

DEPARTMENT OF  
CITY PLANNING  
OFFICE OF HISTORIC RESOURCES  
200 N. SPRING STREET, ROOM 559  
LOS ANGELES, CA 90012-4801  
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON  
PRESIDENT

GAIL KENNARD  
VICE-PRESIDENT

JEREMY IRVINE  
BARRY A. MILOFSKY  
ELISSA SCRAFANO

FEELY C. PINGOL  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1294

CITY OF LOS ANGELES  
CALIFORNIA



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(213) 978-1273

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INFORMATION  
(213) 978-1270

[www.planning.lacity.org](http://www.planning.lacity.org)

Date: **MAR 20 2015**

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

Attention: Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2015-354-HCM**  
**BARTLETT BUILDING**  
**215 W. 7<sup>TH</sup> STREET**

At the Cultural Heritage Commission meeting of **March 19, 2015**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 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 a 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 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 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: Commissioner Kennard  
Seconded: Commissioner Scrafano  
Ayes: Commissioners Irvine, Milfrsky, and Barron

Vote: **5-0**

  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteenth Council District  
Bartlett Loft, Inc.  
Bartlett Homeowner's Association  
GPA Consulting  
GIS

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INFORMATION  
(213) 978-1270

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Date: **MAR 20 2015**

Bartlett Loft, Inc.  
c/o Partner's Community Managers  
1107 S. Fair Oaks Avenue, #107.  
Pasadena, CA 91030

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: **CHC-2015-354-HCM**  
**BARTLETT BUILDING**  
**215 W. 7<sup>th</sup> STREET**

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 Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

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

Moved: Commissioner Kennard  
Seconded: Commissioner Scrafano  
Ayes: Commissioners Irvine, Milofsky, and Barron

Vote: **5 - 0**

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteenth Council District  
Bartlett Homeowner's Association  
GPA Consulting  
GIS

**Los Angeles Department of City Planning**  
**RECOMMENDATION REPORT**

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2015-354-HCM**  
**ENV-2015-355-CE**

**HEARING DATE:** March 19, 2015  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

**Location:** 215 W. 7<sup>th</sup> Street  
**Council District:** 14  
**Community Plan Area:** Central City  
**Area Planning Commission:** Central  
**Neighborhood Council:** Downtown Los Angeles  
**Legal Description:** Lot 1 of TR 54121-C

**PROJECT:** Historic-Cultural Monument Application for the  
BARTLETT BUILDING

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER(S):** Bartlett Loft, Inc.  
C/O Partner's Community Managers  
1107 S. Fair Oaks Ave., #107  
Pasadena, CA 91030

**APPLICANT:** Bartlett Homeowner's Association  
C/O Neva Chevalier, President  
215 W. 7<sup>th</sup> Street  
Los Angeles, CA 90014

**REPRESENTATIVE:** GPA Consulting  
617 S. Olive Street, Ste. 910  
Los Angeles, CA 90014

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt the staff report and findings.**

MICHAEL J. LOGRANDE  
Director of Planning



Ken Bernstein, AICP, Manager  
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

  
Nels Youngborg, Preservation Planner  
Office of Historic Resources

**Attachments:** Historic-Cultural Monument Application

## FINDINGS

- The property "reflects the broad cultural, economic, or social history of the nation, State or community," for its association with Union Oil Company as its headquarters during its period of significance.
- The property embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Beaux Arts Revival style.
- The property is "a notable work of a master builder, designer or architect whose individual genius influenced his age," due to its design by the architectural firm of Parkinson & Bergstrom.

## 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, 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.

## SUMMARY

Built in 1911, the Bartlett Building is a Beaux Arts style commercial building that stands at the south end of the Spring Street Financial National Register District. The building has a u-shaped plan and is a reinforced concrete structure that is clad in glazed brick. It is fourteen stories tall, with a two story penthouse set back from the cornice line. The two street facing elevations are symmetrically organized and identical in design. The north elevation faces a parking lot.

The Beaux Arts style originated from the École des Beaux-Arts in Paris, France. The school operated from 1819 to 1968, and trained many artists and architects based on the design principals of orderliness, symmetry and the use of significant architectural styles. This style was embraced by Los Angeles in the turn of the century as an appropriate style for civic and commercial buildings, and offered an alternative and less chaotic architectural style compared to the Victorian era styles of the 1880s and 1890s.

