

**DEPARTMENT OF  
CITY PLANNING**

OFFICE OF HISTORIC RESOURCES  
200 N. SPRING STREET, ROOM 620  
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

—  
FELY C. PINGOL  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

MICHAEL LOGRANDE  
DIRECTOR  
(213) 978-1271

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DEPUTY DIRECTOR  
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(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270

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

Date: **DEC 05 2014**

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-2014-2904-HCM; CF 14-1102**  
**BARTLETT RESIDENCE**  
**1829 N. KENMORE AVENUE**

This is to advise you that at its meeting of **December 4, 2014**, the Cultural Heritage Commission took the following action:

Motion: Rescind previous action of the Commission made on October 2, 2014 meeting to not declare the property a Historic-Cultural Monument.

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

Vote: 4-0

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

c: Councilmember Tom LaBonge, Fourth Council District  
Bill Zide  
Charles J. Fisher  
GIS

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This is to advise you that at its meeting of **December 4, 2014**, the Cultural Heritage Commission discussed the above-mentioned property for possible declaration as a Historic-Cultural Monument.


The consensus of the Commission is that this property does not fall under the criteria in Section 22.171.7 of the Los Angeles Administrative Code. Therefore, the request has been declined.

The City Council, according to the guidelines set forth in Section 22.171.10 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 City Council may override a Commission recommendation of denial of a Council-initiated designation by a minimum of ten (10) votes.

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**

  
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Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

c: Councilmember Tom LaBonge, Fourth Council District  
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Date: **DEC 05 2014**

Kenmore Investments, LLC  
12324 Montana Street, Suite 1  
Los Angeles, CA 90048

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

CASE NUMBER: **CHC-2014-2904-HCM**  
**BARTLETT RESIDENCE**  
**1829 N. KENMORE AVENUE**

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The consensus of the Commission is that this property does not fall under the criteria in Section 22.171.7 of the Los Angeles Administrative Code. Therefore, the request has been declined.

In accordance with the City Charter Section 245, actions of the Cultural Heritage Commission shall become final at the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session.

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**

  
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Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

c: Councilmember Tom LaBonge, Fourth Council District  
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Absent: Commissioner Milofsky

Vote: **4-0**

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

c: Councilmember Tom LaBonge, Fourth Council District  
Bill Zide  
Charles J. Fisher  
GIS



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

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2014-2904-HCM  
ENV-2014-2905-CE**

**HEARING DATE:** December 4, 2014  
**TIME:** 9:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 1829 N. Kenmore Avenue  
Council District: 4  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Los Feliz  
Legal Description: Lot 53, BLK E of the Hombly  
Avenue Tract No. 3

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

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

**OWNER:** Kenmore Investments, LLC  
12324 Montana Street, Suite 1  
Los Angeles, CA 90049

**APPLICANT:** Bill Zide  
1750 N. Serrano Avenue  
Los Angeles, CA 90027

**APPLICANT REPRESENTATIVE:** Charles J. Fisher  
140 S. Avenue 57  
Los Angeles, CA 90042

**RECOMMENDATION That the Cultural Heritage Commission:**

1. **Do not declare the 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.

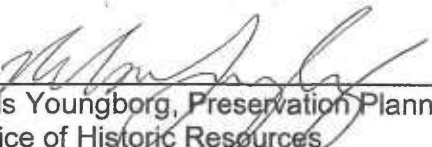
MICHAEL J. LOGRANDE  
Director of Planning



Ken Bernstein, AICP, Manager  
Office of Historic Resources



for Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources



Nels Youngborg, Preservation Planner  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## **FINDINGS**

- The building does not “[embody] 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 residential Colonial Revival style.
- The building is not “a notable example of a master architect” as an example of a house designed by A.C. Martin, Sr.

