

WYCKOFF RESIDENCE
1107 S. Abbot Kinney Boulevard
CHC-2020-7443-HCM
ENV-2020-7444-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—February 11, 2021](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)
6. [Supplemental Materials Submitted by Preparer, Received February 11, 2021](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-7443-HCM
ENV-2020-7444-CE

HEARING DATE: March 18, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 1107 S. Abbot Kinney Boulevard
Council District: 11 – Bonin
Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Venice
Legal Description: Ralph Rogers Subdivision of Block V Ocean Park Villa Tract No. 2, Block A, Lot 3

EXPIRATION DATE: The original expiration date of March 23, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

PROJECT: Historic-Cultural Monument Application for the WYCKOFF RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Taylor Village Sacramento Investment Partners LP Et al.
c/o El Paso Retail Group LP, and
1107 Abbott Kinney LLC
940 Emmett Avenue, Suite 200
Belmont, CA 94002

APPLICANT: Jacob Matthews
9 Mile Investments, Inc.
17351 West Sunset Boulevard, #1A
Los Angeles, CA 90272

PREPARER: Robert Chattel
Chattel, Inc.
13417 Ventura Boulevard
Los Angeles, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an 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.

FINDINGS

- The Wyckoff Residence “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a rare example of early 20th century residential development on Abbot Kinney Boulevard associated with Venice of America, and the pre-consolidation period of Venice’s history.

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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Wyckoff Residence is a one-story single-family residence and detached garage located on the north side of S. Abbot Kinney Boulevard between E. Westminster Avenue and E. San Juan Avenue in Venice. Constructed in 1910, the subject property is designed in the Craftsman architectural style. The property’s architect and contractor are unknown since the original permit no longer exists.

On July 4th, 1905, entrepreneur Abbot Kinney opened Venice of America, a seaside resort that featured a canal system and a business district lined with Venetian-style colonnades that led to a pleasure pier. Kinney’s initial development of Venice was wildly popular, drawing over 40,000 visitors during opening weekend, many of whom traveled to the seaside resort by streetcar. The extension of rail and streetcar lines to Venice, and the Venice Miniature Railroad, a train that traversed Abbot Kinney Boulevard and the canals to pick up passengers from the Short Line and Inglewood Line train stations, provided inexpensive, reliable, and direct access to the oceanfront community. Over the following decades, residential development along Abbot Kinney Boulevard occurred concurrently with residential development along the canals to the south and served as an integral part of Kinney’s development plans for the area. Abbot Kinney Boulevard, originally named Lake Avenue and later Washington Boulevard, remained largely residential in character until the annexation of Venice in 1925.

Rectangular in plan, the subject property is of wood-frame construction with brick and wood shingle cladding. The front-gabled roof is clad with composition shingles and features three skylights and wide overhanging eaves supported by exposed rafter tails and stylized brackets. The primary, south-facing elevation has a partial-width porch with brick piers recessed into the southeast corner of the building, which is accessed by a brick-paved pathway. Off the porch is the main entrance consisting of a wood four-paneled door. Fenestration includes multi-lite French doors, multi-lite double-hung wood windows, multi-lite wood casement windows, and multi-lite fixed wood windows. A small cupola

is located atop the south-facing roof gable, and a brick chimney is located on the northeast corner of the roof. A concrete driveway, accessed from Abbot Kinney Boulevard, leads to a wood fence that is setback from the south elevation of the residence. There is a mature tree at the rear of the residence. A low wood fence surrounds the perimeter of the front yard. Interior features include a painted brick fireplace, hardwood floors, wainscoting, and exposed ceiling rafters.

The subject property has experienced several alterations over the years that include the addition of a low wooden garden wall; the replacement of wood shingles on the exterior; the partial enclosure of the front porch prior to 1918; the addition of a porch to the east-facing elevation; the addition of shed dormers and skylights to the roof; various remodels affecting interior finishes and circulation; the conversion of the garage to living space; and the construction of a fence across the driveway, all at unknown dates.

DISCUSSION

The Wyckoff Residence meets one of the Historic-Cultural Monument criteria: it “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as a rare example of early 20th century residential development on Abbot Kinney Boulevard associated with Venice of America, and the pre-consolidation period of Venice’s history.

The subject property represents the early development patterns of Abbot Kinney’s Venice of America and showcases the evolution of Abbot Kinney Boulevard from a residential street to a commercial district that defined the area from the 1920s onward. Development along Abbot Kinney Boulevard (then Washington Boulevard) took place sporadically through the first years of the 20th century; early construction was primarily residential and consisted largely of cottages designed in the Craftsman architectural style, such as the subject property. Today, the subject property is one of the few remaining residential buildings on Abbot Kinney Boulevard constructed between 1904 and 1914 that is relatively intact; historical resources from this early, pre-consolidation development period are increasingly rare in Venice. There are 19 extant buildings along Abbot Kinney Boulevard from this early period, including the subject property, but most have been substantially altered. Of the existing buildings, three were identified as significant through SurveyLA as rare examples of early residential development on Abbot Kinney Boulevard: 1111 Abbot Kinney Boulevard, 1507 Abbot Kinney Boulevard, and 1220 Abbot Kinney Boulevard. The subject property was not identified in the citywide historic resources survey.

Although the subject property has been extensively altered on the interior, the exterior has only experienced minor changes, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

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 Wyckoff Residence as an 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 an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for 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 City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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.

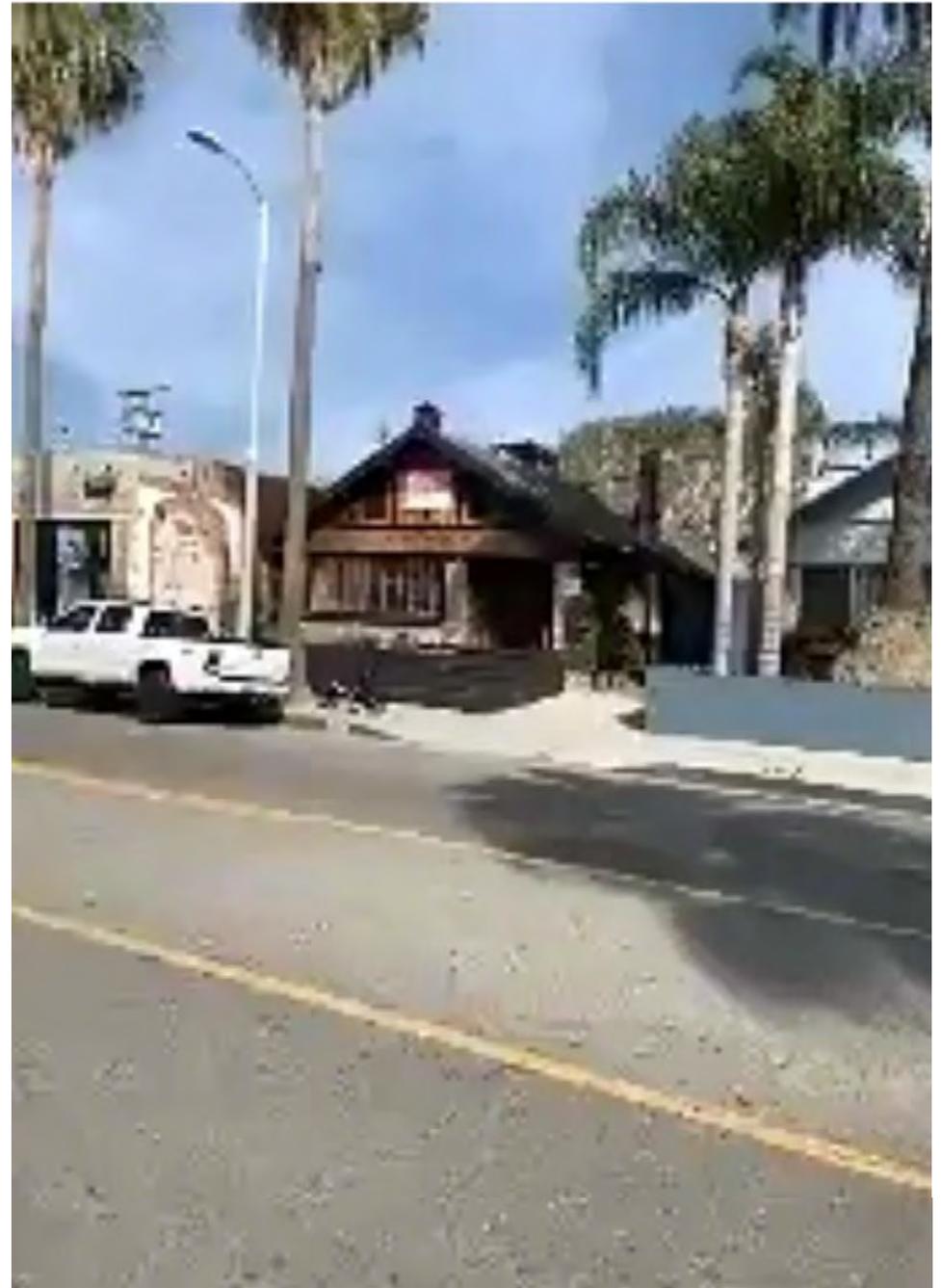
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2020-7444-CE was prepared on February 16, 2021.

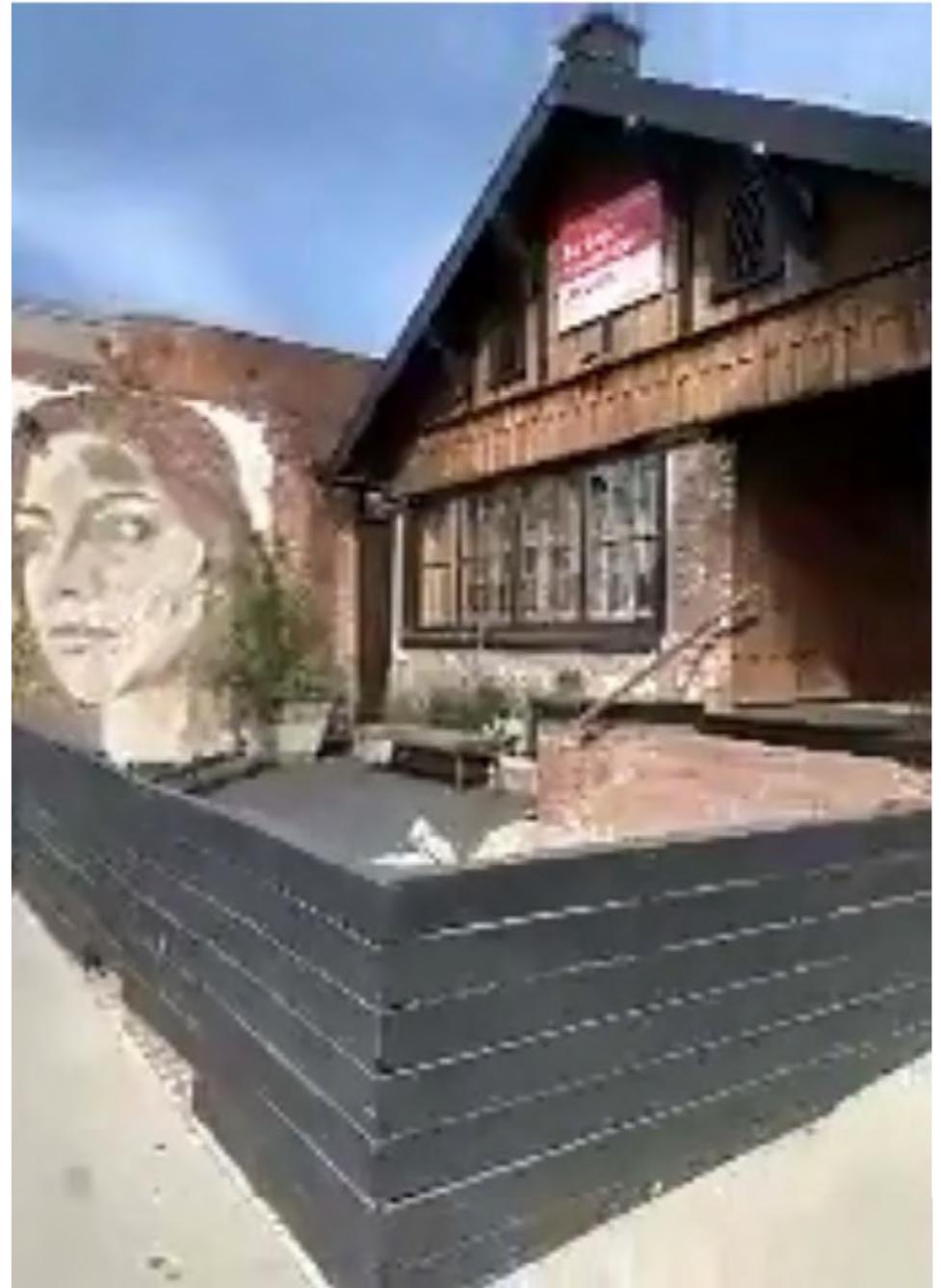
BACKGROUND

On December 11, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On January 7, 2021, the Cultural Heritage Commission voted to take the property under consideration. On February 11, 2021, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky conducted a remote site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of March 23, 2021 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*























