Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2014-2904-HCM

ENV-2014-2905-CE

HEARING DATE:

August 21, 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. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
- 2. Adopt the report findings.

MICHAEL J. LOGRANDE Director of Planning

[SIGNED ORIGINAL IN FILE]

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager Office of Historic Resources Lambert M. Giessinger, Preservation Architect

Office of Historic Resources

Attachments:

Historic-Cultural Monument Application

Bartlett Residence CHC-2014-2904-HCM Page 2 of 2

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 packet 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.

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.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

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 to 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. The motion is awaiting scheduling by the PLUM committee and final adoption by City Council.

Bernstein Hansinger Gierringer

MOTION

PLANNING & LAND USE MANAGEMENT

Section 22.171.10 of the Administrative Code provides that the City Council, the Cultural Heritage Commission, or the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historical-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council. In addition, Section 22.171.12 of the Administrative Code provides that there shall be a temporary stay of demolition, substantial alteration or removal of any such proposed location or structure pending designation.

The Oswald Bartlett House, located at 1829 N. Kenmore Avenue, Los Angeles CA 90027, appears to be a significant historic resource in the Los Feliz neighborhood and for the City at-large. It was built in 1914, designed by Master Architect Albert C. Martin, Sr., whose career and legacy have had a significant influence upon Los Angeles' built environment. Martin designed Los Angeles Historic-Cultural Monuments No. 90, Saint Vincent de Paul Church, 621 W. Adams Boulevard (1923); No. 566, May Company Wilshire, 6067 Wilshire Boulevard (1939); No. 873, Higgins Building (with A.L. Haley), 108 W. 2nd Street (1910); and, as part of a three-person team, No. 150, Los Angeles City Hall, 200 N. Spring St (1928). Martin also designed these buildings listed in the National Register of Historic Places: Million Dollar Theater, 307 S. Broadway (1917), The Inn at Furnace Creek in Death Valley National Park (1927), and the Ventura County Courthouse in Ventura, CA (1912).

The Oswald Bartlett House contributes to the community in three ways: First, it is a rare example of a single-family residence designed by Master Architect Albert C. Martin. Second, it is a unique example of an Arts and Crafts movement, Colonial Revival style building. Third, it is a rare, significantly intact representative and reminder of the historic development and character of the neighborhood.

The Oswald Bartlett Home sits on one and one-half parcels that have recently been approved for Small Lot Subdivision per Ordinance No. 176,354 into six, single-family lots. The Initial Study for the project (ENV-2013-1858-MND) did not properly identify potential impacts to Cultural Resources, claiming "Less than significant impact" without the benefit of a cultural resource survey. The Initial Study improperly cited the lack of existing designation or recognition of the structure as a historic resource as evidence the structure was not a potential historic resource.

The Oswald Bartlett House appears to be significantly intact, and the unique blend of Arts and Crafts movement influence in a Colonial Revival residence creates an unusual and striking building. The distinctive "hipped-gable" roof has an integrated eyebrow dormer directly above the entrance. The entrance is then covered by a shallow portico that extends to just one side of the building, All of which highlight the unusual and unique asymmetry of the home. Examples of Albert C. Martin-designed, single-family homes are rare. This particular specimen provides valuable insight into Martin's career as its eclectic style and significant Arts and Crafts influence runs counter to the character of most of his known works.

I THEREFORE MOVE that the Council initiate consideration of the Oswald Bartlett Home, located at at 1829 N. Kenmore Avenue, Los Angeles CA 90027, as a City Historic-Cultural Monument under the procedures of Sec. 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the Oswald Bartlett Home in the City's list of Historic-Cultural Monuments.

Councilmember, 4th District

PRESENTED BY

AUG 0 8 2014

SECONDED BY

RIGINAL

HISTORIC-CULTURAL MONUMENT



NOMINATION FORM

1. PROPERTY IDE	NTIFICATION				•		
Proposed Monu	iment Name: Bartlett Residenc	e	The state of the s	Fi	rst Owner/Tei	nant	
Street Address:	1829 N. Kenmore Avenue	 The Proceedings of the Procedure of the Proc	Tradest for a minori inneren a mezer amazerazioni accest a alaba a que a g	Zip: 900)27	Counci	District: 4
Range of Addre	sses on Property: 1827-1833 N	l. Kenmore Avenue	2	Commu	nity Name: I	os Feliz	en e
Assessor Parcel	Number: 5589-033-036	Tract: Holby Av	renue Tract No. 3		Block: E		LOT: 53 & N 26.67 Ft of 54
Proposed Monu Property Type:	ment Building	C Structu	re C Obje	ct C	Site/ Open Sp	асе	Natural Feature
2. CONSTRUCTION	N HISTORY & CONDITION			NOTE THE THE THE STATE OF THE S	An and a state of the first foreign and the same property of	e energe en an analysis en de	
Year Built: 191	4 🕞 Factual 🤇	Estimated	Threatened?:	Private De	velopment		and the manner of the properties and the comment of super-19 and subsequently of the comment of
Architect/Desig	ner: Albert C. Martin, Sr.		Contractor: L.	F. S. Sydica	ate		mangay pike Manga nganganan ay manganan ay a
Original Use: S	single Family Residence	HTT ACTION AND PARKS A RECOMPTINE PROPERTY AND A STATE OF SERVICE	Present Use: S	ingle Fami	ily Residence (Vacant)	The state of the s
Is the Proposed	Monument on its Original Site	e?: • Yes (No OUnkno	wn If "N	No," ere?:		
3. STYLE & MATER	IALS						
Architectural Sty	le: American Colonial Revival		Ste	ories: 1	Plan Sha	pe: L-sh	aped
FEATURE	PRIMA	**************************************		Erika Artik reformanyanyanyan yang ba	SECOND	4 <i>RY</i>	at a 19 ° construit des la literatura de la character de construit com la participação de la construit de la c
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4. HISTORIC-CULTU	JRAL MONUMENT CRITERIA	Committee of the Commit	осно ^{над} до 1886 в в веремен в постоя на повет на пове	the medicalita and glorescape engage	Behre har elkeleselve vormorevervense i i in inom	en ordered, in growing operations	ti di silikili. Eli bilitarilah dara era sera menerukan kandusak sera sera sua nja
The proposed m	nonument exemplifies the follo	owing Cultural He	eritage Ordinance	Criteria (Section 22.1	71.7):	
Reflects t	he broad cultural, economic,	or social history	of the nation, sta	te or con	nmunity		
ls identifi	ed with historic personage(s)	or with importan	nt events in the m	ain currer	nts of nationa	al, state,	or local history
	s the distinguishing characteri style or method of construct		tectural-type spec	cimen, inl	nerently valu	iable foi	study of
✓ A notable	work of a master builder, des	signer, or archite	ct whose individu	ıal genius	influenced h	nis or he	rage