The exterior of the building exhibits many character-defining features of the Beaux-Arts style, including:

- Use of the classical orders in the design of columns and pilasters
- Monumental scaled architectural elements
- Highly ornamental and grandiose design
- Symmetrical design elements from one side of the building
- Elaborately detailed entablatures

The Bartlett Building was designed by the architectural firm of Parkinson & Bergstrom, made up of John Parkinson and G. Edward Bergstrom. Parkinson is lauded as one of the most distinguished architects in the history of Los Angeles. He designed, as a partner or as the primary architect, many of the city's most cherished landmarks. The following buildings represent a small list of the buildings designed by Parkinson & Bergstrom:

- Continental Building (1903), Los Angeles, CA. HCM #730
- Security Building (1906), Los Angeles, CA. HCM #741
- Los Angeles Athletic Club (1912), Los Angeles, CA. HCM #69
- The Metropolitan Building (1913), Los Angeles, CA. HCM #1019
- Citizens Bank Building (1914), Pasadena, CA. NRHP #19821029

The subject property was constructed for the Union Oil Company, founded in 1890. When the company occupied the Bartlett Building in 1911, this building was its first permanent headquarters in Los Angeles. The next decade was a period of rapid growth and development for the company, as it was for the rest of the petroleum industry. During this time, Union Oil was producing millions of barrels of oil as they expanded their land holdings by thousands of acres, introduced their first gasoline service stations in Los Angeles, and constructed refineries in the Los Angeles area.

The Bartlett Building is a contributor to the Spring Street Financial National Register Historic District (NHRP #19790810). This district was nominated due to the significance of the financial institutions that operated within the district boundary and as a collection of financial edifices which document the economic activity of Los Angeles in the early 20<sup>th</sup> century. The period of significance of the district is from 1903-1931.

The ground and mezzanine exterior levels were altered on two occasions, first in 1937 and second in 1982. The alterations in 1937 were designed by noted architectural firm Walker and Eisen, and added new cast stone cladding in a Moderne style.

## **DISCUSSION**

The Bartlett Building successfully meets three of the specified Historic-Cultural Monument criteria: 1) "reflects the broad cultural, economic, or social history of the nation, State or community," 2) embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 3) is "a notable work of a master builder, designer or architect whose individual genius influenced his age." The subject property was the headquarters for Union Oil Company, a significant oil and gas company that was a major institution within the nation's resource extraction and automobile-service industry. The building is an excellent example of the Beaux Arts style due to its construction chronology, symmetrical façade, classically sectioned design, and architectural details. It is also a notable work of Parkinson & Bergstrom, lauded as master architects due to their influential designs, prominent commissions and lasting structures.

## **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 Bartlett Building as a 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 irreplaceable historic structures. The Secretary of the Interior's Standards of 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 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.

#### **BACKGROUND**

On February 5<sup>th</sup>, 2015 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On February 19<sup>th</sup>, the Commission consisting of all five members toured the property accompanied by a staff person from the Office of Historic Resources.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: **Bartlett Building** Current name of property  
 Other Associated Names: **Union Oil Company Building**  
 Street Address: **215 W. 7th Street** Zip: **90014** Council District: **14**  
 Range of Addresses on Property: **209 W. 7th Street, 651 S. Spring Street** Community Name: **Central City**  
 Assessor Parcel Number: **5144-026-023** Tract: **TR 54121-C** Block: **None** Lot: **1**

Identification cont'd:

Proposed Monument Property Type:  Building  Structure  Object  Site/Open Space  Natural Feature

Describe any additional resources located on the property to be included in the nomination, here: **None**

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: **1911**  Factual  Estimated Threatened? **None**  
 Architect/Designer: **George E. Bergstrom and John Parkinson** Contractor: **Paul Haupt**  
 Original Use: **Offices/Commercial** Present Use: **Condominiums/Commercial**  
 Is the Proposed Monument on its Original Site?  Yes  No (explain in section 7)  Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: **Beaux Arts** Stories: **14** Plan Shape: **Rectangular**