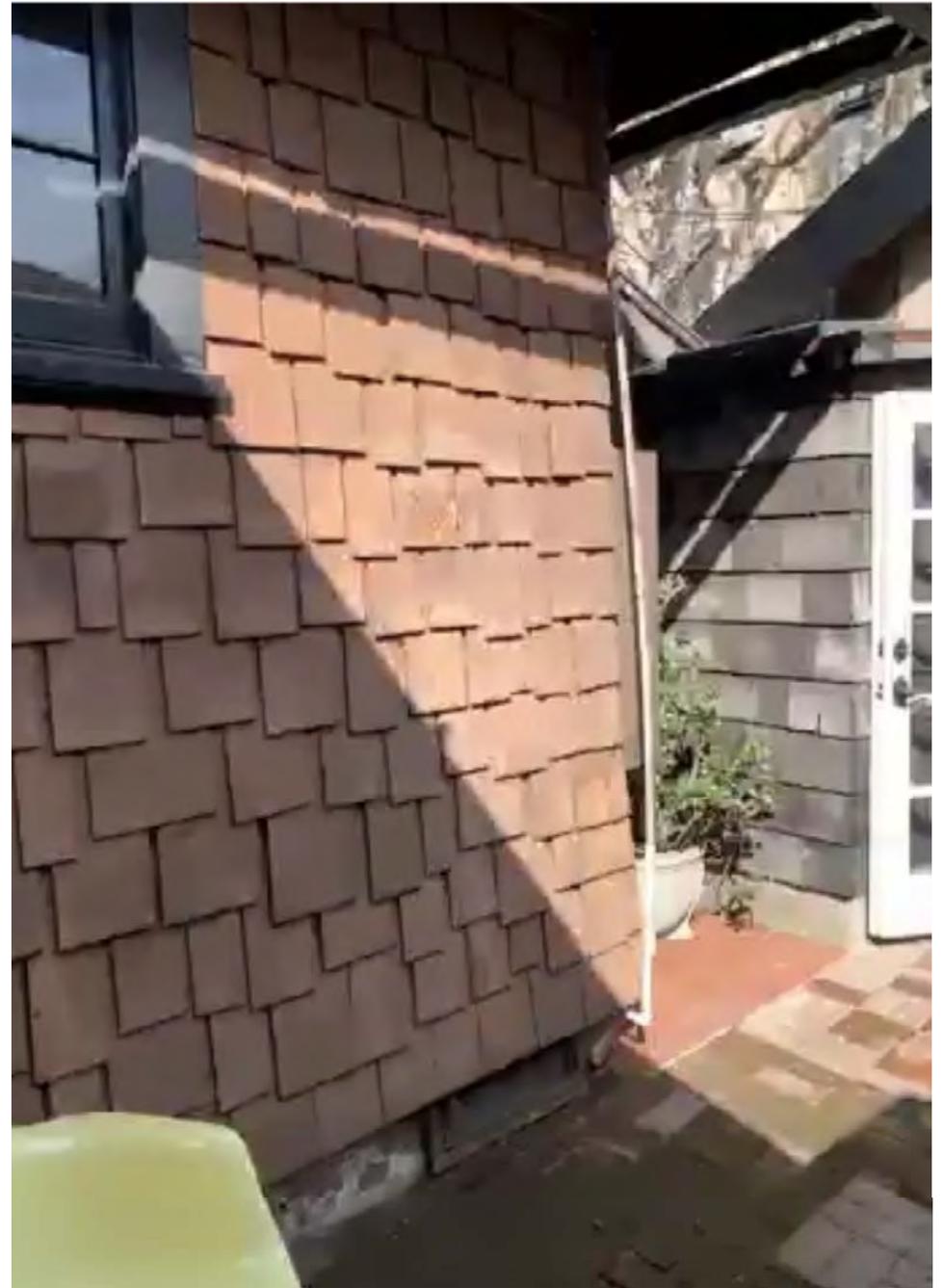








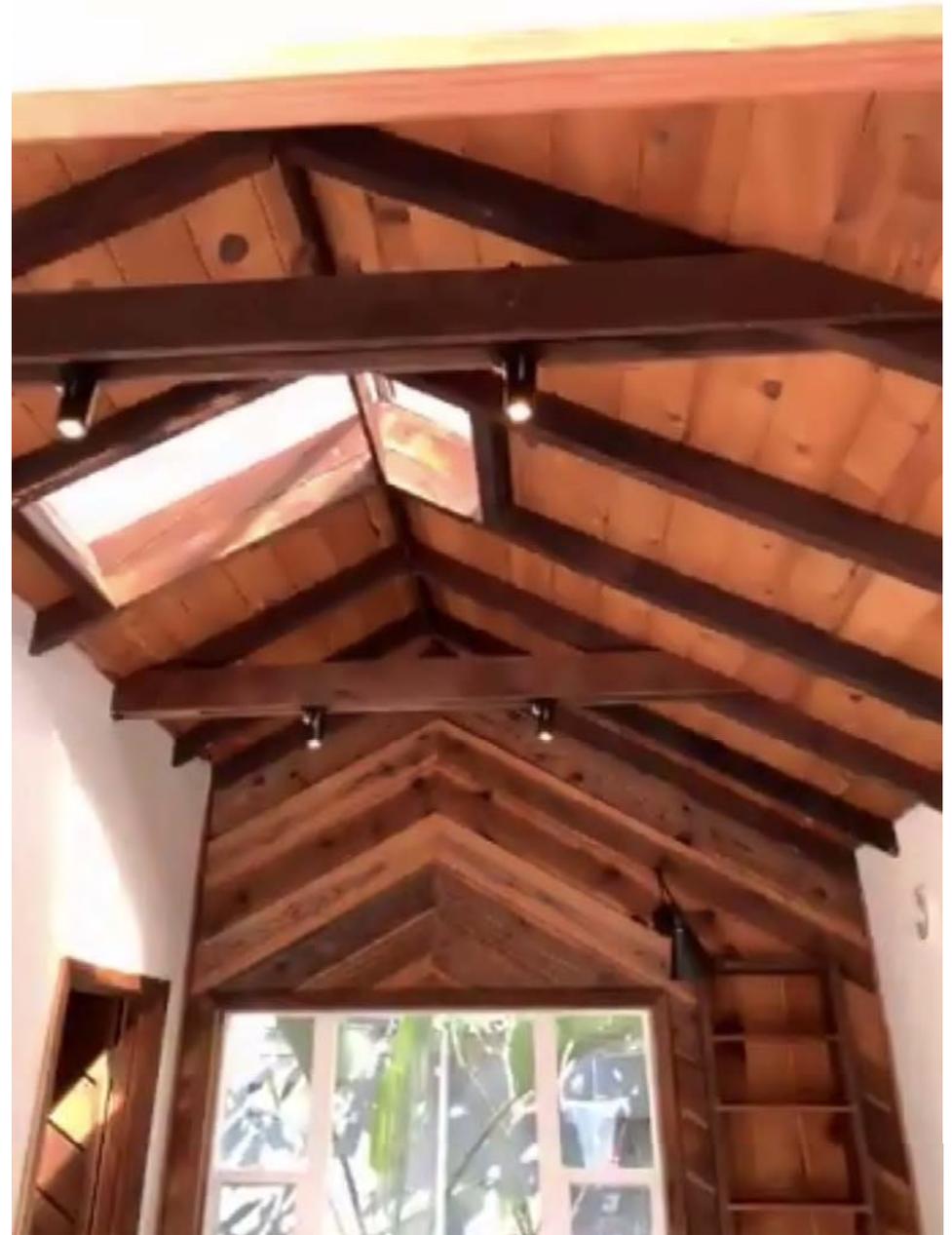






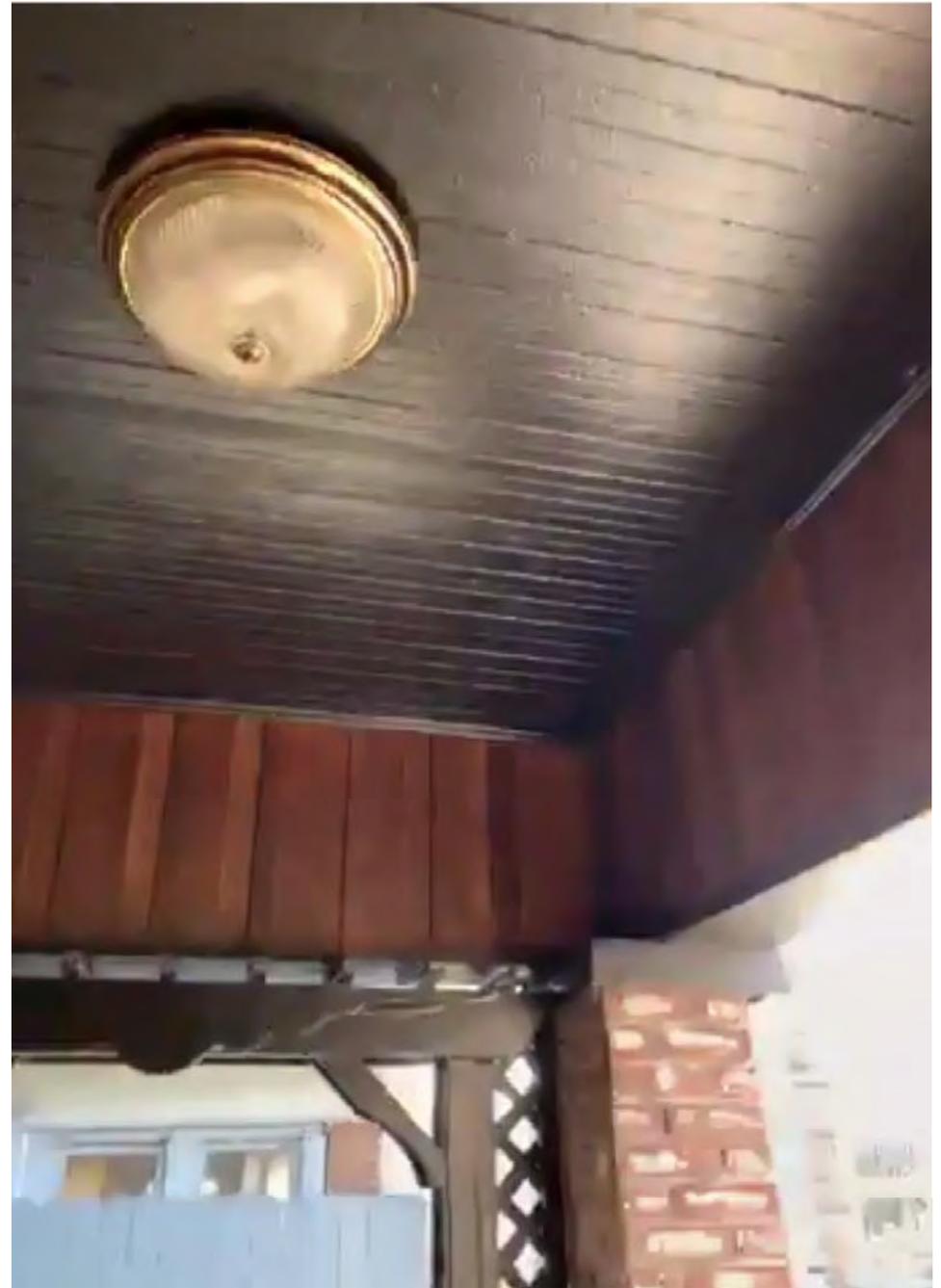








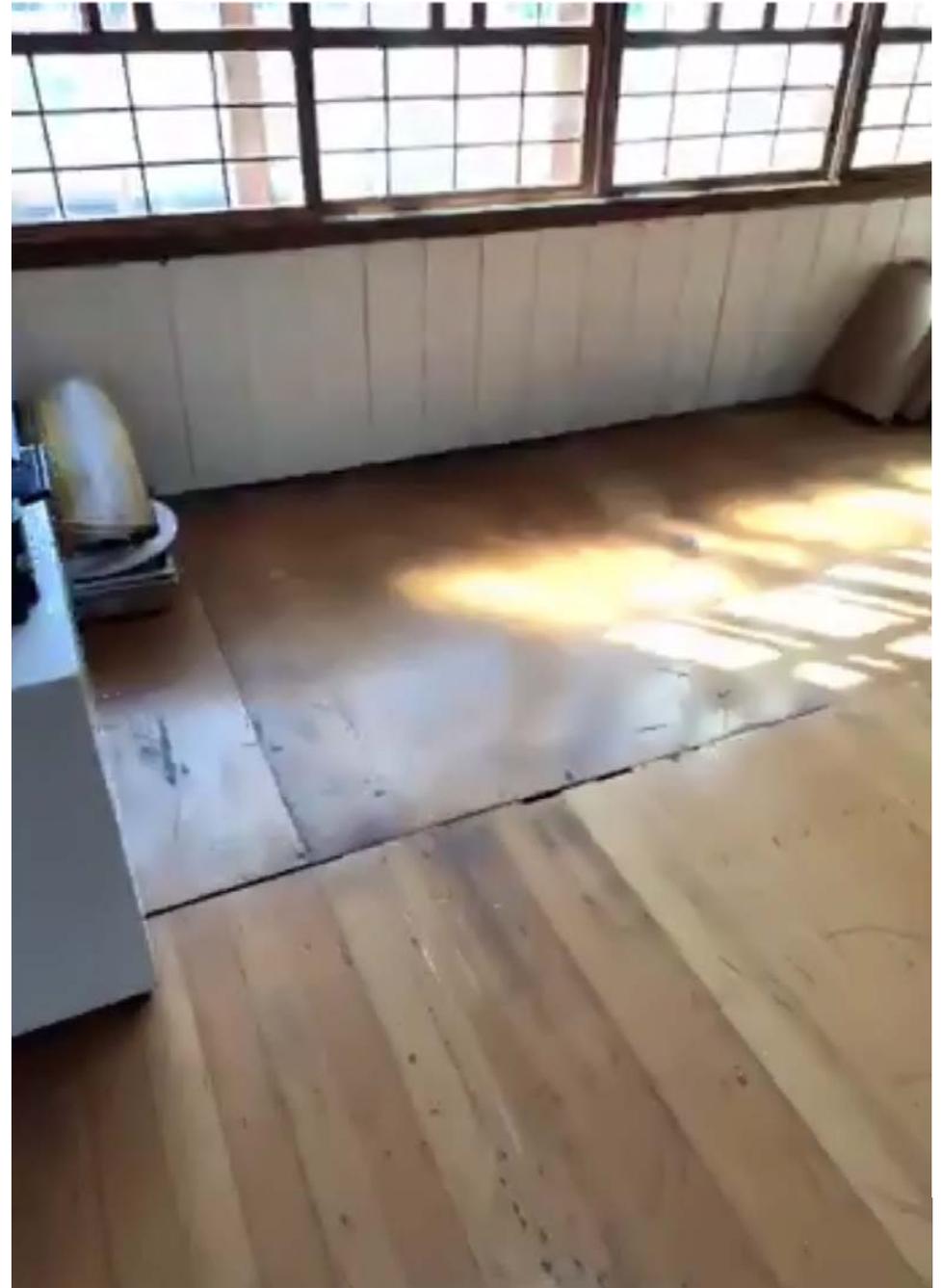
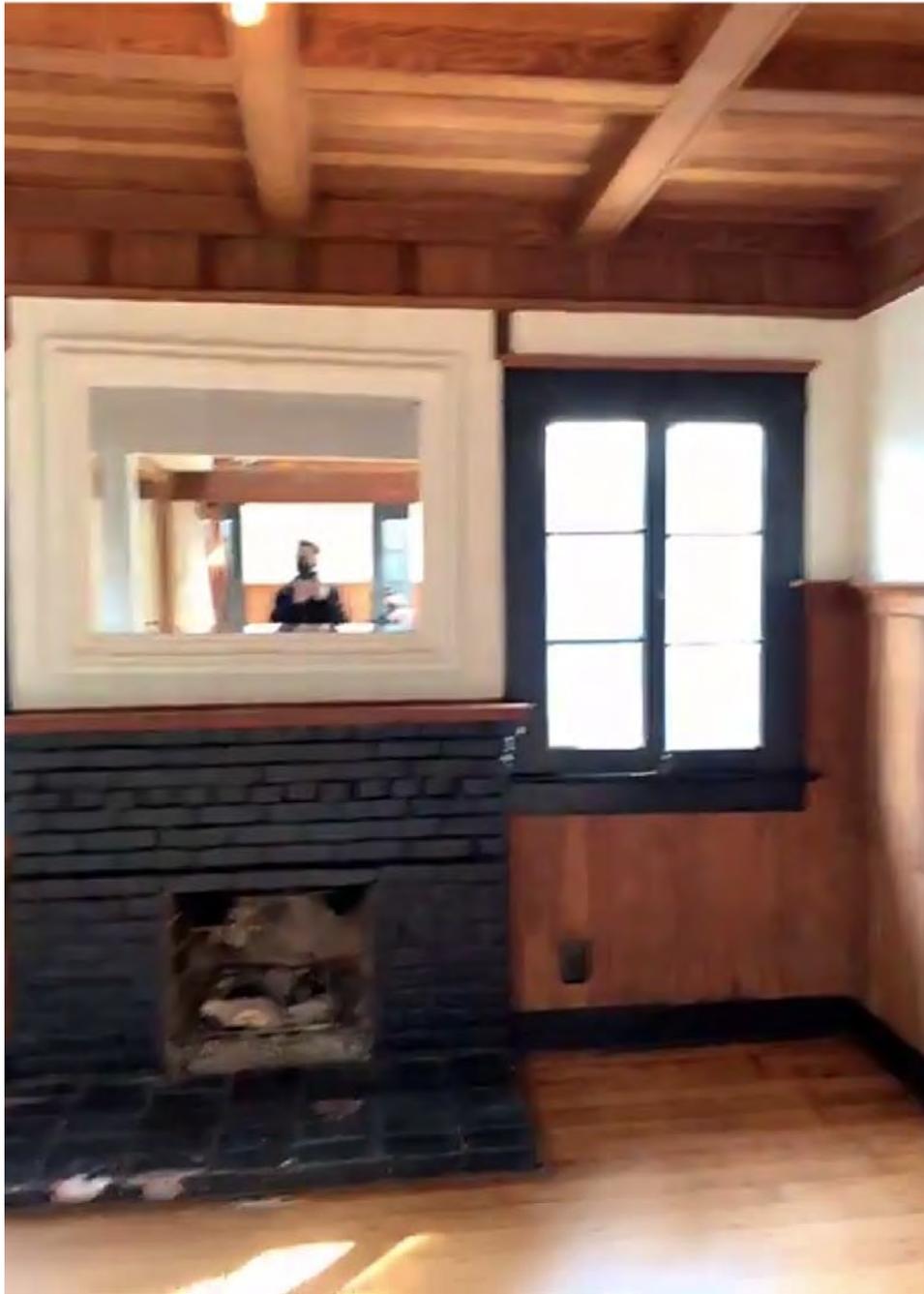