HISTORIC-CULTURAL MONUMENT



NOMINATION FORM

5. ALTERATION SUMMARY

		brief description of work done for major alteratior Be sure to include copies of building permits in the	
1.	1985	Single story rear addition for disabled access. A stair	
2.	1987 & 2007	Roof replaced in kind	
3.	1994	Chimney replaced with prefab unit after Northridge E	arthquake.
4.			
5.			
6.			
7.			
8.			
XIST	ING HISTORIC	RESOURCE IDENTIFICATION (If known)	
	Listed in the	National Register of Historic Places	
	Listed in the	California Register of Historical Resources	terror ere i commente e en encorror en
7	Formally det	ermined eligible for the National and/or Californi	a Registers
	Located in a	Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Charles Town		eligible for national, state, or local landmark istoric resources survey(s)	Survey Name(s):

7. WRITTEN STATEMENTS

Other historical or cultural resource designation(s):

6.

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.

Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT







NOMINATION FORM

8. CONTACT INFORMATION

Name:

Applicant				
Name: Bill Zide	and the second s	Company:	the control of the co	•
Street Address: 17	50 N Serrano Avenue	City: Los	Angeles	State: CA
Zip: 90027	Phone Number: 323-466-3353	e e e e de esta es esperantamentamentament	Email: billzide@aol	.com
Property Owner	Is the ow	ner in support of t	he nomination?	Yes No Unknow
Name: Kenmore Ir	evestments, LLC	Company:	A commence of the second secon	
Street Address: 12	324 Montana Street, Suite 1	City: Los	Angeles	State: CA
Zip: 90049	Phone Number: 310-995-3526	The second secon	Email:	
Nomination Prepare	r/Applicant's Representative	The section of same section of the same and a section of the same	n an Armanian ann an Aireann an Aireann ann ann ann agus aigh agus ga gairge agus ann aire an taoinn an airean	a ann deile de le comment de la comment de la destruction de la destruction de la comment de la comm
Name: Charles J. F	isher	Company:	 P. Charles and C. Charles and Applications of Computation of the Computation of Com	
Street Address: 14	0 S. Avenue 57	City: High	land Park	State: CA
Zip: 90042	Phone Number: 323-256-3593		Email: arroyoseco@) hotmail.com
I acknowled and underst and copying I acknowled the City of Locity without I acknowled the City without	ge that all photographs and images sub os Angeles, and understand that permi any expectation of compensation. ge that I have the right to submit or ha	ither the applicant become public of available upon pomitted as part of ission is granted	nt or the preparer may records under the Cal request to members of this application will for use of the photogr	sign. Ifornia Public Records Act, of the public for inspection become the property of raphs and images by the
Charles J. Fisher	contained in this application. 8-6-2014	Charle Fisher	DN	gitally signed by Charles J. Fisher I: cn=Charles J. Fisher, o, ou, hail=arroyoseco@hotmail.com, c=US ite: 2014.08.08 03:50:28 -07'00'

Date:

Signature:



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
2. Written Statements A and B	(include first construction permit)
3. Bibliography	7. Contemporary Photos
4. Two Primary Photos of Exterior/Main Façade	8. Historical Photos
5. Copies of Primary/Secondary Documents	9. ✓ ZIMAS Parcel Report

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 the 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 flaked 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.

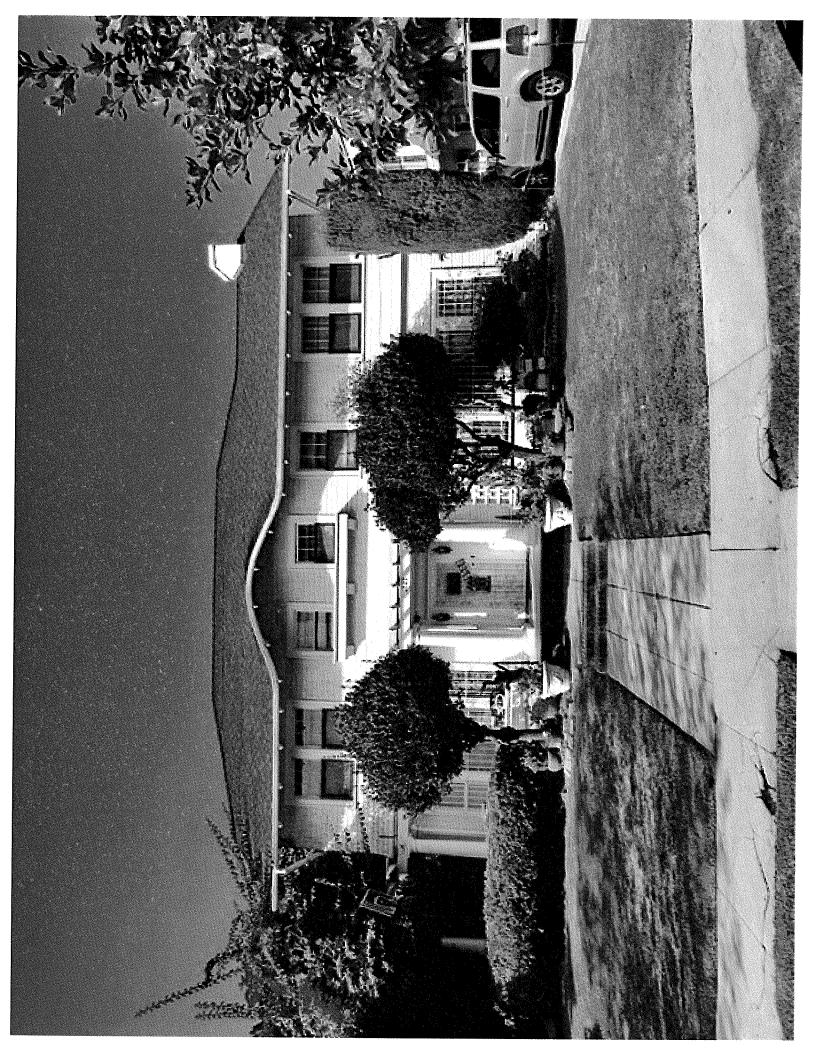
A two story octagonal bay is located in the South elevation behind the pergola, which is where the casement windows are found in the dining room and master bedroom. A single story square addition with ADA compliant ramps is located at the rear of the house.