## **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**

This American Colonial Revival style single-family residence was built in 1914. It is a two-story structure with a gabled roof and an eyebrow roof form over the entrance to the house. The exterior materials are wood shingles on the second floor and horizontal boards on the first floor. Rafter tails are visible along the eave-ends of the gable. The second floor is garrisoned and has a protruding belt course around the house. The wood shingles at the garrison visually create a slight upward curve. The exterior of the house is painted white with the screens on the windows painted green. The asphalt shingles on the roof are also of a shade of green. The entrance to the house is off-center and is shaped by a porch with full-height Tuscan columns that support a wooden pergola. Above the pergola is a balconette that runs beneath two small windows on the second floor. Three rounded, wooden brackets support it. A chimney is visible protruding from the north gable-end. Windows are double-hung with six lights in the upper sashes and a single light in the lower sashes. The interior features include hardwood floors, paneled wainscoting, multi-light glass and wood pocket doors, original kitchen, wrought iron banister on the upper stairs and a wooden fireplace mantel.

The house was designed by Albert Carey Martin, Sr. and is one of few remaining single-family residences from his firm. His firm served as architect for many significant buildings in the Los Angeles area, including St. Vincent de Paul Church (HCM #90), Million Dollar Theatre (Listed in National Register), Ventura County Courthouse (Listed in National Register), Higgins Building (HCM #873), Wilshire May Company (HCM #566), Los Angeles City Hall (HCM #150). Martin founded the architectural firm of AC Martin & Associates in 1906 and it remains in business today.

## **DISCUSSION**

The Bartlett Residence does not successfully meet either of the two specific Historic-Cultural Monument criteria that the property was nominated under: 1) “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction,” and 2) “notable work of a master architect.” The Bartlett Residence

was designed in the Colonial Revival style with Arts and Crafts influences. Although the property features prominent architectural features, such as an eyebrow roof-form, Tuscan columns, multi-lite hung windows, wood-shingle façade, pocket doors and wainscoting, the property does not convey the requisite specimen-quality characteristics of a Colonial Revival style residential structure.

Also, the house is not a notable example of the master architect that created the design. A.C. Martin, Sr. is considered a master architect for his contribution to the commercial, industrial, institutional and ecclesiastical designs that have become iconic structures in Los Angeles. However, in order to be a designated HCM, a structure must not only be designed by a master architect, but also be a notable example of their work. In the case of the Bartlett Residence the architecture itself is not particularly notable, the commission to design the house did not further Martin's architectural career, and the design of the subject property did not precede any major works that built upon the concepts utilized in its construction. The fact that Martin did not design many residential structures does not automatically elevate this property to a "notable" level of design. In contrast to the Bartlett Residence is the C.C. Ganahl House, also designed by Martin, a single-family home from 1913 that was designated as HCM #1012 in 2012. The Prairie style architecture of the C.C. Ganahl House is considered an excellent example of the style, whereas the Bartlett Residence is not considered an excellent example of the Colonial Revival style. The finish and workmanship of the C.C. Ganahl House is overall of a higher quality than the Bartlett Residence; this is especially true of the interior. Where the interior of the Bartlett Residence is relatively modest in appointment and materials, the C.C. Ganahl House has such features as dentiled crown moldings, a coved ceiling with oak ceiling panels, a large, floor-to-ceiling Batchelder tile fireplace, and intact custom carved-oak cabinetry in the living and dining rooms.





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Bartlett Residence</b>		First Owner/Tenant	
Street Address: <b>1829 N. Kenmore Avenue</b>		Zip: <b>90027</b>	Council District: <b>4</b>
Range of Addresses on Property: <b>1827-1833 N. Kenmore Avenue</b>		Community Name: <b>Los Feliz</b>	
Assessor Parcel Number: <b>5589-033-036</b>	Tract: <b>Holby Avenue Tract No. 3</b>	Block: <b>E</b>	Lot: <b>53 &amp; N 26.67 Ft of 54</b>
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: <b>1914</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: <b>Private Development</b>
Architect/Designer: <b>Albert C. Martin, Sr.</b>	Contractor: <b>L. F. S. Sydicate</b>		
Original Use: <b>Single Family Residence</b>	Present Use: <b>Single Family Residence (Vacant)</b>		
Is the Proposed Monument on its Original Site?:			If "No," where?:
<input checked="" type="radio"/> Yes			<input type="radio"/> No
<input type="radio"/> Unknown			

## 3. STYLE & MATERIALS

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





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 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: 2014.08.06 03:50:28 -07'00'