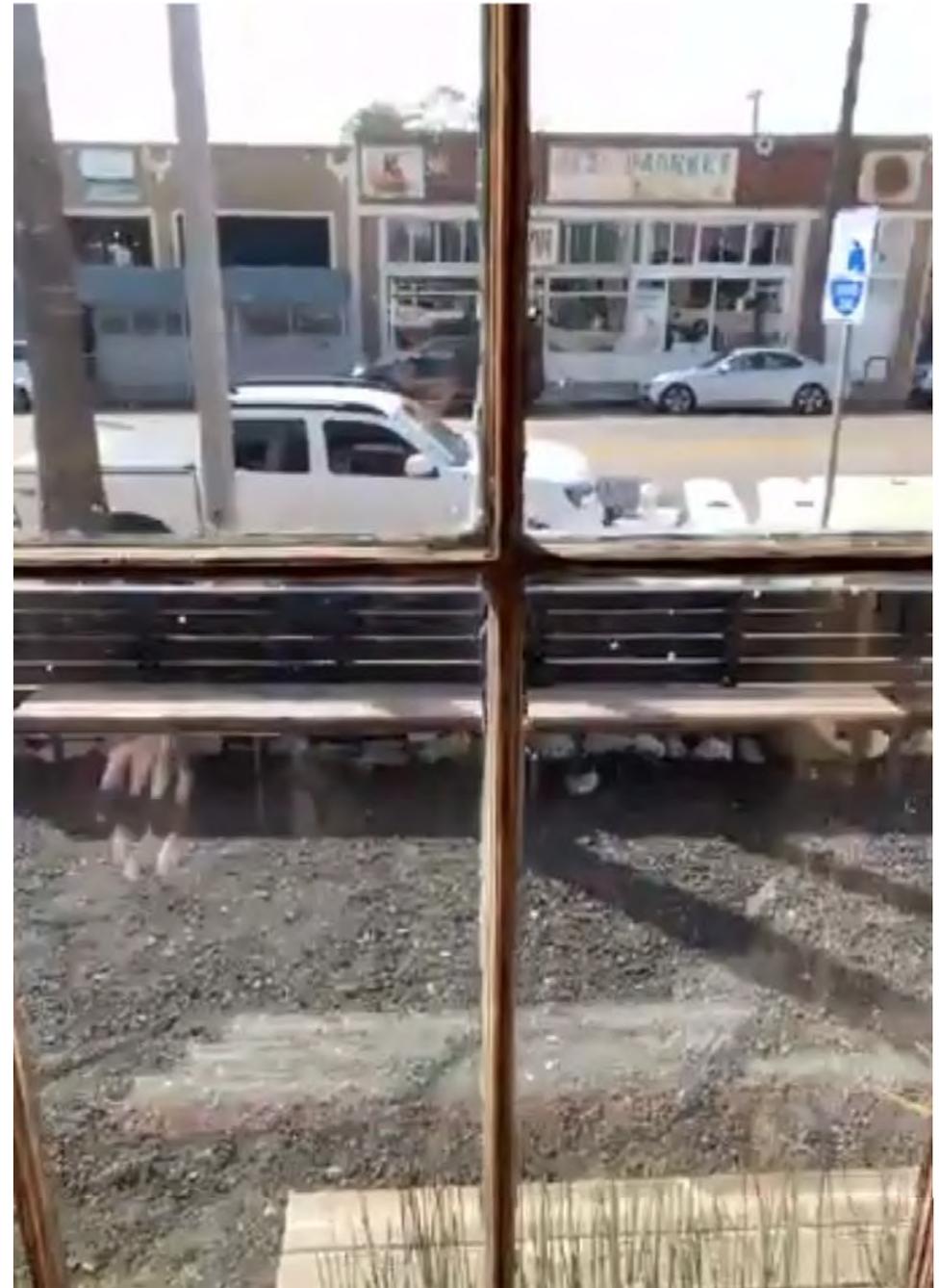


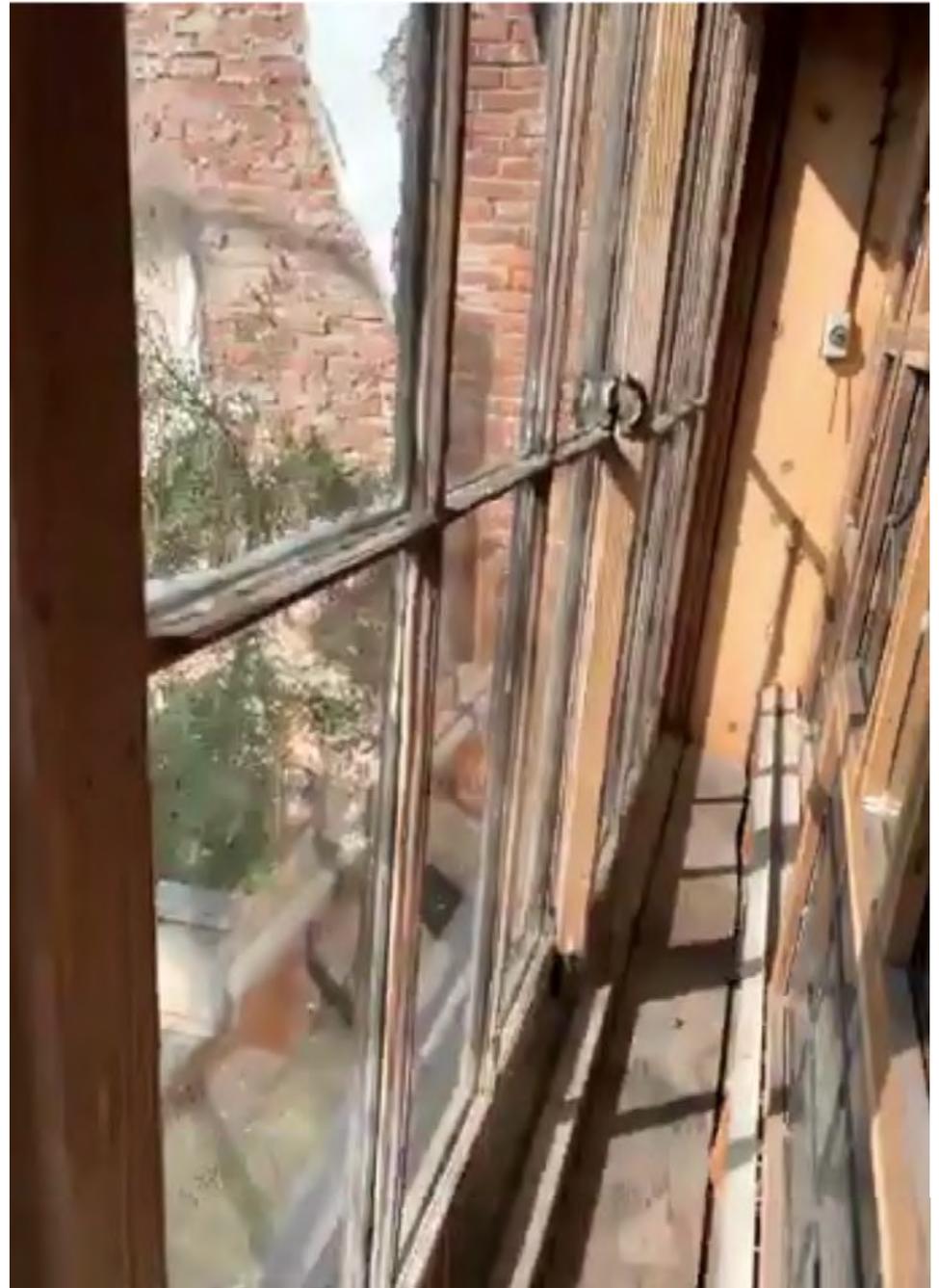


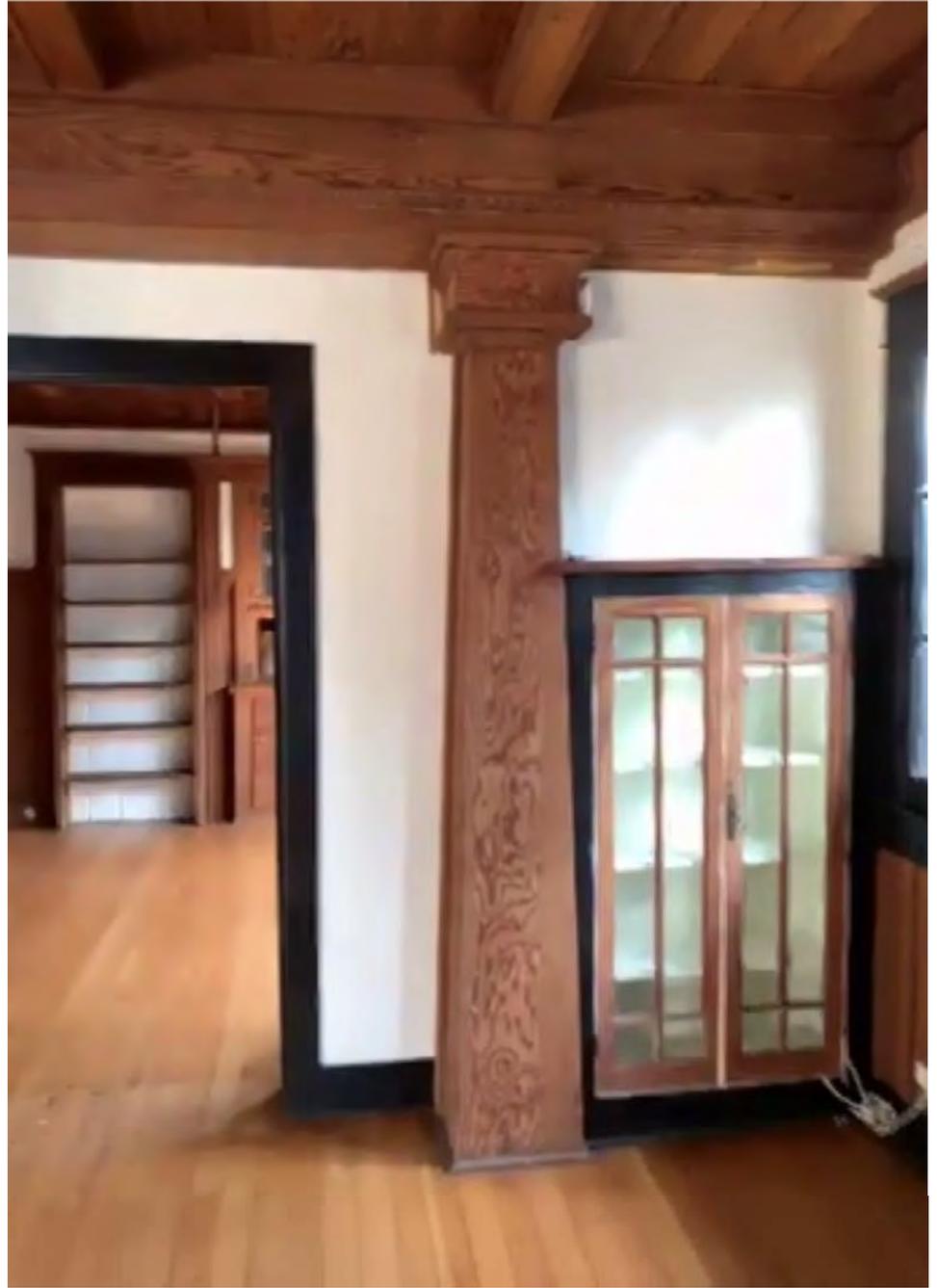








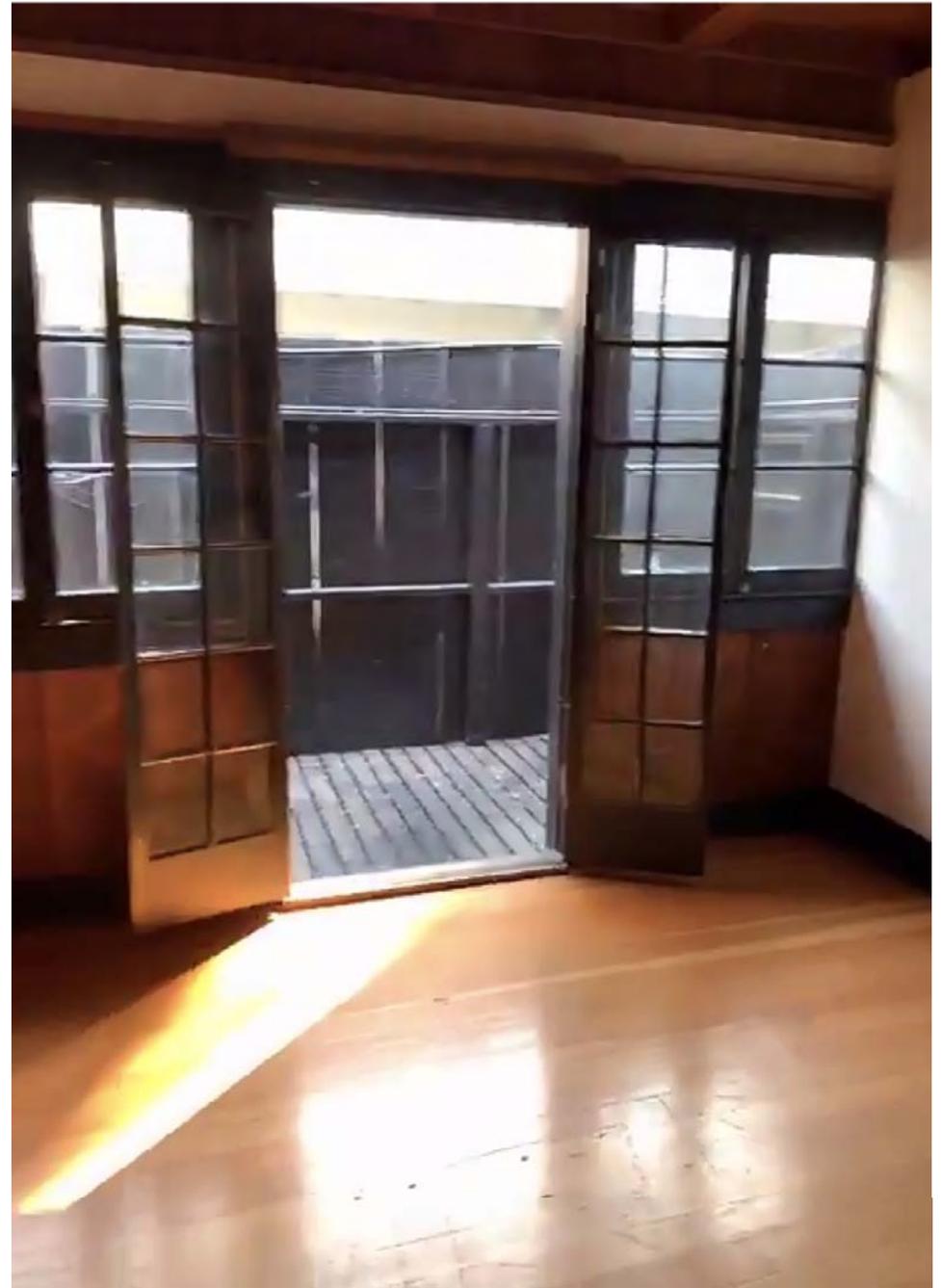


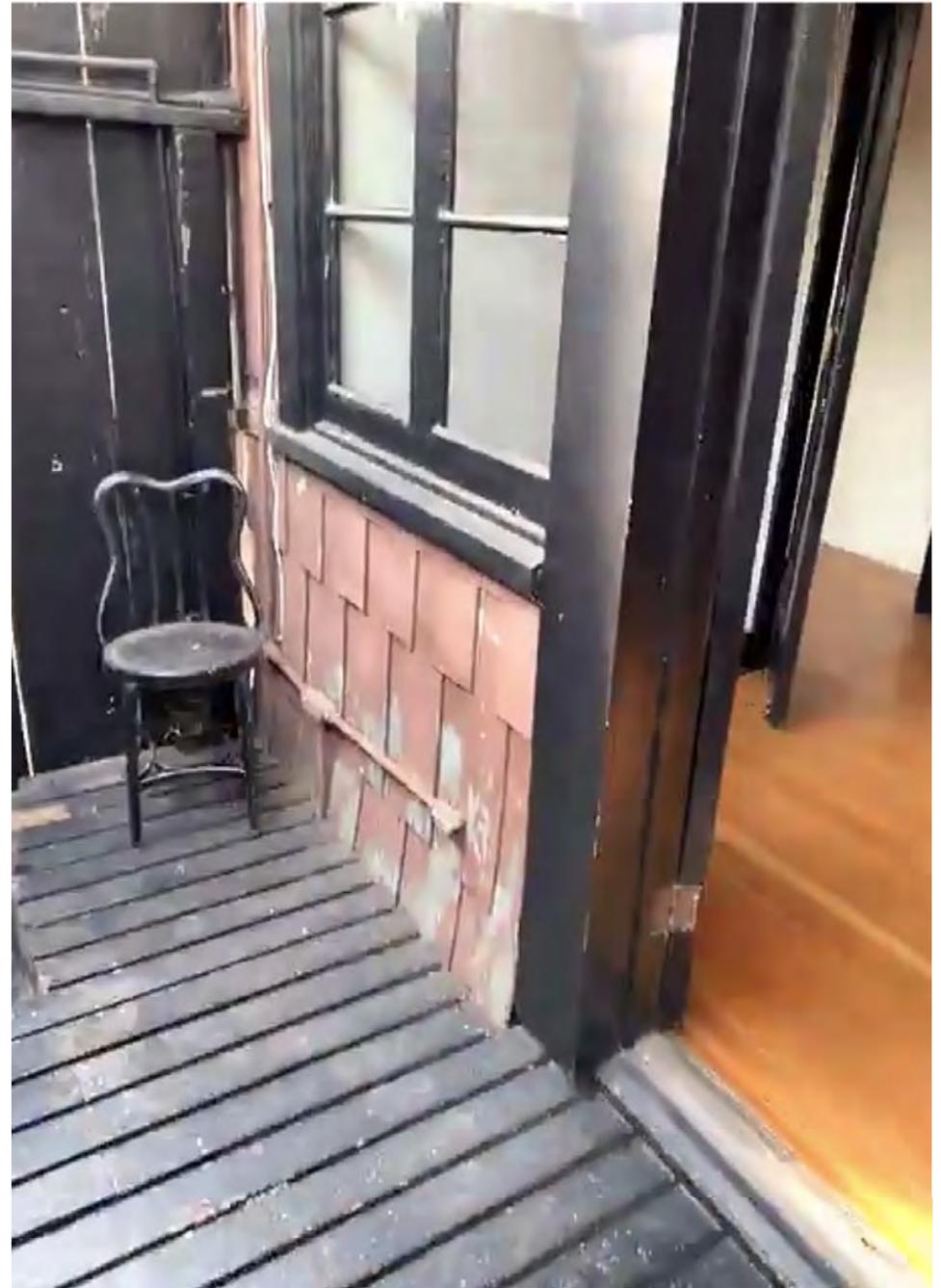




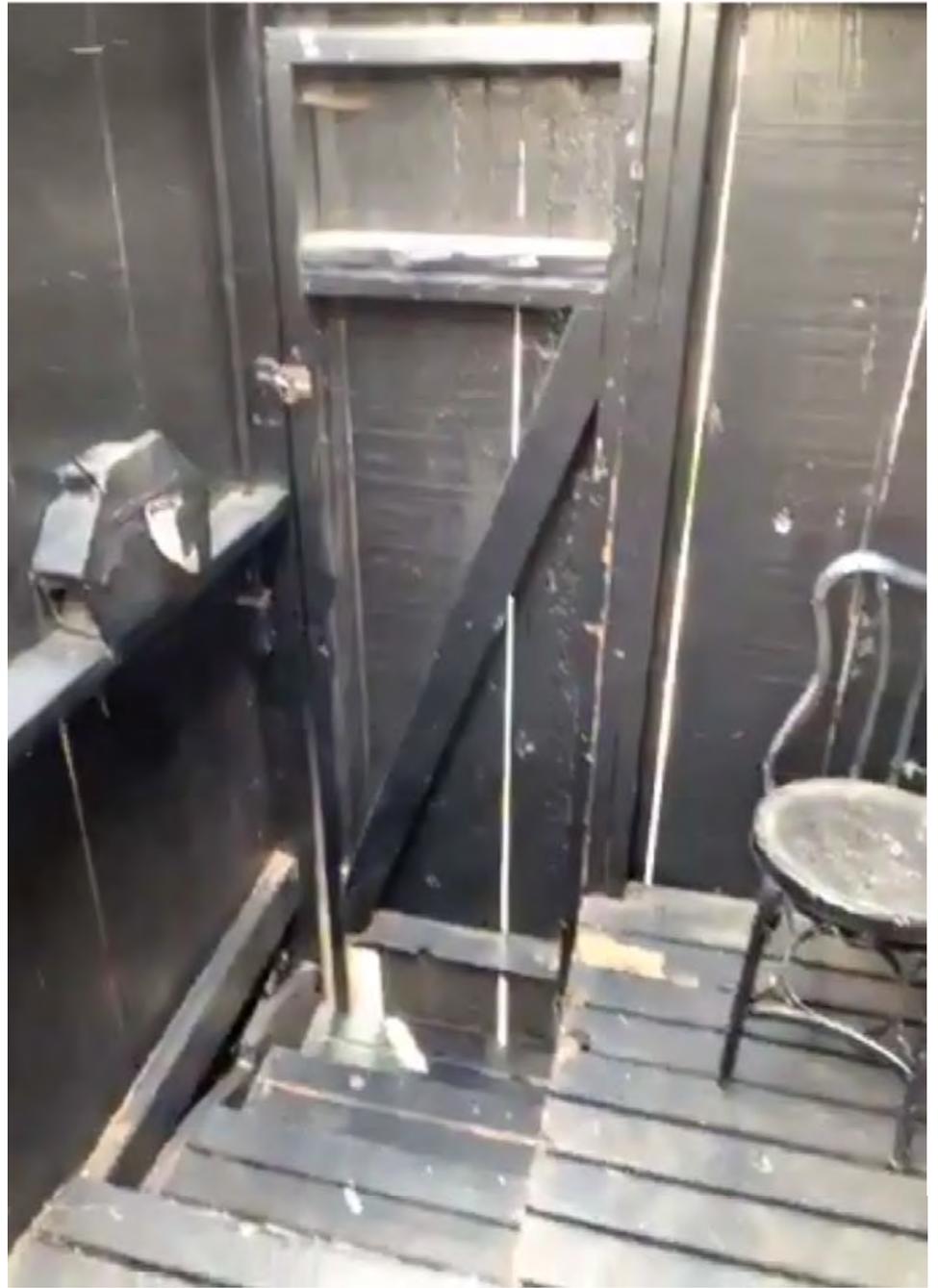


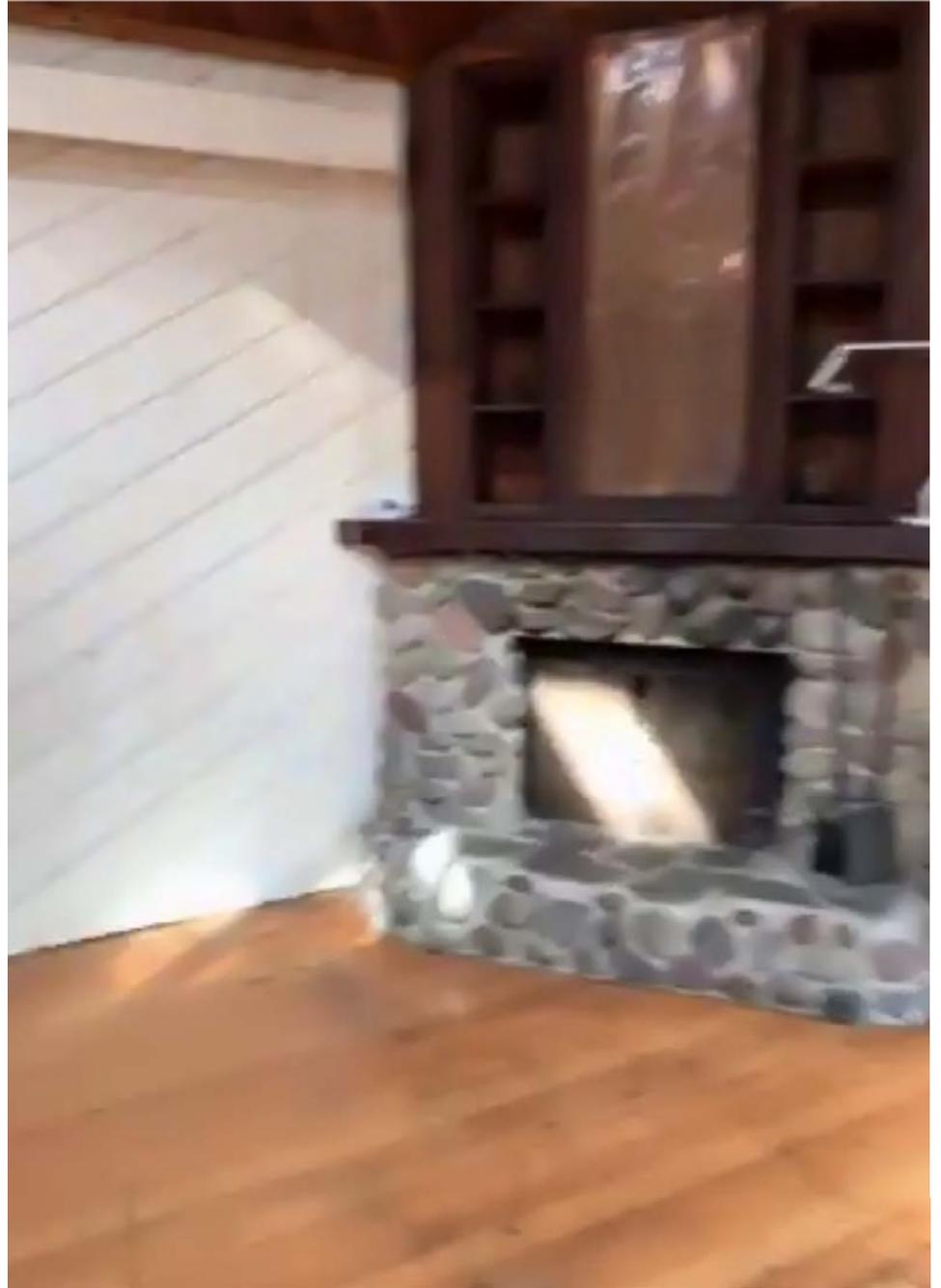




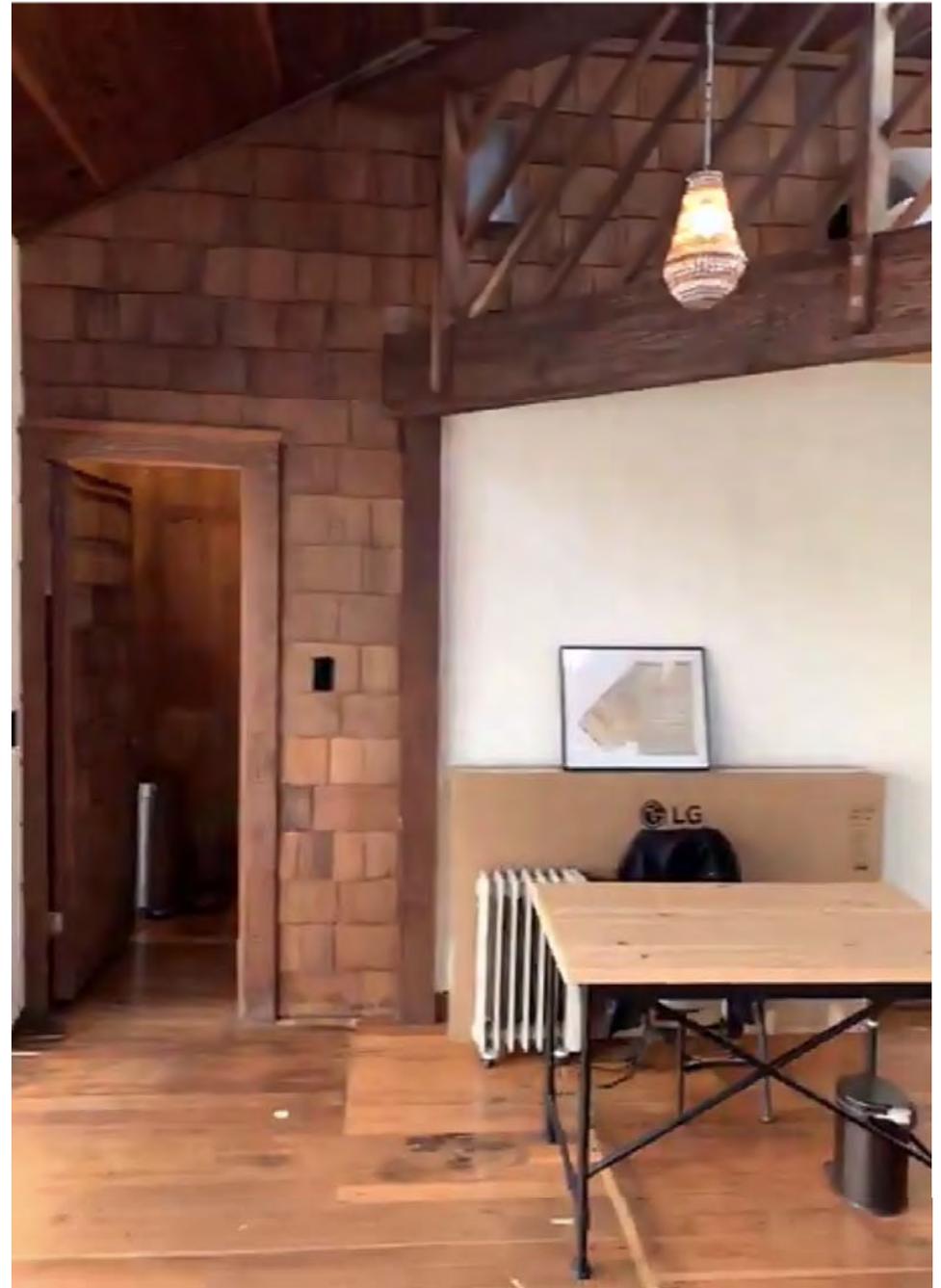








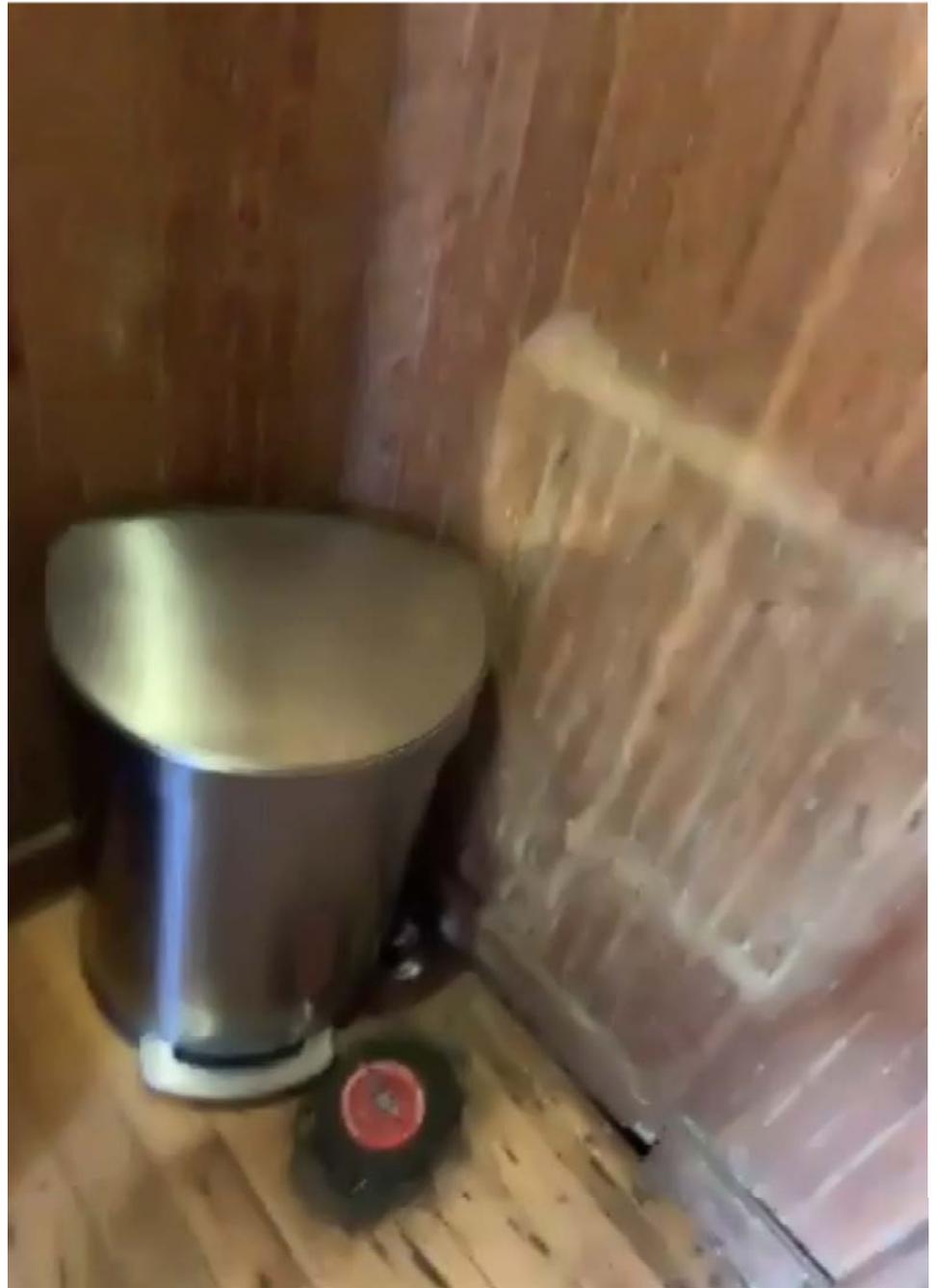


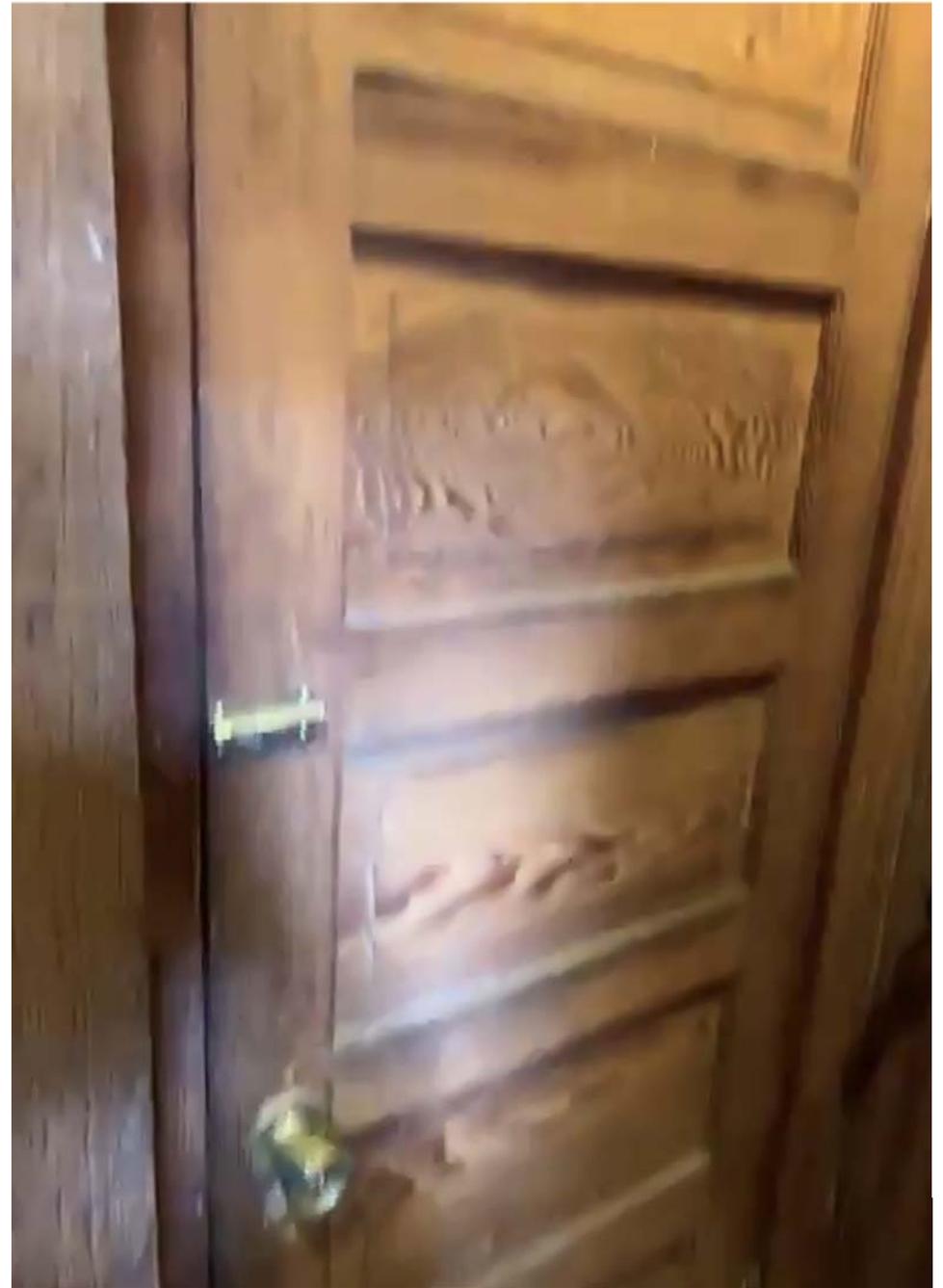




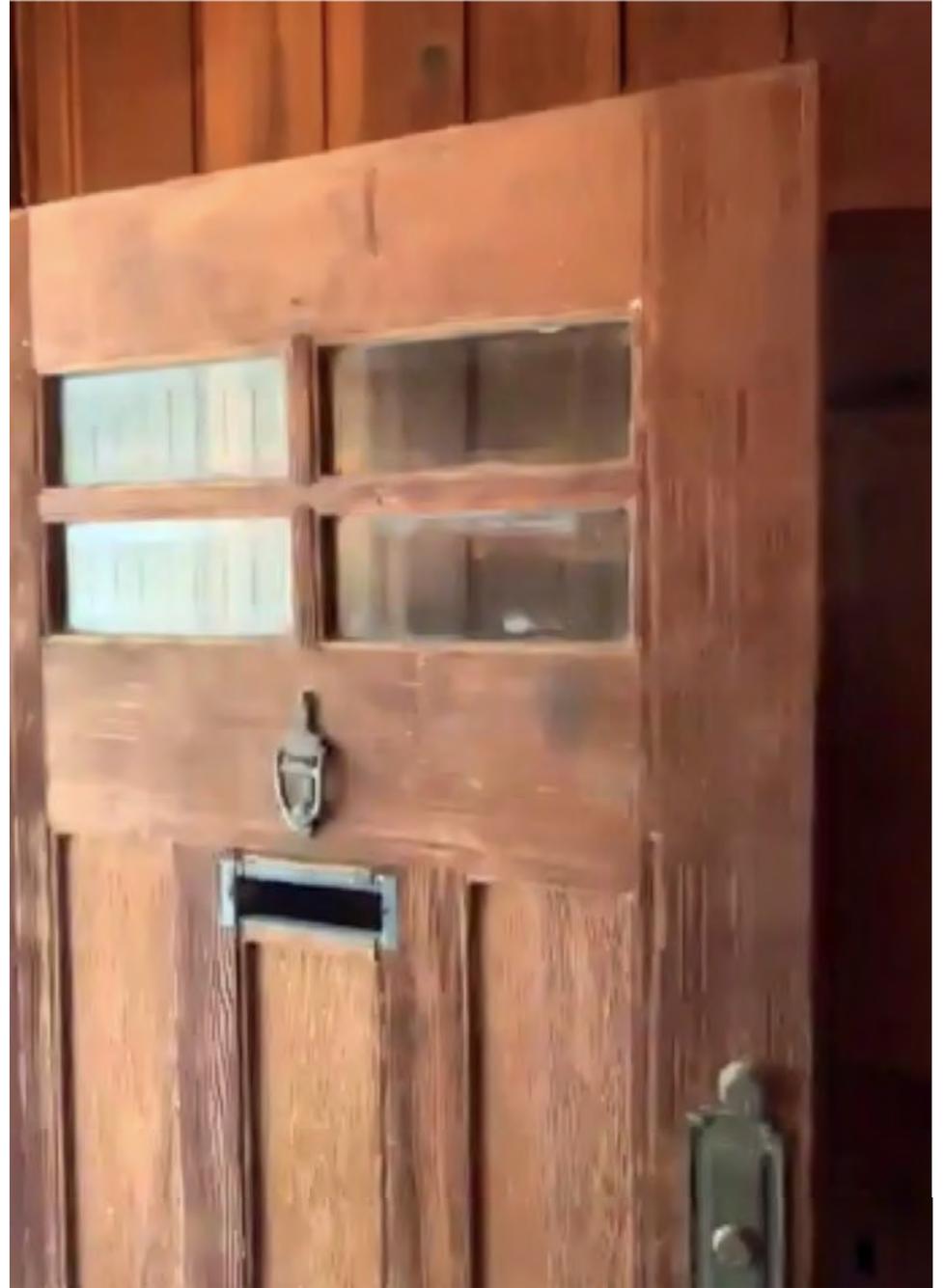


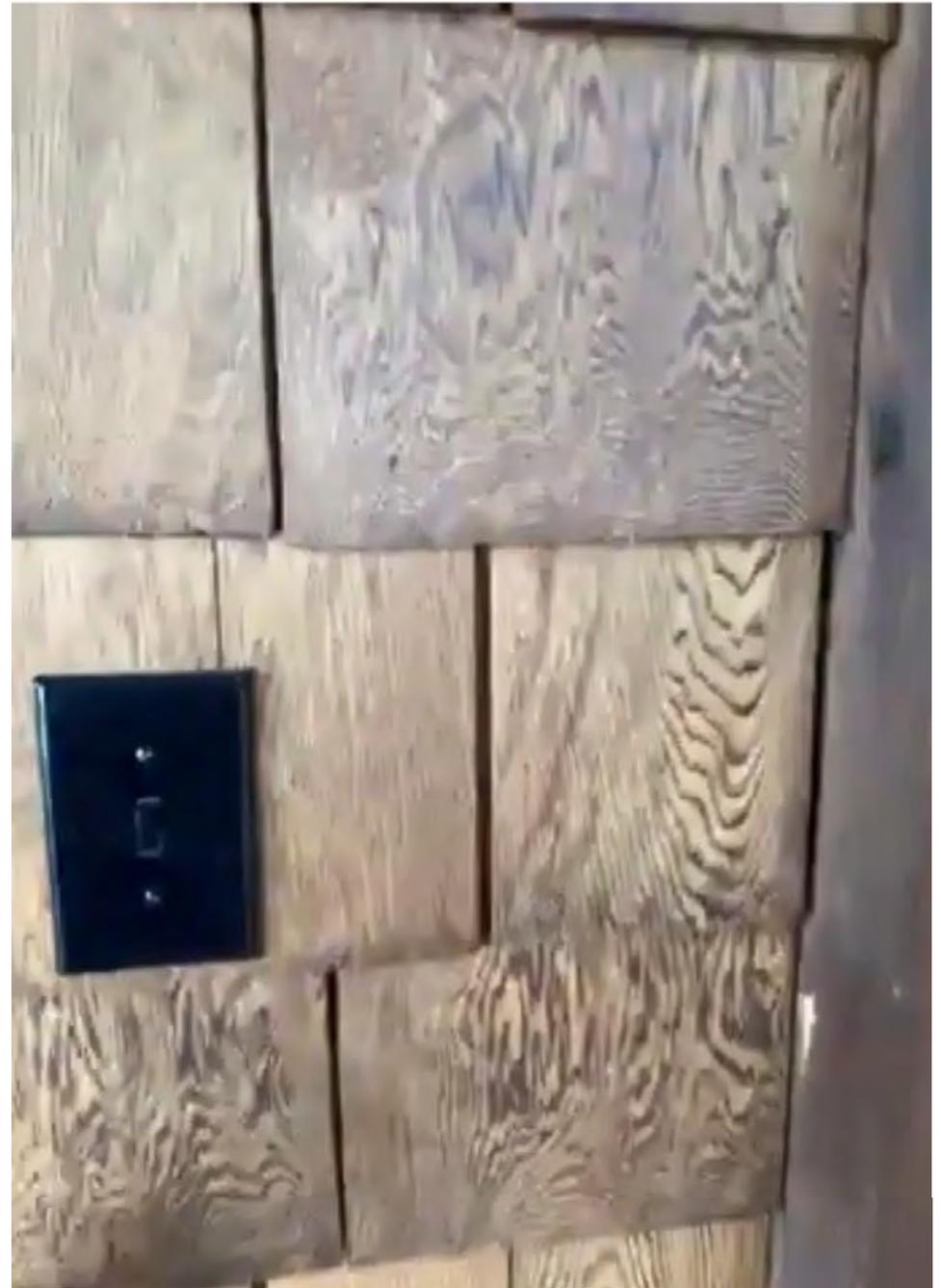




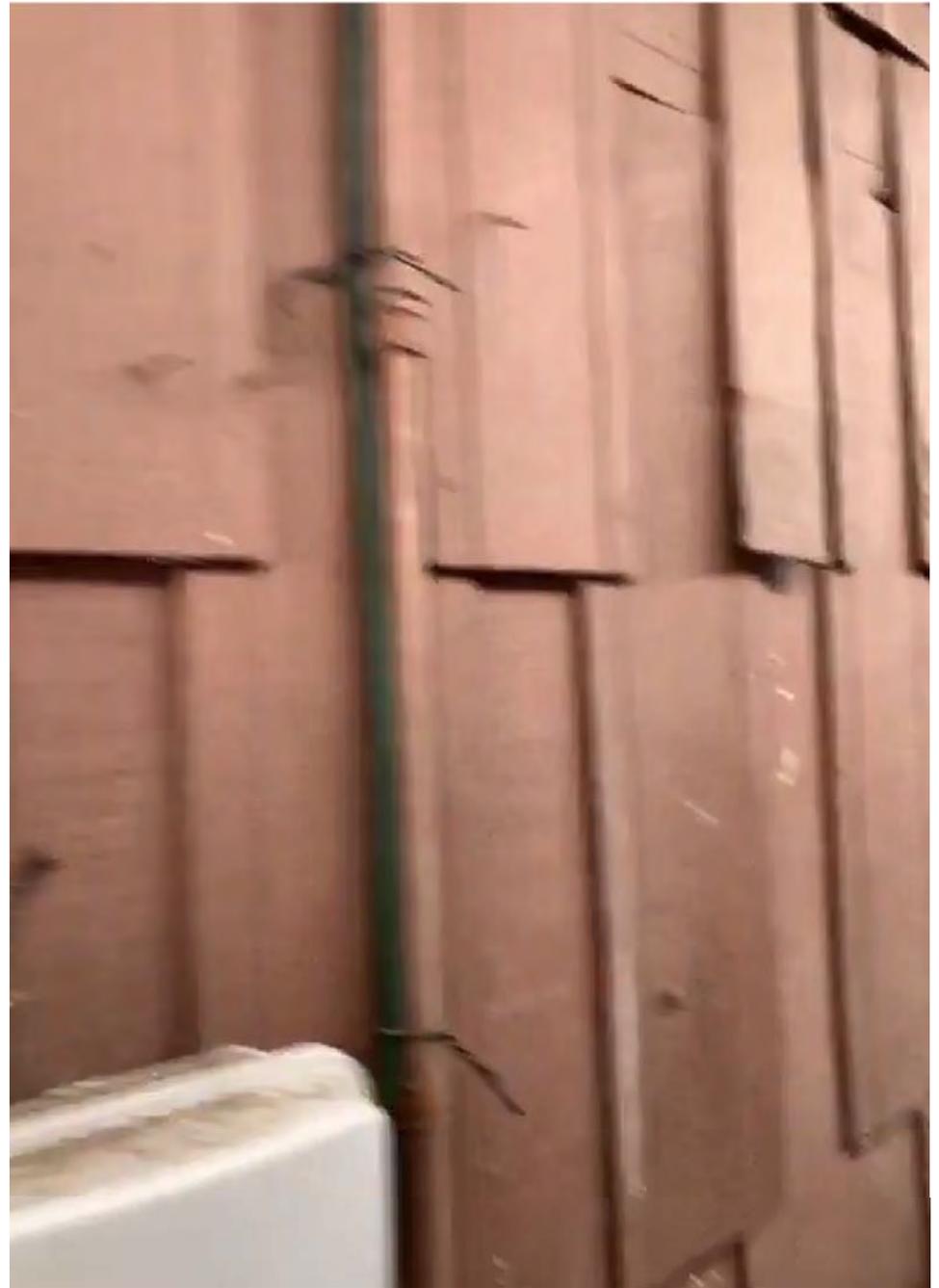


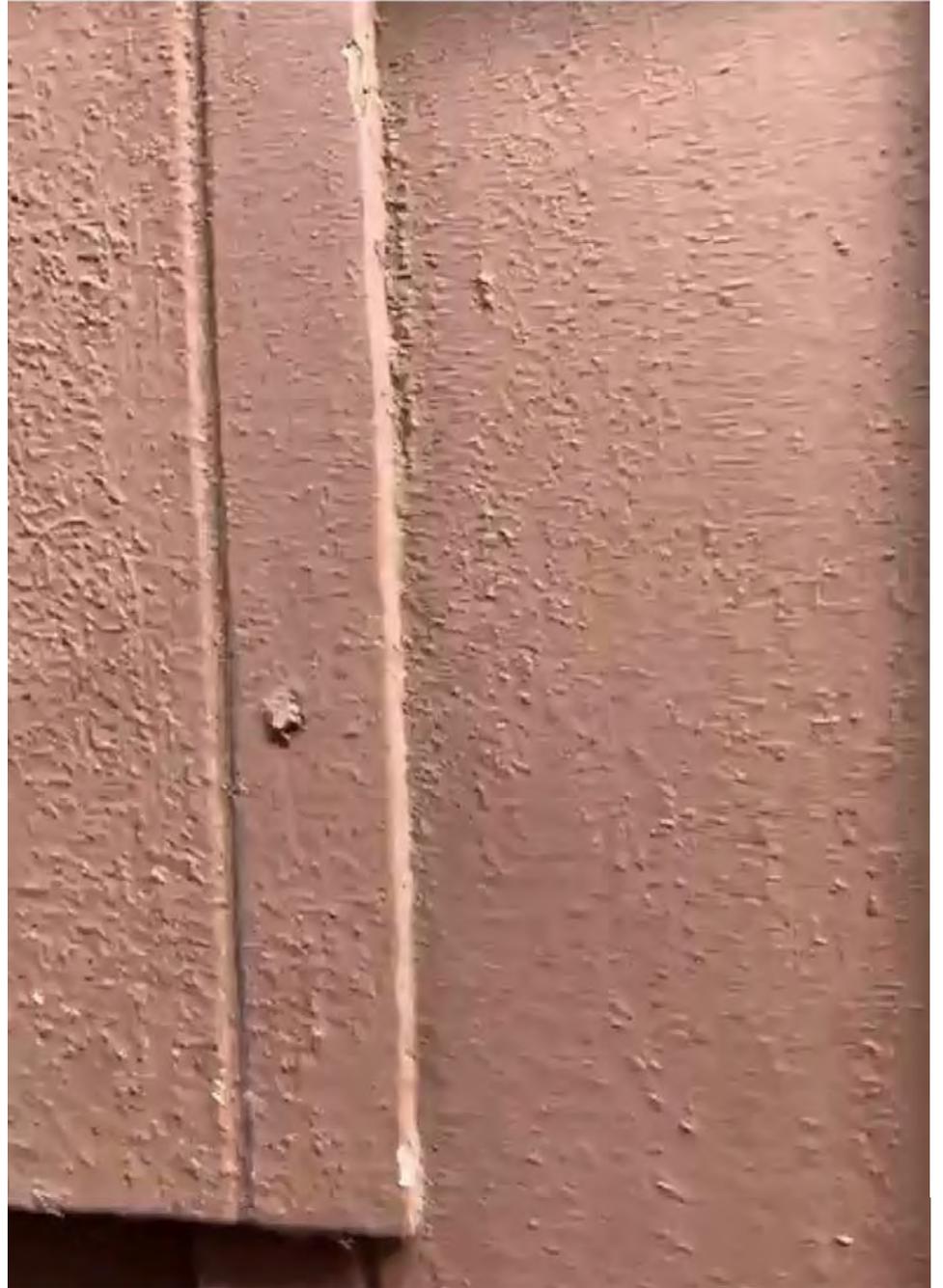
















COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2020-7443-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2020-7444-CE

PROJECT TITLE

Wyckoff Residence

COUNCIL DISTRICT

11

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

1107 S. Abbot Kinney Boulevard, Los Angeles, CA 90291