FEATURE	PRIMARY	SECONDARY
CONSTRUCTION	Type: <b>Concrete poured/precast</b>	Type: <b>Select</b>
CLADDING	Material: <b>Brick</b>	Material: <b>Terra cotta</b>
ROOF	Type: <b>Flat</b>	Type: <b>Select</b>
	Material: <b>Rolled asphalt</b>	Material: <b>Select</b>
WINDOWS	Type: <b>Double-hung</b>	Type: <b>Fixed</b>
	Material: <b>Wood</b>	Material: <b>Aluminum</b>
ENTRY	Style: <b>Off-center</b>	Style: <b>Recessed</b>
DOOR	Type: <b>Glass</b>	Type: <b>Glass</b>



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

- 1937 Ground level and mezzanine remodeled by Walker and Eisen
- 1982 Ground level remodeled, likely by Charles Luckman Architects
- 2002 Building adaptively reused as residential condominiums

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

- Listed in the National Register of Historic Places
  - Listed in the California Register of Historical Resources
- Formally determined eligible for the National and/or California Registers

Located in an Historic Preservation Overlay Zone (HPOZ)

Contributing feature

Non-contributing feature

Determined eligible for national, state, or local landmark status by an historic resources survey(s)

Survey Name(s): /

Other historical or cultural resource designations:

## 6. APPLICABLE 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 personages 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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. 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 you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### Applicant

Name: Neva Chevalier, President Company: Bartlett Homeowner's Association  
Street Address: 215 W. 7th Street City: Los Angeles State: CA  
Zip: 90014 Phone Number: 213-891-0127 Email: President@TheBartlettBuilding.com

### Property Owner

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

Name: Company: Bartlett Loft, Inc. c/o Partners Community Management  
Street Address: 1107 S. Fair Oaks Ave #107 City: Pasadena State: CA  
Zip: 91030 Phone Number: Email: peteo@partnerscommunitygmt.com

### Nomination Preparer/Applicant's Representative

Name: Teresa Grimes, Amanda Yoder Company: GPA Consulting  
Street Address: 617 S. Olive Street Suite 910 City: Los Angeles State: CA  
Zip: 90014 Phone Number: 310 792 2690 Email: teresa@gpaconsulting-us.com



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. 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. ✓ Nomination Form                                                                                                                                                                                                   | 5. ✓ Copies of Primary/Secondary Documentation                                             |
| 2. ✓ Written Statements A and B                                                                                                                                                                                        | 6. ✓ Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. ✓ Bibliography                                                                                                                                                                                                      | 7. ✓ Additional, Contemporary Photos                                                       |
| 4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 8. ✓ Historical Photos                                                                     |
|                                                                                                                                                                                                                        | 9. ✓ Zimas Parcel Report for all Nominated Parcels (including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or 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.

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

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](http://preservation.lacity.org)

**Los Angeles Department of City Planning**  
**RECOMMENDATION REPORT**

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2015-354-HCM**  
**ENV-2015-355-CE**

**HEARING DATE:** March 19, 2015  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

**Location:** 215 W. 7<sup>th</sup> Street  
**Council District:** 14  
**Community Plan Area:** Central City  
**Area Planning Commission:** Central  
**Neighborhood Council:** Downtown Los Angeles  
**Legal Description:** Lot 1 of TR 54121-C

**PROJECT:** Historic-Cultural Monument Application for the  
BARTLETT BUILDING

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER(S):** Bartlett Loft, Inc.  
C/O Partner's Community Managers  
1107 S. Fair Oaks Ave., #107  
Pasadena, CA 91030


**APPLICANT:** Bartlett Homeowner's Association  
C/O Neva Chevalier, President  
215 W. 7<sup>th</sup> Street  
Los Angeles, CA 90014


**REPRESENTATIVE:** GPA Consulting  
617 S. Olive Street, Ste. 910  
Los Angeles, CA 90014


**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

MICHAEL J. LOGRANDE  
Director of Planning

  
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Ken Bernstein, AICP, Manager  
Office of Historic Resources

  
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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

  
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Nels Youngborg, Preservation Planner  
Office of Historic Resources

**Attachments:** Historic-Cultural Monument Application

## FINDINGS

- The property "reflects the broad cultural, economic, or social history of the nation, State or community," for its association with Union Oil Company as its headquarters during its period of significance.
- The property embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Beaux Arts Revival style.
- The property is "a notable work of a master builder, designer or architect whose individual genius influenced his age," due to its design by the architectural firm of Parkinson & Bergstrom.