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 that 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.



SCALE = 100	Revised 3-27-58 1-7-58 1-7-58 1-7-58 1-7-58 5-50 5-11-61 5-11-62 1-62 1-62 1-62 1-62 1-62 1-62 1-6	550 (0.3	
33 9.9 5 1 1 1 1 1 1 1 1 1	SLVD.	}	HOLLYWOOD %
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HOLMBY AVENUE TRACT NO. 2

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

M.B. 9-191

HOLMBY AVENUE TRACT NO. I

CODE 8827

FOR PREV. ASSM'T. SEE



PROPERTY ADDRESSES

City of Los Angeles Department of City Planning

8/1/2014 PARCEL PROFILE REPORT

1831 N KENMORE AVE	PIN Number	150B197 1021
1833 N KENMORE AVE	Lot/Parcel Area (Calculated)	7,306.0 (sq ft)
1827 N KENMORE AVE	Thomas Brothers Grid	PAGE 593 - GRID J4
1829 N KENMORE AVE	Assessor Parcel No. (APN)	5589033036
	Tract	HOLMBY AVENUE TRACT NO. 3
ZIP CODES	Map Reference	M B 9-185
90027	Block	E
	Lot	53

RECENT ACTIVITY Arb (Lot Cut Reference) None None Map Sheet 150B197

Jurisdictional Information **CASE NUMBERS** Community Plan Area Hollywood CPC-2000-1976-SP Area Planning Commission Central CPC-1986-831-GPC Neighborhood Council Los Feliz CPC-1984-1-HD Council District

CD 4 - Tom LaBonge ORD-59776 Census Tract # 1892.01 ORD-173799 LADBS District Office Los Angeles Metro ORD-173749

Address/Legal Information

Planning and Zoning Information ORD-164699 Special Notes None ORD-161116-SA14 Zoning RD1.5-1XL ZA-2013-1859-ZAA-SPP-SPPA

Zoning Information (ZI) ZI-2433 Hollywood Community Plan Injunction

VTT-72296-SL General Plan Land Use Low Medium II Residential

ENV-2013-1858-MND General Plan Footnote(s) Yes ENV-2000-1978-ND Hillside Area (Zoning Code) No Baseline Hillside Ordinance No Baseline Mansionization Ordinance No

Special Land Use / Zoning

Specific Plan Area Vermont / Western Station Neighborhood Area Plan 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 Nο Hazardous Waste / Border Zone Properties Nο Methane Hazard Site None High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A-13372) 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 В 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 Νo Landslide No Liquefaction Yes Tsunami Inundation Zone No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment,

Economic Development Areas

Business Improvement District

Renewal Community

No

Revitalization Zone

State Enterprise Zone

State Enterprise Zone Adjacency

Targeted Neighborhood Initiative

None

Public Safety

Police Information

Bureau Central
Division / Station Northeast
Reporting District 1141

Fire Information

Division 3
Batallion 5
District / Fire Station 35
Red Flag Restricted Parking No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2000-1976-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD

AND SPECIFIC PLAN ORDINANCE.

Case Number: CPC-1986-831-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND

HEIGHT DISTRICT CHANGES

Case Number: CPC-1984-1-HD

Required Action(s): HD-HEIGHT DISTRICT

Project Descriptions(s): CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.

Case Number: ZA-2013-1859-ZAA-SPP-SPPA

Required Action(s): SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE

SPPA-SPECIFIC PLAN PROJECT PERMIT ADJUSTMENT

ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)

Project Descriptions(s): VESTING TENTATIVE TRACT SMALL LOT/ZONING ADMINISTRATOR ADJUSTMENT/SPP/SPA

Case Number: VTT-72296-SL

Required Action(s): SL-SMALL LOT SUBDIVISION

Project Descriptions(s): VESTING TENTATIVE TRACT SMALL LOT/ZONING ADMINISTRATOR ADJUSTMENT/SPP/SPA

Case Number: ENV-2013-1858-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): VESTING TENTATIVE TRACT SMALL LOT/ZONING ADMINISTRATOR ADJUSTMENT/SPP/SPA

Case Number: ENV-2000-1978-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-59776

ORD-173799

ORD-173749

ORD-164699

ORD-161116-SA14

Albert C. Martin, Sr., Architect (1879-1960)

By Charles J. Fisher

Albert Carey Martin, Sr. was born in LaSalle, Illinois to John Joseph Martin and Margaret Mary (Carey) Martin. His Irish born father was a furniture salesman. The young Albert received his Bachelor of Science degree from the University of Illinois and then worked as a draftsman for the Brown-Kectham Iron Works in Indianapolis, Indiana and then worked for the Pennsylvania Railroad and Cambria Steel Company.

He first arrived in Los Angeles in 1904 and went to work as a superintendant of construction for firm of Carl Leonardt, an important early concrete contractor in the city. He followed that job working as an engineer for architect Alfred Rosenheim. In 1906, he established his own architectural firm. Specializing in commercial, institutional and ecclesiastical work.

Much of the firms early work was for the Los Angeles Catholic archdiocese. The Martin firm design numerous churches throughout Southern California, including St. Monicas, in Santa Monica and St. Vincent de Paul (HCM No. 90) at Adams and Figueroa. The firm also designed Queen of the Angels Hospital and the Bishop Conaty High School.

The firm also designed the historic Ventura County Courthouse in 1912, and, along with the architect A. L. Haley, the Higgins Building (HCM No. 873) for copper tycoon Thomas Higgins. In 1919, Martin designed the Metropolitan Water District Building at 3rd and Broadway, which house the Million Dollar Theatre.

Martin married Carolyn Elizabeth Borchard (1883-1959) in Oxnard on October 16, 1907, in Oxnard, California. Her family was prominent in Ventura County and may of had some influence in some of the early commissions he was awarded in that county. His brother, Emmet G. Martin (1889-1937), was also a prominent Los Angeles area architect.

Unlike his brother, A. C. Martin did very little work in single family homes with one of the few exceptions being the home of Oswald Bartlett in the Los Feliz area, which he designed in 1914.