Map attached.

PROJECT DESCRIPTION:

Designation of the Wyckoff Residence as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of **the Wyckoff Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-7443-HCM
ENV-2020-7444-CE

HEARING DATE: January 7, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 1107 S. Abbot Kinney Boulevard
Council District: 11 – Bonin
Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Venice
Legal Description: Ralph Rogers Subdivision of Block V Ocean Park Villa Tract No. 2, Block A, Lot 3

EXPIRATION DATE: The original 30-day expiration date of January 10, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the WYCKOFF RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Taylor Village Sacramento Investment Partners LP Et al.
c/o El Paso Retail Group LP, and
1107 Abbott Kinney LLC
940 Emmett Avenue, Suite 200
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APPLICANT: Jacob Matthews
9 Mile Investments, Inc.
17351 West Sunset Boulevard, #1A
Los Angeles, CA 90272

PREPARER: Robert Chattel
Chattel, Inc.
13417 Ventura Boulevard
Los Angeles, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an 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.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Wyckoff Residence is a one-story single-family residence and detached garage located on the north side of S. Abbot Kinney Boulevard between E. Westminster Avenue and E. San Juan Avenue in Venice. Constructed in 1910, the subject property is designed in the Craftsman architectural style. The property's architect and contractor are unknown since the original permit no longer exists.

On July 4th, 1905, entrepreneur Abbot Kinney opened Venice of America, a seaside resort that featured a canal system and a business district lined with Venetian-style colonnades that led to a pleasure pier. Kinney's initial development of Venice was wildly popular, drawing over 40,000 visitors during opening weekend, many of whom traveled to the seaside resort by streetcar. The extension of rail and streetcar lines to Venice, and the Venice Miniature Railroad, a train that traversed Abbot Kinney Boulevard and the canals to pick up passengers from the Short Line and Inglewood Line train stations, provided inexpensive, reliable, and direct access to the oceanfront community. Over the following decades, residential development along Abbot Kinney Boulevard occurred concurrently with residential development along the canals to the south and served as an integral part of Kinney's development plans for the area. Abbot Kinney Boulevard, originally named Lake Avenue and later Washington Boulevard, remained largely residential in character until the annexation of Venice in 1925.

