

**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

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CALIFORNIA



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www.planning.lacity.org

Date: **OCT 17 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 **October 2, 2014**, the Cultural Heritage Commission discussed the application for the above-mentioned property for possible declaration as an 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 Irvine
Seconded: Commissioner Milofsky
Ayes: Commissioners Scrafano and Barron
Absent: Commissioner Kennard

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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Date: **OCT 10 2014**

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

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

This is to advise you that at its meeting of **October 2, 2014**, the Cultural Heritage Commission discussed the application for the above-mentioned property for possible declaration as an 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.

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

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: October 2, 2014
TIME: 10:00 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

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
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.

BACKGROUND

On August 7th, 2014, the Office of Historic Resources received an application for Historic-Cultural Monument status for the subject property from the applicant listed on this report. On August 8th, 2014, a motion was introduced at City Council by Councilmember Tom LaBonge, and seconded by Councilmember Gilbert Cedillo, to initiate consideration of the subject property by instructing the Planning Department to prepare an Historic-Cultural Monument application. On August 21st, 2014 the Cultural Heritage Commission considered taking the property under consideration, but postponed any decision pending the outcome of the Council motion. On September 10th, the motion to nominate the property was approved by City Council. On September 18th, Commissioners Barron and Milofsky inspected the site with Lambert Giessinger of the Office of Historic Resources (OHR) staff. Later on September 18th, 2014, Commissioners Irvine and Kennard inspected the site with Nels Youngborg of the OHR staff. And later in the day Commissioner Scrafano inspected the site with Tim Rosenstein of the OHR staff.



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: Building Structure Object Site/Open Space Natural Feature

2. CONSTRUCTION HISTORY & CONDITION

Year Built: **1914** Factual 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?: Yes No 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



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)

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 a Historic Preservation Overlay Zone (HPOZ)

Contributing feature

Non-contributing feature

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'

NOMINATION FORM



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. ✓ Nomination Form | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. ✓ Written Statements A and B | 7. ✓ Contemporary Photos |
| 3. Bibliography | 8. Historical Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Façade | 9. ✓ ZIMAS Parcel Report |
| 5. ✓ 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