A. C. Martin was well known for his innovative work in concrete and masonry construction, using his engineering skills to produce buildings that were more durable in Southern California's many earthquakes. It was this ability that helped convince the City of Los Angeles to exempt the new City Hall from the city's stringent 13-story height limit, that Martin had originally helped to draft in 1912.

The City Hall (HCM No. 150) was designed by Martin, working in partnership with the firms of John Parkinson and John Austin to design the 28 story Byzantine tower that is the symbol of the city throughout the world. It stood as the tallest building in the city for three decades, until the height limit was finally removed in the 1950s.

Two of his six children as well as two more of his grandchildren were to follow in his footsteps and continue the Martin legacy. A. C. Martin, Jr. joined his father's firm in 1936, shortly after graduating from the University of Southern California, School of Architecture. His younger brother, John Edward Martin (1916-2004), a structural engineer, also joined the family business.

One of A. C. Martin Sr's. last major projects was the iconic May Company Building at Wilshire and Fairfax (HCM No. 566), which is now a part of the Los Angeles Art Museum complex, soon to become the new Motion Picture Academy Museum.

In 1945, A. C. Martin, Sr. reorganized the family firm as A. C. Martin and Associates. He then turned over the day to day operation to his son, Edward. This gave Albert, Jr. the opportunity to do his own designs. The firm for years had been identified with his Father's designs and it was over a decade before the chance came to put his own mark on Los Angeles. The company was to remain one of the paramount architectural firms in Los Angeles after Albert Sr's retirement.

The design of the Department of Water and Power General Office Building (HCM No 1022), which was completed in 1965, gave the younger Martin that iconic structure that was to forever put his stamp on the city. The corporate International structure was built to be as functional as it was a work of art, using various design elements as means of energy conservation. By using the lighting as the heating system, the three story fountains as part of the air-conditioning system, and cantilevered floor plates to keep the midday Sun from beating against the heat resistant glass walls, the building

became a model for green technology decades before the term was even coined.

A. C. Martin and Associates went on to design other iconic Southern California buildings, such as the Union Bank Square on Figueroa Street (1967), T.R.W.s Science and Research facility, "One Space Park" in Redondo Beach (1968), St. Basil Roman Catholic Church on Wilshire Boulevard (1969), the ARCO Plaza, including the 52-story office towers (1973) and the Security Pacific Plaza on Bunker Hill (1975).

His firm also did work in San Diego and Northern California, eventually opening a branch office in Sacramento.

During the late 1980's, Martin was in charge of "Project Restore", which brought back many of the lost elements of the Los Angeles City Hall, the iconic building that the senior Martin had a major hand in designing six decades earlier.

After his wife's death in 1959, Albert C. Martin Sr. passed away after a stroke on April 9, 1960, at the age of 80, leaving an incredible legacy in the built environment of the Southern California. In 2006, the firm, now known as A. C. Martin Partners, celebrated its centennial, run by David C. Martin and Christopher C. Martin, sons of Albert Jr. and Edward, respectively.

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Albert C. Martin Sr., 80, Noted Architect, Dies

Designer of Many Notable Buildings Was Chamber's Man of Achievement in '59

Albert C. Martin Sr., 80, of 735 S Beverly Glen Blvd., architect and engineer, who designed many of the notable buildings of Los Angeles and vicinity, died yesterday in St. Vincent's Hospital of complications after a stroke.

Last year Mr. Martin was presented the Man of Achievement award of the Los Angeles Chamber of Commerce for "his outstanding accomplishments and contributions in fine architecture and in development of building materials designed to withstand earthquakes and to solve unusually difficult building problems.

Concrete Reinforced

He was credited with de St. Paul the Apostle Church veloping a system of rein-in West Los Angeles, where forced concrete construction, a Solemn High Mass will be along with reinforced brick celebrated at 10 a.m. Tues-

ciates designed some 1,500 buildings here and in other cities, among the more prominent of the local structures being St. Vincent's Church, Daniel Freeman Memorial Hospital, Richfield Oil Building, General Tele-phone Office Building, Los Angeles Chamber of Com-merce Building and many May Co. stores and shopping

Associates in 1907. On four occasions, his firm was honored by the American Insti-tute of Architects for achievements in planning and design. He himself served as director, vice president and president of the Southern California chapter

Leaves Six Children

Those he leaves include two sons, architect Albert C. Martin Jr. and engineer J Edward Martin, partners of the Martin firm, and four daughters, Mrs. Archibald C. Shaw, Los Angeles; Mrs. Joseph F. Novak, Pittsburgh: Mrs. Francis A. Purcell, Palm Springs, and Mrs. Milton F. Daily. Camarillo. He also leaves 22 grandchildren and four great-grand children.

Mr. Martin's wife. Caro-lyn Elizabeth, died last

The Rosary will be recited at 7 p.m. tomorrow in



DEAD- -Albert C. Martin Sr., architect and engineer, dies at age of 80.

masonry.
With John C. Austin and O'Connor Mortuary is in charge. The family request-ed prayers in lieu of flowers.

/85.

HOLMBY AVENUE TRACT Nº3

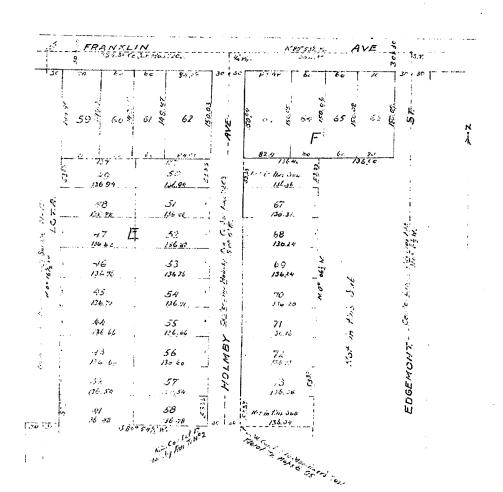
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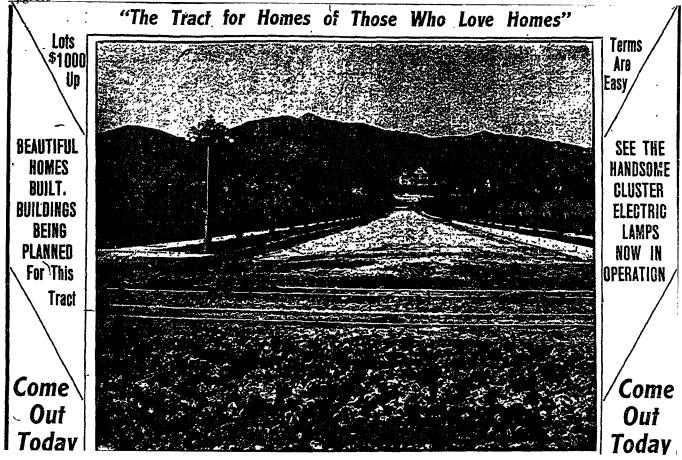
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Los Angeles Times (1886-1922); Feb 6, 1907;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. 115



Thousands of dollars have been and are being spent to make

Holmby Ave. Tract

...The Ideal Residence Suburb of Los Angeles...

