is in the wide eaves over the main entry. The first story is clad in clapboard siding and the second story is clad in wood shake shingles set in clean rows.

A open pergola starts in front of the porch and goes to the left, wrapping around the Southeast corner of the house. The pergola, which is over a scored concrete porch, is supported by a series of six Tuscan columns, two flanking the front entry, another also facing the front, toward the South end of the house and the three others set at equal distances along the South facade. In addition, there is a square column and a square pilaster directly behind the two porch columns. These have rectangular inserts as do two additional square pilasters that flank the front door. The front facade of the house comes forward to the right of the entry, as the end of the porch. There are two porch lights, each to either side of the front door frame, which has a lentil at the top. The front door, which has a large fixed glass window over a square inset, is obscured by a white painted security door.

The windows are double hung with six lights in the upper sashes and a single light in the lower sashes. Two smaller windows under the eyebrow have a window box, supported by three wide brackets. At the second story of the front, two side by side windows are to the left of the eyebrow and a single window as well as two side by side windows are found to the right of the eyebrow. Two fixed pane windows, each flanked with smaller double hung windows are on each side of the main entry. Some casement windows are also found at the second story side and rear elevations.

A two story octagonal bay is located in the South elevation behind the pergola, which is where the casement windows are found in the dining room and master bedroom. A single story square addition with ADA compliant ramps is located at the rear of the house.

Accessory structures include a garage which appears to have been converted to a living space.

Interior features include hardwood floors (mostly under carpet), paneled wainscoting, multi light glass and wood pocket doors, original kitchen, wrought iron banister on upper stairs (may not be original) and a wooden fireplace mantle

Bartlett Residence

1829 N. Kenmore Avenue

Significance Statement

Built in 1914 for Hamburger's Department Store furniture buyer Oswald Bartlett, this large Colonial Revival House is a very rare domestic design by famed Los Angeles architect Albert Carey Martin, Sr. Martin is well known for such iconic buildings as the St. Vincent de Paul Church (HCM No. 90), the Metropolitan Water District Building/Million Dollar Theatre, the Ventura County Courthouse, The Higgins Building (HCM No. 873), the Wilshire May Company (HCM No. 566) and his work on the Los Angeles City Hall (HCM No. 150). The Martin firm remains in business today, producing such buildings as the Los Angeles Department of Water and Power General Office Building (HCM No. 1022). Martin was not known for his single family designs because there were so few of them. The Bartlett Residence being one of these rare jewels. The house was one of the early homes in the Holmby Avenue Tract, which was one of the first subdivisions by Arthur Letts, whose extensive estate was to become the base for the entire community. This was the third development by Letts along the street, which was renamed Kenmore shortly after the tracts were filed. Oswald Bartlett purchased his lot from Letts in 1909, but waited five years before having his dream house built. The large house was perfect for the extended family, which included himself, his wife, Abbie Louise, his two children along with his parents and his mother-in-law. Bartlett must have been making good money from Hamburgers to be able to afford the \$4,800.00 house, but he eventually left to become the President and general manager of Blackstone's Department Store. However, Bartlett passed away suddenly in 1924, at the age of 41. His wife remained in the house until the children had moved out and sold it on September 9, 1931 to Bessie Gordon, a widow, who was a manager for the Alan Loan Company. She sold the house on March 30, 1955 to Preston T. Wilson, who was to live there until his death on March 26, 2012. Wilson's wife, Robbie Lee, who was added to the title on March 17, 1959, was a real estate agent who was well known in the Los Feliz area, until she had to retire after becoming totally disabled with muscular dystrophy. In 1985, Preston had an addition built at the back of the house to serve as her bedroom and office, with a wheelchair ramp. He also installed a lift along the staircase so she could go upstairs. Other than this change, the house has remained virtually intact as A. C. Martin originally designed it. The Bartlett Residence therefore qualifies as a Historic Cultural Monument as it both embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style or method of construction and is a notable work of Albert C. Martin, Sr., a master architect whose individual genius influenced his age.