Rectangular in plan, the subject property is of wood-frame construction with brick and wood shingle cladding. The front-gabled roof is clad with composition shingles and features three skylights and wide overhanging eaves supported by exposed rafter tails and stylized brackets. The primary, south-facing elevation has a partial-width porch with brick piers recessed into the southeast corner of the building, which is accessed by a brick-paved pathway. Off the porch is the main entrance consisting of a wood four-paneled door. Fenestration includes multi-lite French doors, multi-lite double-hung wood windows, multi-lite wood casement windows, and multi-lite fixed wood windows. A small cupola is located atop the south-facing roof gable, and a brick chimney is located on the northeast corner of the roof. A concrete driveway, accessed from Abbot Kinney Boulevard, leads to a wood fence that is setback from the south elevation of the residence. There is a mature tree at the rear of the residence. A low wood fence surrounds the perimeter of the front yard. Interior features include a painted brick fireplace, hardwood floors, wainscoting, and exposed ceiling rafters.

The subject property has experienced several alterations over the years that include the addition of a low wooden garden wall; the replacement of wood shingles on the exterior; the partial enclosure of the front porch prior to 1918; the addition of a porch to the east-facing elevation; the addition of shed dormers and skylights to the roof; various remodels affecting interior finishes and circulation; the conversion of the garage to living space; and the construction of a fence across the driveway, all at unknown dates.

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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her 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 December 11, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of January 10, 2021 per Los Angeles Administrative Code Section 22.171.10(e)¹ is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Wyckoff Residence		First Owner/Tenant	
Other Associated Names: n/a			
Street Address: 1107 Abbot Kinney Blvd.		Zip: 90291	Council District: 11
Range of Addresses on Property: n/a		Community Name: Venice	
Assessor Parcel Number: 4239022003	Tract: RALPH ROGERS SUBDIVISION	Block: BLK A	Lot: 3
Identification cont'd:			
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
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1910	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Unknown	Contractor: Unknown	
Original Use: Dwelling	Present Use: Dwelling	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Craftsman		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood shingles	Material: Brick	
ROOF	Type: Gable	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Double-hung	Type: Casement	
	Material: Wood	Material: Wood	
ENTRY	Style: Off-center	Style: Select	
DOOR	Type: Glass	Type: Select	



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.	
1936	Reroof residence and garage
Unknown	Porch added to east elevation
Unknown	Shed dormers and skylights added to the roof
Unknown	Alterations to the interior of residence and garage, including new wall and ceiling finishes
Unknown	Alteration to the garage, including a circular window and sliding door
Unknown	Construction of a fence at the driveway and along east property line

5. 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 an 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 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):	
<input checked="" type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, 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: Mr. Jacob Matthews		Company: 9 Mile Investments, Inc.	
Street Address: 17351 W. Sunset Blvd., #1A		City: Los Angeles	State: CA
Zip: 90272	Phone Number:	Email: jacob@9mileinvestments.com	

Property Owner

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

Name: (same as above)		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: Robert Chattel		Company: Chattel, Inc.	
Street Address: 13417 Ventura Blvd.		City: Los Angeles	State: CA
Zip: 91423	Phone Number: (818) 788-7954	Email: robert@chattel.us	



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. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> 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:
planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> 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.	
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Jacob Mathews

6/5/2020

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

1107 Abbot Kinney Residence
Historic-Cultural Monument Application
A. Proposed Monument Description

General

Located on the north side of Abbot Kinney Boulevard between Westminster Avenue and San Juan Avenue, 1107 Abbot Kinney Boulevard (subject property) is a one-story, rectangular, wood frame residential building within the Venice neighborhood of Los Angeles, California. It was constructed in 1910¹ and exhibits character-defining features of Craftsman style. At the time of construction, the subject property was within Venice of America, an incorporated city that housed an internationally famous seaside amusement park and residential district along picturesque canals.

Abbot Kinney Boulevard was originally named Lake Avenue, then Washington Boulevard. Until the 1920's this neighborhood was predominantly single-family residential buildings, similar to the lots adjacent to the historic canals a street to the south. However, during the early 1920's, new development on the street was primarily low-scale commercial and industrial buildings. As of today, Abbot Kinney Boulevard retains a mix of single-family residential constructed before 1920 and low-scale commercial buildings constructed after 1920.

The subject property features a single-family residential building and a garage, which is located at the northeastern corner of the property. The garage was constructed at or around the same time as the residence and exhibits similar character-defining features. A concrete driveway, accessed from Abbot Kinney Boulevard, leads to a wood fence that is setback from the south façade of the residence. A mature tree is located in the back yard behind the residence. A low wood fence surrounds the perimeter of the front yard. A brick path leads from the side walk along the north side of Abbot Kinney Boulevard to the porch and primary entrance to the residence.

Exterior

Located on the north side of Abbot Kinney Boulevard, the residence is a rectangular structure that features brick cladding along the lower portions of the walls and wood shingle cladding on upper portions. It is unknown if the existing wood shingles are historic or contemporary. The length and design of the shingles are compatible with buildings constructed during a similar time period; however, the lack of weathering or damage that would be expected of unpainted shingles is not present. The front-gabled roof is low-sloping and clad with composition asphalt shingles. Three skylights have been installed on the east slope of the gable roof, and a shed-roofed dormer has been added towards the north of the west slope of the roof. Wide over hanging eaves on all elevations are supported by exposed rafter tails and stylized brackets. Windows are wood and consist of a mixture of multi-pane hung, casement and fixed types.

The south (primary) elevation of the subject property is prominently visible from Abbot Kinney Boulevard. This elevation features a partial-width porch recessed into the southeast corner of the building, which is detailed with brick piers and steps and accessed by a brick-paved pathway from the sidewalk. The porch, which is partially open to the south, contains a wood, four-panel front door that faces the street. To the west of the porch are four, multi-pane wood windows and an additional brick pier, suggesting an early enclosure of a formerly open porch.² The brick piers are capped with wood and support a sill plate that is expressed as a string course along this elevation. A second

¹ Assessors Records indicate original construction in 1910 due to deed information.

² Sanborn maps from 1918 demonstrate that the primary façade included a half width porch. Visual evidence indicates that the entire width of the primary façade may have been open, but by 1918 was enclosed. This would be considered an alteration that has taken on significance through time because it was completed during the period of significance, 1910-1925.

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A. Proposed Monument Description

string course is located above the sill plate; the frieze area thus defined is clad in wood shingles and accented by a row of wood dentils. Over the frieze, the south gable end is faced with wood shingles and contains two wooden attic vents with horizontal slats. Four vertical wood boards divide the gable end. Stylized wood brackets attach to the boards and support the overhanging eaves. A small, stylized cupola is installed at the apex of the south gable end. The windows, brackets, and wood trim are painted black, while the shingles are unpainted.

The east elevation of the subject property is partially visible from Abbot Kinney Boulevard. This elevation is predominantly clad with unpainted wood shingle. A large brick chimney is attached to this elevation, just north of the front porch. Seismic metal straps tie the chimney to the roof and structure. A second porch is located adjacent to the chimney to the north, beyond a wooden fence that obscures view from the street, and it is accessed from the interior through wood, multi-pane French doors. This porch is enclosed by a wood fence with vertical wood boards.

The north elevation of the subject property is not visible from Abbot Kinney Boulevard. This elevation features wood shingle siding, a wood multi-pane windows and a back door that provides access to a patio shaded by a mature tree and its canopy.

The west elevation of the subject property is not visible from Abbot Kinney Boulevard. This elevation is practically inaccessible because there is only about a one-foot setback between the subject property and the neighboring commercial property. From what could be seen from the interior and exterior of the subject property, this elevation features wood shingles and wood, multi-pane, mostly casement windows.

Interiors

The interior of the subject property consists of a series of rooms running the length of the one-story structure. The entrance on the south elevation opens into the living room that takes up the full width of the subject property. This room features hung and casement windows, a painted brick fireplace stylized with projecting courses and framed by dual casement windows, wood flooring, wood wainscot, and exposed ceiling rafters. A change in the finish of the wood walls, from vertical planks to board and batten, indicates where the original front porch stopped and the living room began.

Moving north through the interior, the next rooms are the dining room and bedrooms. The dining room is separated from the living room by dual wood frame doors. A multi-pane French door opens onto a patio on the east elevation. The ceiling features a wood coffered pattern.

West and north of the dining room are two bedrooms and a kitchen. These rooms feature wood floors and a variety of wall cladding, including diagonal wood boards, wood shingle, and gypsum board. A family room at the rear of the property features an arroyo-stone fireplace and opens into a backyard that takes up a majority of the north portion of the subject property.

The subject property contains a garage at the northeastern corner. Vehicular access to the garage has been cut off by construction of the porch on the west elevation. A gate through the fence at the north end of the driveway allows for pedestrian access to the garage. The gate leads to a passageway that is partially covered. The interior of the garage consists of a concrete floor, walls that are clad with diagonal wood board and gypsum board, and exposed ceiling rafters.

Alterations

Very few permits exist to illustrate how this property was altered through time. Only two permits were available from the City, which included reroofing of the residence and garage in 1936 and installation

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of the seismic straps on the chimney in 1969. Other alterations to the property that were visible through observation include: addition of a low wooden garden wall, replacement of wood shingles on the exterior, partial enclosure of the front porch, a porch added to the east elevation, shed dormers and skylights added to the roof, various alterations to portions of the interior finishes and circulation, conversion of the garage to living space including various alterations to the garage door and interior finishes, and construction of a fence across the driveway.

Character-Defining Features

- One story in height
- Horizontal massing
- Setback from street
- Low-pitched gabled roof
- Broad overhanging eaves with exposed rafter tails and stylized brackets
- Stylized cupola at gable apex on south elevation
- Wood shingle exterior
- Brick porch, steps, and columns on south elevation
- Hung, casement and fixed windows situated in groups

1107 Abbot Kinney Residence
Historic-Cultural Monument Application
B. Statement of Significance

The subject property is significant under Criterion 1 as a rare example of early residential development on Abbot Kinney Boulevard, formerly West Washington Boulevard, associated with the early development of Venice of America, a pre-consolidation community in Los Angeles. It represents the early development patterns of Venice of America and pre-commercial street suburb that defined Abbot Kinney Boulevard from the 1920s onward. As such, it is eligible for individual designation through identification with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community as stated in the Los Angeles Cultural Heritage Ordinance (Sec. 22.171.7)

Residential development along Abbot Kinney Boulevard occurred concurrently with residential development along the canals to the south and represented the border between Venice of America's canal section and the "back" (i.e., inland) country. Although the subject property is not located within the Lost Venice Canals Historic District identified in SurveyLA, historic photographs and maps demonstrate that the residential construction along Abbot Kinney Boulevard was an integral part of the development intentions first laid out by the founder of Venice of America, Abbot Kinney.¹ It wasn't until the early 1920's that Abbot Kinney Boulevard transformed from a road lined by scattered cottages to a commercial and industrial strip. The Miniature Railroad, a real estate marketing scheme devised by Abbot Kinney, transported people from train stations to the beach. The train would start from the intersection of Abbot Kinney Boulevard and Venice Boulevard, where it would pick up passengers arriving from the Short Line and Inglewood Line train stations, and travel along a meandering path down Abbot Kinney Boulevard and the canals to the grandstand and amusement park along Windward Avenue. The subject property is located adjacent to this miniature railroad and, during the period of significance for Venice of America, served as an example of the type of residence that attracted people to the new city.

Previous Evaluations and Surveys

The subject property is located in the Venice Community Plan Area and was not identified as a potential historic resource in the 2015 Historic Resources Survey Report prepared by Historic Resources Group for SurveyLA (Venice SurveyLA report). However, the Venice SurveyLA report did identify the Abbot Kinney Boulevard Commercial Planning District (Abbot Kinney Planning District), which was described as "significant as an example of early-20th century neighborhood commercial development in Venice."² The description of the Abbot Kinney Planning District does not adequately address the significance of the residential properties that were developed within its boundaries before it became a commercial center. Although the subject property is located within this identified planning district, it represents not only the history of Abbot Kinney Boulevard, but also residential development of Venice of America. Research completed as part of this HCM nomination demonstrates that the subject property is eligible for individual designation under Criteria 1 of the Los Angeles Cultural Heritage Ordinance.

Residential Development in Pre-Consolidation Venice of America

The following context is largely summarized using resources found on SurveyLA. This includes the aforementioned Historic Resources Survey Report (2015) for the Venice Community Plan Area³ and

¹ See Attachment D: Primary and Secondary Documentation

² City of Los Angeles, SurveyLA, "Venice Report – Historic Districts, Planning Districts and Multi-Property Resources," April 2, 2015.

³ City of Los Angeles, SurveyLA, "Historic Resources Survey Report: Venice Community Plan Area," March 2015.

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Historic-Cultural Monument Application
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the Los Angeles Citywide Historic Context Statement for “Pre-Consolidation Communities of Los Angeles, 1862-1932” (2016).⁴

In 1891, Abbot Kinney (Kinney) and his business partner, Francis G. Ryan (Ryan), purchased 1.5 miles of beachfront land south of Santa Monica. Kinney was a tobacco magnate and real estate developer, and he and his partner sought to create a new resort community which would be called Ocean Park. Ryan suddenly passed away in 1898 and Kinney entered a new partnership in 1902 with Alexander Fraser, Henry Gage, and George Merritt Jones. Only two years later, the four men were disagreeing on how portions of their land should be developed, and they decided to dissolve their partnership. On a coin toss, Kinney won his choice of the land and selected the southern portion of the tract that had largely been unincorporated wetlands.

Kinney envisioned a seaside resort community, similar to successful projects on the East Coast like Coney Island and Atlantic City. He was also inspired by the Italian city of Venice and wanted to create his own “Venice of America.” Kinney planned a comprehensive development that included recreational, commercial, and residential properties, and the first sale of residential lots occurred in 1904, with 504 lots available. Nearly 300 lots (289) fronted a comprehensive network of man-made canals reminiscent of those in Venice. Lot prices ranged from \$600 to \$1,200 and Kinney limited the sale of lots to two per person in order to prevent speculation. A subdivision map was officially recorded in 1905 and Venice of America was opened to the public on July 4, 1905.