Situated in picturesque East Hollywood, it's a home spot of rare beauty, between mountains and occan. Its natural advantages are great, and they have been developed wonderfully.

Every point one considers, resolves itself into a decisive reason why

You Should Buy a Lot In Holmby Avenue Tract Today

Just a few minutes from the city with a quick and frequent our service.

Good schools, clurches, stores are near at hand.

Streets are perfectly graded, finished with asphalt granite.

Perfect drainage, no mud.

Electric lights, telephones, sparkling, pure mountain water.

Holmby arenue is beautifully lighted by artistic cluster electric lamps.

You may buy also on Rosetta or Edgemont streets, or your lot may front on Franklin or Prospect avenues.

Prices are \$1000 and up, and terms are easy.

You want to put your money where it will grow fast. Value increases on property in Holmby Avenue Tract will be large and rapid. One reason, the new tunnel will bring this tract still nearer to the city.

Lots are selling rapidly. Don't wait. Come out today. Take Hollywood cars on Fourth street, between Hill and Broadway. We'll meet you on the

N. Broadway

Home Phones 3265 and 59238

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Building Permit History 1829 N. Kenmore Avenue Los Feliz

July 2, 1914:

Building Permit No. 13783 for the construction of a 2-story, 10-room, 42' X 56' frame residence at 1829 N. Kenmore Avenue, on Lot 53 and

the N ½ of Lot 54, Block E of the Holmby Avenue Tract No. 3.

Owner: Oswald Bartlett Architect: A. C. Martin

Contractor: L. F. S. Synddicate

Cost: \$4,800.00

July 2, 1914:

Building Permit No. 13784 for the construction of a 2-story, 10-room, 42' X 56' frame residence at 1829 N. Kenmore Avenue, on Lot 53 and

the N ½ of Lot 54, Block E of the Holmby Avenue Tract No. 3.

Owner: Oswald Bartlett Architect: A. C. Martin

Contractor: L. F. S. Syndicate

Cost: \$400.00

May 2, 1933:

Building Permit No.22224, tile drain board, remodel job (bathroom).

Owner: Mrs. Gordon Architect: None

Contractor: Mitchell Tile & Terrazzo Co.

Cost: Not shown

October 20, 1931:

Building Permit No. 8522 for 24' X 24' house addition for the handicap

person

Owner: Mr. Wilson Architect: None Engineer: None

Contractor: J. M. Courtney

Cost: \$21,000.00

May 17, 1985:

Building Permit No. LA41760 to tear off original composition roof on garage and roof over with Genstar #220-fiberglass asphalt shingles. 14

squares

Owner: Preston T. Wilson

Architect: None Engineer: None

Contractor: A-1 Roofing Service

Cost: \$2,465.00

May 17, 1985:

Building Permit No. LA41761 to tear off original composition roof on dwelling down to one leyer and roof over with #220-Genstar -fiberglass asphalt shingles. Roof flat portion with one layer of 28 felt one layer of #11-1 fiberglass mat add one layer of 85-glass cap sheet 14 squares

shingles, 8 squares flat. Smoke Dect. Req.

Owner: Preston T. Wilson

Architect: None Engineer: None

Contractor: A-1 Roofing Service

Cost: \$5,000.00

March 11, 1994:

Plumbing Permit No. LA15779 to remove chimney fireplace EQ

damaged - per ord. 16935. Replace with prefab.

Owner: Preston Wilson Architect: Libia Design

Engineer: None

Contractor: Tom Lee/Co.

Cost: \$5,000

April 25, 2007:

Building Permit No. LA07756 to remove existing roofing material &

install plywood, felt & 30 yrs. shingles.

Owner: Preston T. Wilson Trustee, Wilson Trust

Architect: None Engineer: None

Contractor: Aidos Roofing

Cost: \$13,000.00

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

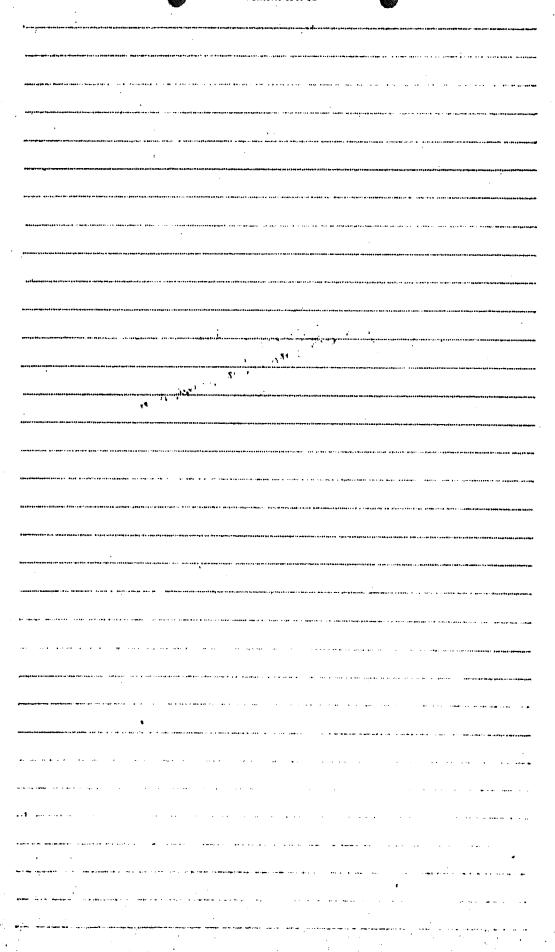
BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building CLASS "D" To the Board of Public Works of the City of Los Angelest