5589 33

1995

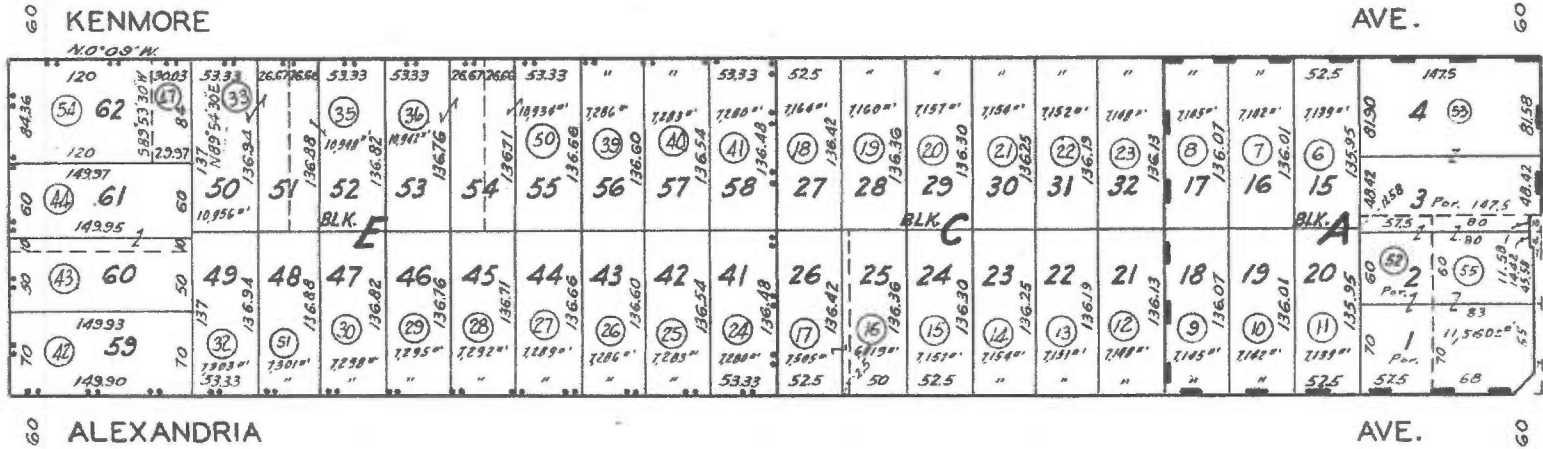
SCALE 1" = 100'

Revised:
3-27-58
1-7-58
4-26-60
2-4-61
5-11-61
2-11-63
680216

830307243
950203

FRANKLIN AVES

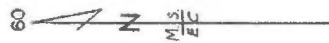
BLVD.
80
HOLLYWOOD
87



HOLMBY AVENUE
TRACT NO. 3
M.B. 9-185

HOLMBY AVENUE
TRACT NO. 2
M.B. 9-191

HOLMBY AVENUE
TRACT NO. 1
M.B. 10-11



CODE
8827

FOR PREV. ASSM'T. SEE
5589-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

NO. 591



City of Los Angeles Department of City Planning

8/1/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1831 N KENMORE AVE
1833 N KENMORE AVE
1827 N KENMORE AVE
1829 N KENMORE AVE

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2000-1976-SP
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-59776
ORD-173799
ORD-173749
ORD-164699
ORD-161116-SA14
ZA-2013-1859-ZAA-SPP-SPPA
VTT-72296-SL
ENV-2013-1858-MND
ENV-2000-1978-ND

Address/Legal Information

PIN Number	150B197 1021
Lot/Parcel Area (Calculated)	7,306.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID J4
Assessor Parcel No. (APN)	5589033036
Tract	HOLMBY AVENUE TRACT NO. 3
Map Reference	M B 9-185
Block	E
Lot	53
Arb (Lot Cut Reference)	None
Map Sheet	150B197

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Los Feliz
Council District	CD 4 - Tom LaBonge
Census Tract #	1892.01
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RD1.5-1XL
Zoning Information (ZI)	ZI-2433 Hollywood Community Plan Injunction
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	Vermont / Western Station Neighborhood Area Plan
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	East Hollywood / Beverly Normandie Earthquake Disaster Assistance Project
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	No
500 Ft Park Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessor Information

Assessor Parcel No. (APN)	5589033036
APN Area (Co. Public Works)*	0.250 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$586,651
Assessed Improvement Val.	\$146,662
Last Owner Change	04/10/13
Last Sale Amount	\$730,007
Tax Rate Area	8827
Deed Ref No. (City Clerk)	926188
	1015894

Building 1

Year Built	1914
Building Class	D55D
Number of Units	1
Number of Bedrooms	6
Number of Bathrooms	2
Building Square Footage	3,133.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards**Active Fault Near-Source Zone**

Nearest Fault (Distance in km)	0.209560792482078
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Tsunami Inundation Zone	No

Economic Development Areas

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