## 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, 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.

## SUMMARY

Built in 1911, the Bartlett Building is a Beaux Arts style commercial building that stands at the south end of the Spring Street Financial National Register District. The building has a u-shaped plan and is a reinforced concrete structure that is clad in glazed brick. It is fourteen stories tall, with a two story penthouse set back from the cornice line. The two street facing elevations are symmetrically organized and identical in design. The north elevation faces a parking lot.

The Beaux Arts style originated from the École des Beaux-Arts in Paris, France. The school operated from 1819 to 1968, and trained many artists and architects based on the design principals of orderliness, symmetry and the use of significant architectural styles. This style was embraced by Los Angeles in the turn of the century as an appropriate style for civic and commercial buildings, and offered an alternative and less chaotic architectural style compared to the Victorian era styles of the 1880s and 1890s.

The exterior of the building exhibits many character-defining features of the Beaux-Arts style, including:

- Use of the classical orders in the design of columns and pilasters
- Monumental scaled architectural elements
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The Bartlett Building was designed by the architectural firm of Parkinson & Bergstrom, made up of John Parkinson and G. Edward Bergstrom. Parkinson is lauded as one of the most distinguished architects in the history of Los Angeles. He designed, as a partner or as the primary architect, many of the city's most cherished landmarks. The following buildings represent a small list of the buildings designed by Parkinson & Bergstrom:

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The subject property was constructed for the Union Oil Company, founded in 1890. When the company occupied the Bartlett Building in 1911, this building was its first permanent headquarters in Los Angeles. The next decade was a period of rapid growth and development for the company, as it was for the rest of the petroleum industry. During this time, Union Oil was producing millions of barrels of oil as they expanded their land holdings by thousands of acres, introduced their first gasoline service stations in Los Angeles, and constructed refineries in the Los Angeles area.

The Bartlett Building is a contributor to the Spring Street Financial National Register Historic District (NHRP #19790810). This district was nominated due to the significance of the financial institutions that operated within the district boundary and as a collection of financial edifices which document the economic activity of Los Angeles in the early 20<sup>th</sup> century. The period of significance of the district is from 1903-1931.

The ground and mezzanine exterior levels were altered on two occasions, first in 1937 and second in 1982. The alterations in 1937 were designed by noted architectural firm Walker and Eisen, and added new cast stone cladding in a Moderne style.

### **DISCUSSION**

The Bartlett Building successfully meets three of the specified Historic-Cultural Monument criteria: 1) "reflects the broad cultural, economic, or social history of the nation, State or community," 2) embodies "the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 3) is "a notable work of a master builder, designer or architect whose individual genius influenced his age." The subject property was the headquarters for Union Oil Company, a significant oil and gas company that was a major institution within the nation's resource extraction and automobile-service industry. The building is an excellent example of the Beaux Arts style due to its construction chronology, symmetrical façade, classically sectioned design, and architectural details. It is also a notable work of Parkinson & Bergstrom, lauded as master architects due to their influential designs, prominent commissions and lasting structures.

### **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."

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The designation of the Bartlett Building as a 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 irreplaceable historic structures. The Secretary of the Interior's Standards of 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 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.

## **BACKGROUND**

On February 5<sup>th</sup>, 2015 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On February 19<sup>th</sup>, the Commission consisting of all five members toured the property accompanied by a staff person from the Office of Historic Resources.

15-0328

**CHC-2015-354-HCM**  
Consideration Letter Mailing List  
MAILING DATE: 03/20/2015

GIS/Fae Tsukamoto  
City Hall, Room 825  
**Mail Stop 395**

Bartlett Loft, Inc.  
c/o Partner's Community Managers  
1107 S Fair Oaks Ave, #107  
Pasadena, CA 91030

Bartlett Homeowner's Association  
c/o Neva Chevalier, President  
215 W. 7<sup>th</sup> Street  
Los Angeles, CA 90014

Roger Gendron  
215 W. 7<sup>th</sup> Street, #805  
Los Angeles, Ca 90014