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REMARKS



PLANS AND SPECIFICATIONS and other data must also be filed

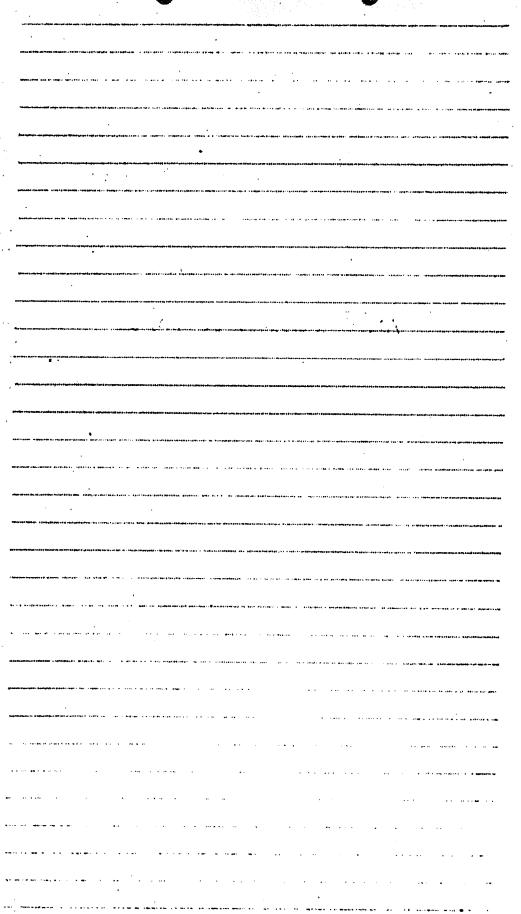
BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Building

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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif., Col. 27 198

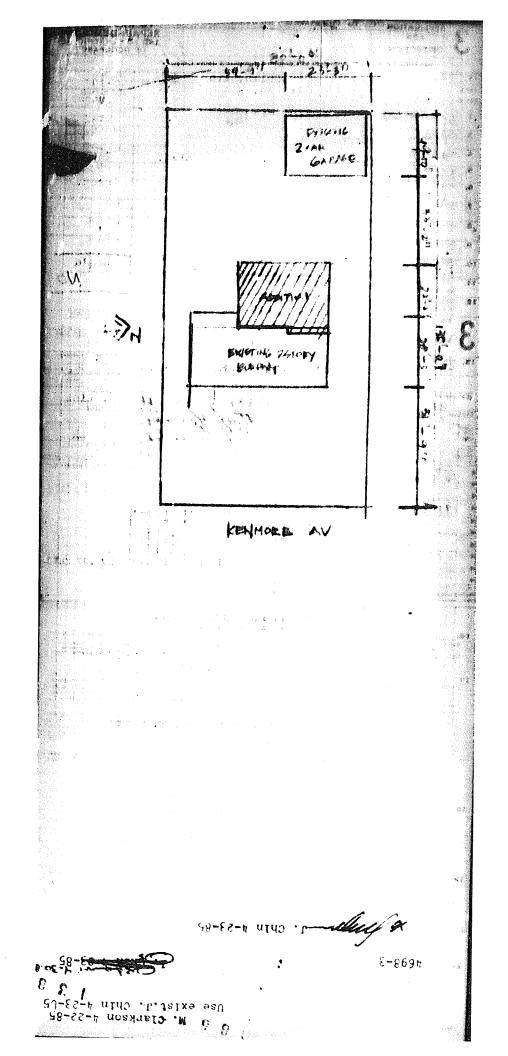
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Permit #:

07016 - 10000 - 07531

Plan Check #: X07LA07994

Printed: 04/25/07 09:05 AM

Event Code:

Bldg-Alter/Repair 1 or 2 Family Dwelling **Express Permit**

No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue Status Date: 04/25/2007

1. TRACT

BLOCK HOLMBY AVENUE TRACT E

LOT(s) 53

ARB COUNTY MAP REF

M B 9-185

PARCEL ID # (PIN #)

150B197 1021

2. ASSESSOR PARCEL # 5589 - 033 - 036

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA

Bldg. Line - 10

Council District - 4

Certified Neighborhood Council - Greater Griffith Park Energy Zone - 9

Community Plan Area - Hollywood

Census Tract - 1892.00 District Map - 150B197

Environmentally Sensitive Area - YES

Hillside Grading Area - YES

Earthquake-Induced Liquefaction Area - Yes

Lot Cut Date - 03/26/1913 Near Source Zone Distance - .9 Thomas Brothers Map Grid - 593-J4

ZONE(S): RD1.5-1XL/

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-เท 4. DOCUMENTS

ZI - ZI-1802 Hillside Grading Ordinance ORD - ORD-173963 SPA - Vermont / Western Station Neight ORD - ORD-173964

ORD - ORD-164699 ORD - ORD-173749

CPC - CPC-1986-831-GPC CPC - CPC-2000-1976-SP

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Wilson, Preston T Tr Wilson Trust

1829 Kenmore Ave

LOS ANGELES CA 90027

Applicant: (Relationship: Contractor)

(213) 798-9291

2.EXISTING USE

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

REMOVE (E) ROOFING MATERIAL & INSTALL PLYWOOD, FELT & 30YRS SHINGLES.

9. # Bldgs on Site & Use:

ID. APPLICATION PROCESSING INFORMATION

BLDG. PC By:

OK for Cashie Krisandra Miller DAS PC By:

Signature

11. PROJECT VALUATION & FEE INFORMATION Final Fee Perio

Permit Valuation: \$13,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair Permit Fee Subtotal Bldg-Alter/Reps

Fire Hydrant Refuse-To-Pay E.O. Instrumentation

O.S. Surcharge Svs. Surcharge

Planning Surcharge Planning Surcharge Misc Fee Permit Issuing Fee

260.06 202.50

PROPOSED USE

1.30 4.48

13 43 13.35

5.00 20.00

For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only W/O #: 71607531 LA Department of Building and Safety LA 04 36 221442 04/25/07 09:10AM

> **BUILDING PERMIT-RES** \$222.50 EI RESIDENTIAL DNE STOP SURCH \$1.30 SYSTEMS DEVT FEE \$13.43 CITY PLANNING SURCH

\$13.35 MISCELLANEOUS Total Due: \$260.06

Cash: \$260.10 Chanse:

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07LA 07756

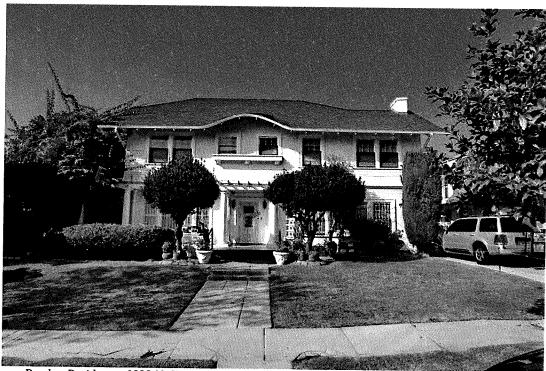
Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

D. STRUC	TURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting n	umeric value")
		07016 - 10000 - 0753
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	CATION COMMENTS	In the event that any how G a 1.16) is Glinday
Appr	oved Seismic Gas Shut-Off Valve may be required. **	In the event that any box (i.e. 1-16) is filled to capacity, is possible that additional information has been captured
		electronically and could not be printed due to space restrictions. Nevertheless, the information printed
		exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
		Safety Code of the State of Campring.
15. Buildin	Relocated From:	
	ACTOR ARCHITECT, & ENGINEER NAME ADDRESS	CLASS LICENSE# PHONE#
(C) Aido	s Roofing 831 S Grand View St #302, Los Angeles, CA 90057	C39 765538 213.798.9291
	PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire the date of the permit issuance. This permit will also expire the date of the permit issuance.	
	period of 180 days (Sec. 78.0002 LAMC). Claims for religing of fees paid must be filled within one year from the date of expiration	for permits granted by LADDS (See, 23-12-8, 22-12
	LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 in	days of receiving a request for final inspection (HS 17951).
	17. LICENSED CONTRACTOR'S DECLARATION I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of	Division 1 of the Desirement Desirement
	my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of ability to take prime contracts or subcontracts involving specialty trades.	f the Business and Professional Code related to my
	License Class: C39 Lic. No.: 765538 Contractor: AIDOS ROOFING	
	18. WORKERS' COMPENSATION DECLARATION	
	I hereby affirm, under penalty of perjury, one of the following declarations:	
	() I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of which this permit is issued.	the Labor Code, for the performance of the work for
	() I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performan workers' compensation insurance carrier and policy number are:	nce of the work for which this permit is issued. My
	Carrier: State Comp. Ins. Fund Policy Number:	1869581
	() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so a laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the	as to become subject to the workers' compensation Labor Code, I shall forthwith comply with those
İ	Provisions. WARNING: FAILURE TO SECURE WORKERS COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJECT SUBJE	AN EMPLOYER TO CRIMINAL PENALTIES
	AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPE IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	NSATION, DAMAGES AS PROVIDED FOR
I certify	19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNIN that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of t	G
יעכ (עטע) ו	0-2330 and the notification form at www.agmd.gov Lead safe construction practices are required when doing renairs that disturb pai	int in pre-1978 buildings due to the presence of the direct
Section	716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California	omia at (800) 597-5323 o <u>r www.dhs.ca.gov/childle</u> ad
<u> </u>	20. CONSTRUCTION LENDING AGENCY DECLARATION	
Lender's	affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (if any): Lender's address;	ued (Sec. 3097, Civil Code).
	21. FINAL DECLARATION	
I certify	hat I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING T	HE ABOVE DECLARATIONS is correct. I agree to
purposes	with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city is realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it	does not authorize or nermit any violation or failure to
I comply v	with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make nee or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I furt	any warranty, nor chall be reconcible for the
WORK WII	not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the	e event such work does destroy or unreasonably interfere
	easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC). ning below, I certify that:	
(1)	I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Ashestos Re	moval Declaration / Lead Hazard Warning.
	Construction Lending Agency Declaration and Final Declaration; and This permit is being obtained with the consent of the legal owner of the property	- ⁽
	Name TAE B HAN Sign: Date: VI	-77-0
	Date: Y	Contractor Authorized Agent
	V	

Bartlett Residence Photographs



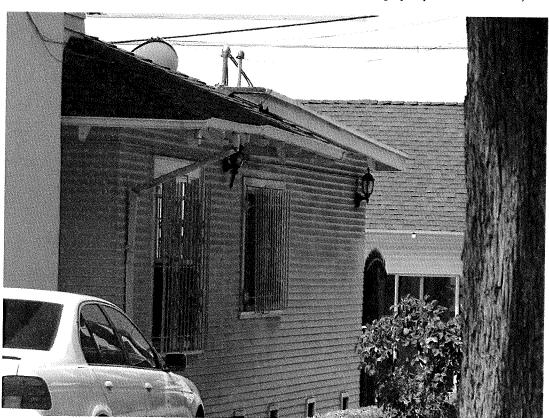
Bartlett Residence, 1829 N. Kenmore Avenue, October 31, 2011 (Photograph by Michael Locke)



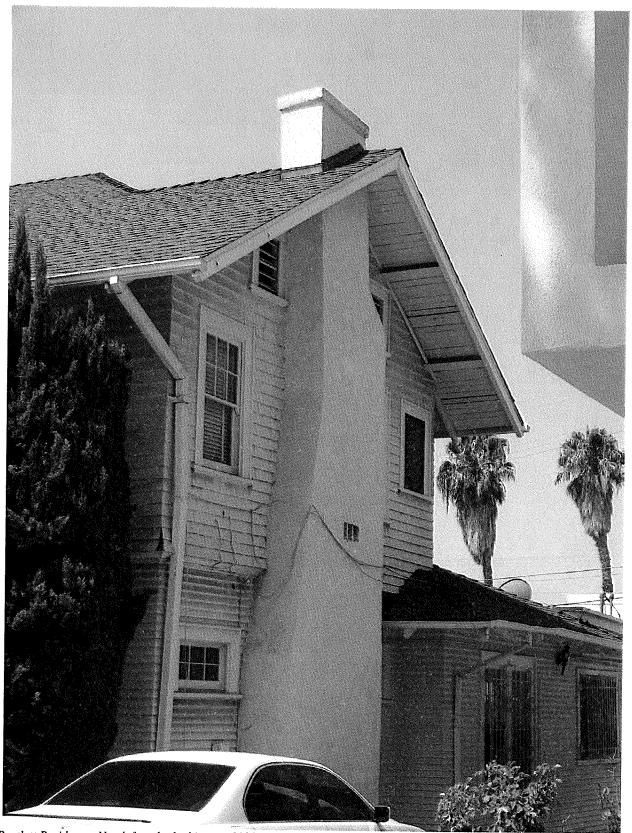
Bartlett Residence, 1829 N. Kenmore Avenue, c2012 (Photograph by Google Earth)



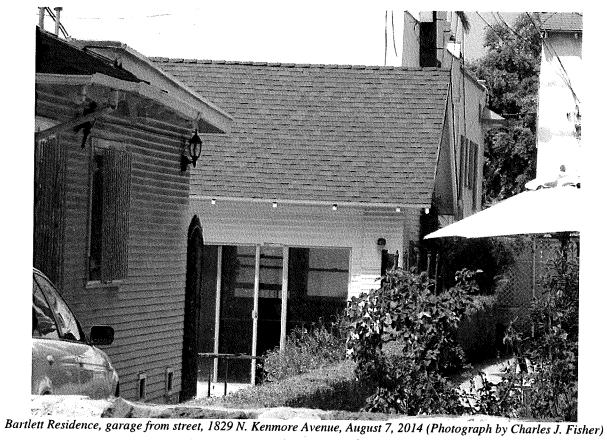
Bartlett Residence, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)

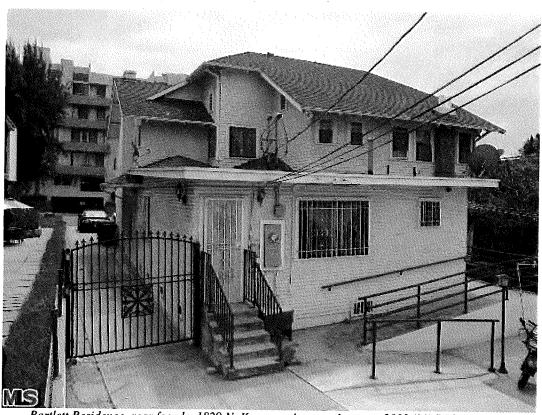


Bartlett Residence, rear addition, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)



Bartlett Residence, North facade & chimney, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)





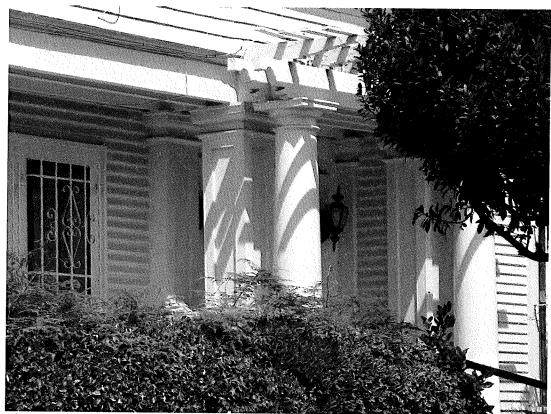
Bartlett Residence, rear facade, 1829 N. Kenmore Avenue, January, 2013 (MLS Photograph)



Bartlett Residence, South facade showing two story bay, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)



Bartlett Residence, pergola on South facade, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)



Bartlett Residence, porch showing square column, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)



Bartlett Residence, roof eyebrow and window box, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)



Bartlett Residence, front porch, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)



Bartlett Residence, front door & entry foyer, 1829 N. Kenmore Avenue, January 2013 (Photograph by Abraham Soghomonian)



Bartlett Residence, living room, 1829 N. Kenmore Avenue, January 2013 (Photograph by Abraham Soghomonian)



Bartlett Residence, dining room entry, 1829 N. Kenmore Avenue, January 2013 (Photograph by Abraham Soghomonian)



Bartlett Residence, dining room pocket door, 1829 N. Kenmore Avenue, January 2013 (Photograph by Abraham Soghomonian)



Bartlett Residence, dining room, 1829 N. Kenmore Avenue, January 2013 (Photograph by Abraham Soghomonian)



Bartlett Residence, kitchen, 1829 N. Kenmore Avenue, January 2013 (Photograph by Abraham Soghomonian)



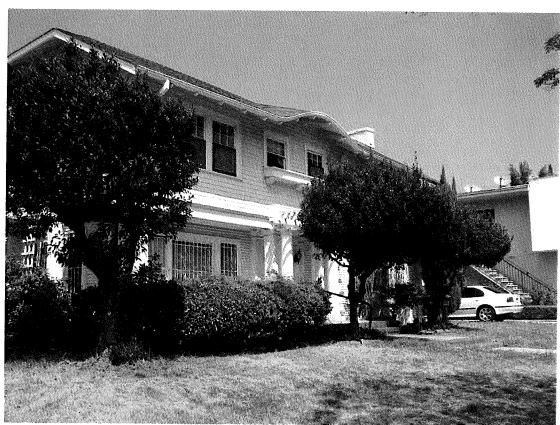
Bartlett Residence, kitchen, 1829 N. Kenmore Avenue, January 2013 (Photograph by Abraham Soghomonian)



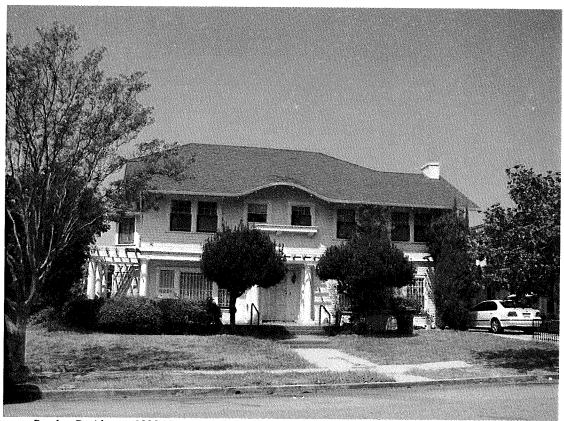
Bartlett Residence, main staircase looking down, 1829 N. Kenmore Avenue, January 2013 (Photograph by Abraham Soghomonian)



Bartlett Residence, master bathroom (1931 remodel), January 2013 (Photograph by Abraham Soghomonian)



Bartlett Residence, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)



Bartlett Residence, 1829 N. Kenmore Avenue, August 7, 2014 (Photograph by Charles J. Fisher)