When Venice of America opened, it drew over 40,000 visitors in its opening weekend. Transportation was important to success, and many visitors arrived by streetcar. The Los Angeles and Pacific Railroad’s Venice Short Line was completed in 1904 and connected Los Angeles to Venice; it was eventually taken over by the Pacific Electric Railway Company. The Inglewood Line ran on modern-day Electric Avenue, adjacent to Washington Boulevard. The Venice Miniature Railroad also provided transportation to visitors, particularly prospective lot owners. It originated at Windward Avenue and moved throughout the residential district “stopping at Kinney’s University of the Arts on Riviera Avenue, the returning via loop up West Washington Boulevard (now Abbot Kinney Boulevard), past its Lake Avenue maintenance yard and back to the Windward station.” The Venice Miniature Railroad was in operation through 1924 and removed the following year.

Historian Jeffrey Stanton noted that construction of new housing was “spotty at best” and did not line up with Kinney’s vision of retaining a similar “Venetian architectural style” that he had been already trying to incorporate in his commercial developments.⁵ Some buyers sold their land to speculators, and the collapse of financial markets following the 1906 San Francisco earthquake caused many lot owners to delay construction. In the canal district, residential building activity did not gain momentum until the 1910s.

The anticipated success of Venice of America also spurred additional residential development in the surrounding areas of Ocean Park, with the Venice Park tract, Venice Annex tract, and Venice Vista tract also being recorded northwest of Venice of America in 1904 and 1905. When the Venice Annex tract opened in 1905, every lot sold in two days, with sales totaling upwards of \$300,000. Most residences reflected simplistic aesthetics suitable for a beachside community and were constructed in Craftsman and vernacular cottage styles.

To the north and east of the canal district, the first subdivisions for residential development happened around 1903 with other tracts being recorded after the official opening of Venice of

⁴ City of Los Angeles, SurveyLA, “Los Angeles Citywide Historic Context Statement: Pre-Consolidation Communities of Los Angeles, 1862-1932,” July 2016.

⁵ City of Los Angeles, SurveyLA, “Historic Resources Survey Report: Venice Community Plan Area,” March 2015.

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America. SurveyLA notes, “while this area exemplifies broader trends in residential development during the early 1900s, it is perhaps more notable as an important example of African-American life in Southern California during the early 20th century.”⁶ Segregation in hiring practices and real estate sales limited where black residents could live, though the population of African Americans in Venice had tripled between 1910 and 1920. Black residents worked as manual laborers, service workers, and servants, and the exclusionary housing practices resulted in the formation of the neighborhood of Oakwood. This neighborhood was also considered the back country and was centered “on Westminster and San Juan Avenues at their intersection with Electric Avenue.”

Development on Washington Boulevard, which was immediately south of the neighborhood, coincided with development in Oakwood. The street developed as a “racial, ethnic, and socioeconomic mixing ground”⁷ and included black-owned businesses. Washington Boulevard was the primary automobile route from Los Angeles at the time and ran adjacent to streetcar tracks of the Inglewood Line. Renamed Abbot Kinney Boulevard in 1990, the street now comprises the Abbot Kinney Boulevard Commercial Planning District, and development consists of “a mix of commercial and residential building types, with modest Craftsman cottages from the teens and 1920s alongside one-to-three-story vernacular brick buildings from the 1920s.”

Venice of America had 3,119 permanent residents by 1910, but it was still located in the City of Ocean Park. The following year, voters officially changed the name to Venice and the city continued to grow, annexing surrounding land. By 1913, the population had reached about 8,000 and by 1920, it was at 10,385. While the local government was able to provide basic services to the community for several years, serious infrastructure problems, such as the deterioration of the canal system, began plaguing the city. In addition, Prohibition led to a decline in city revenues, particularly from fees for liquor licenses. Consolidation was rejected by voters in 1923, but a repeat vote was held in 1925, and Venice was consolidated into Los Angeles on November 25, 1925.

Due to the development of the subject property in 1910, it represents one of the earliest periods of development within Venice of America. Resources from this era are increasingly rare.

Early History of Abbot Kinney Boulevard

The following context contains excerpts from the SurveyLA Citywide Historic Context Statement for the sub-theme “Venice of America, 1904-1925”, from the main theme, “Pre-Consolidation Communities of Los Angeles, 1862-1932”:⁸

Along with Lincoln Boulevard, Venice in the early 1920s saw the development of another new commercial district. This was the current Abbot Kinney Boulevard from Westminster Avenue on the north to North Venice Boulevard on the south. Unlike Lincoln, Abbot Kinney was not a previously isolated rural route incorporated into the city. Instead, it was the conversion of a previously modest residential street on the border between the beachfront district and the back country. By the time of consolidation in 1925 it had become the general-purpose business district that Venice had previously lacked.

Abbot Kinney Boulevard has undergone two name changes during its evolution. It was originally Lake Avenue and formed the back road of Kinney’s Venice of America canal

⁶ Ibid.

⁷ City of Los Angeles, SurveyLA, “Venice Report – Historic Districts, Planning Districts and Multi-Property Resources,” April 2, 2015.

⁸ City of Los Angeles, SurveyLA, “Los Angeles Citywide Historic Context Statement – Arts and Crafts Movement, 1895-1930,” June 2016.

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section. Its function was to serve as one of the legs for the route of the miniature railroad that encircled Venice of America. Lake Avenue was also the route of Ocean Park city's first sewer main line, installed in 1905 to connect Venice of America and the north beachfront district to the septic system in the city yards south of South Venice Boulevard.⁹

One year later, in 1906, the street's stated function changed dramatically. Lake Avenue was to be widened and, said the *Times*, "to become an important link in the Washington Boulevard from Los Angeles to the sea."¹⁰ However, its upgrading to serve this purpose proceeded slowly. It was not until March of 1908 that the city finally proposed to grade and oil the street by assessing the property owners. Finally, more than a year later in August of 1909 assessments had been made to grade and pave.¹¹

In spite of its designation as the northern leg of Washington Boulevard, Abbot Kinney Boulevard as late as 1918 remained both remarkably residential and remarkably empty. Its most important structure was the school that occupied the northwest corner of the intersection with Westminster. Of the 220 lots between Westminster and North Venice Boulevard, 97, or 44 percent, were still vacant. Of the structures along those blocks there was only one commercial enterprise, a store on the southeast corner of Westminster and Abbot Kinney that dated from 1913. There was one multi-family dwelling, on the west side of the boulevard between Westminster and San Juan, and there was the car shed for the miniature railroad on the northwest corner of Abbot Kinney and North Venice Boulevard. All the rest of the structures were single family houses.¹²

By the time of consolidation in 1925, things had changed dramatically on Abbot Kinney Boulevard. The Los Angeles County Assessor shows seventeen extant commercial and industrial structures between Westminster and North Venice Boulevard whose initial construction dated from the years between 1921 and 1925. This construction of commercial structures was accompanied by a number of street improvements. In the spring of 1923 new ornamental street lights were installed from Westminster to North Venice Boulevard. The next year, 1925, the Washington Boulevard Improvement Association asked for a number of things, including wider sidewalks and, above all, removal of the tracks of the old miniature railroad. The railroad was considered "a public nuisance" and "a menace to the rapidly increasing traffic" of the boulevard, and the Board of Trustees consequently revoked Kinney's franchise.¹³

The subject property is a noteworthy surviving and relatively intact example of the original, pre-consolidation character of Lake Avenue/Washington Boulevard as a residential street, a street which also marked an important transportation route to/from and within the community of Venice.

The following map demonstrates the construction chronology of residential buildings within the Abbot Kinney District:

⁹ *Los Angeles Times*, September 2, 1905; Myers and Street, *Trolleys to the Sea*, p. 47.

¹⁰ *Los Angeles Times*, June 23, 1906.

¹¹ *Los Angeles Times*, March 18, 1908, August 10, 1909.

¹² Los Angeles County Tax Assessors Map; *Sanborn Map for Santa Monica and Venice, 1918*.

¹³ *Los Angeles Times*, March 22, 1924, April 3, 1924, February 2, 1925, February 14, 1925.

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Construction Chronology Along Abbot Kinney Boulevard



The following is a table that illustrates the remaining residential structures along Abbot Kinney Boulevard.¹⁴ There are 19 remaining properties with extant residential buildings constructed between 1904, the opening of Venice of America, and 1914. Three of the buildings were identified by SurveyLA as “Rare example of early residential development on Abbot Kinney Boulevard, formerly West Washington Boulevard, which is not a neighborhood commercial district; one of few remaining examples from this period.”¹⁵ The list is sorted by year built and highlights the reduced integrity of the buildings as additions are constructed within the setbacks and fenestration is altered. The subject property is outlined in red.

Image	Address/APN	Year Built	Venice SurveyLA Findings
	1136 Abbot Kinney Boulevard	1904	Not identified

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¹⁴ The photographs and data used in this table was gained from the Venice SurveyLA Report.

¹⁵ City of Los Angeles, SurveyLA, “Venice Report – Historic Districts, Planning Districts and Multi-Property Resources,” April 2, 2015!

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	Address/APN		Venice SurveyLA Findings
	1138 Abbot Kinney Boulevard		Not identified
	1117 Abbot Kinney Boulevard 4239-022-005		Not identified
	Boulevard		
	1225 Abbot Kinney Boulevard		Not identified
	1107 Abbot Kinney Boulevard 4239-022-003		Not identified
	1111 Abbot Kinney Boulevard 4239-022-004		Identified by SurveyLA under criterion A/1/1; Status code 3S, 3CS, :

**1107 Abbot Kinney Residence
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Image	Address/APN	Year Built	Venice SurveyLA Findings
	1505 Abbot Kinney Boulevard 4241-036-009	1910	Not identified
	1524 Abbot Kinney Boulevard 4238-005-027	1910	Not identified
	1354 Abbot Kinney Boulevard	1910	Not identified
	1507 Abbot Kinney Boulevard 4241-036-010	1911	Identified by SurveyLA under criterion A/1/1; Status code 3S, 3CS, 5S3
	1202 Abbot Kinney Boulevard	1911	Not identified
	1301 Abbot Kinney Boulevard 4239-027-001	1912	Not identified

**1107 Abbot Kinney Residence
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Image	Address/APN	Year Built	Venice SurveyLA Findings
	1348 Abbot Kinney Boulevard	1913	Not identified
	1101 Abbot Kinney Boulevard 4239-022-001	1913	Not identified
	1209 Abbot Kinney Boulevard 4239-022-011	1913	Not identified
	1220 Abbot Kinney Boulevard	1913	Identified by SurveyLA under criterion A/1/1; Status code 3S, 3CS, 5S3
	1612 Abbot Kinney Boulevard 4238-017-033	1913	Not identified

**1107 Abbot Kinney Residence
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Image	Address/APN	Year Built	Venice SurveyLA Findings
	1420 Abbot Kinney Boulevard 4238-005-040	1914	Not identified

Craftsman Architecture

The following context contains excerpts from the SurveyLA Citywide Historic Context Statement for the sub-theme “Craftsman, 1905-1930”, from the main theme, “Arts and Crafts Movement, 1895-1930”:¹⁶

Craftsman architecture reflected the Arts and Crafts movement’s conscious search for the supposed simplicity of a pre-industrial time when objects revealed the skill and craftsmanship of the laborer and, further a rejection of the highly ornamented Victorian aesthetic. The Craftsman style applied to more than the building envelope; architects designed everything in harmony, from the furniture and fixtures to the landscape. The “ultimate bungalows” of the Craftsman style were usually two stories in height and custom designed by architects working closely with local artisans.¹⁷ Later, the aesthetics of the Craftsman style would be adapted to single-story, mass-produced bungalows grouped in neighborhoods for the middle class.

The style is most closely associated with the work of brothers Charles and Henry Greene of Pasadena. Both followed developments within the British Arts and Crafts movement as well as American publications featuring Craftsman work. The Gamble House in Pasadena (1908) is one of the most venerated examples of Craftsman architecture, incorporating influences from all cultures and historical periods celebrated by the Arts and Crafts movement. The work of Greene and Greene and contemporary architects in the region demonstrates how the Craftsman style came to fruition in Southern California. Many accomplished local architects, such as Sumner Hunt, Frank and Arthur S. Heineman, contributed to the development of the style in Los Angeles. The Craftsman style is characterized by a degree of eclecticism because of the numerous influences on the architects of the movement including Swiss, Japanese, and English architecture.

The body of work by Greene and Greene represents the variations found within the style, though most remaining examples are located in the city of Pasadena. Greene and Greene designed very few houses in Los Angeles. The only remaining example of their work is the Lucy Wheeler House. Constructed in 1905, it is one of the earliest examples of Craftsman architecture in Los Angeles and is located in the Harvard Heights Historic Preservation Overlay Zone. It was a precursor to the two-story Craftsman house, sometimes referred to as

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¹⁶ City of Los Angeles, SurveyLA, “Los Angeles Citywide Historic Context Statement – Arts and Crafts Movement, 1895-1930,” June 2016.

¹⁷ Although the term “ultimate bungalow” is used in the scholarly and popular literature on the Arts and Crafts movement to describe large, often custom-designed Craftsman style houses, SurveyLA uses the term “bungalow” to refer to 1 to 1½ story Craftsman dwellings.!!

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an “ultimate bungalow.” Initially a tongue-in-cheek term that called attention to the quality and expense of construction, the ultimate bungalow is generally considered a high-style variation of the Craftsman aesthetic. As opposed to smaller developer-built or prefabricated bungalows, two-story Craftsman houses were often commissioned for wealthy residents and designed specifically with the homeowner’s needs and the physical site in mind. They generally feature a low-pitched, gabled roof, oversized eaves with massive exposed rafter tails, and windows placed in groups or bands, not singly, as is common with simpler bungalows. A high-style Craftsman house is distinguished by the quality of the materials and complexity of design and may feature custom-designed, elaborate woodwork, stained glass, and other fixtures.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow’s simplicity of form, informal character, direct response to site, and extensive use of natural materials – particularly wood – was a regional interpretation of the socio-economic and aesthetic reforms espoused by the Arts and Crafts movement’s founder, William Morris. Craftsman bungalows generally have rectangular or complex plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and are defined by their horizontality with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gabled roofs, and overhanging eaves with exposed rafter tails.

By World War I, the Craftsman style declined in popularity and was outpaced by Period Revival styles. Part of this may be attributed to a change in tastes; heavy, dark wood interiors, and paneling so commonly associated with the Craftsman aesthetic was deemed gloomy and dismal. The Craftsman bungalow continued to be built through the 1920s, but was often painted lighter colors and stripped of its dark wood interior in favor of plaster walls.

Character-Defining/Associative Features:

- Retains most of the essential character-defining features of the style
- One or two stories in height
- Building forms that respond to the site
- Shingled exteriors, occasionally clapboard or stucco
- Low-pitched gabled roofs
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Broad front entry porches of half-or full-width, with square or battered columns, sometimes second-story sleeping porches
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Casement windows situated in groups
- Represents an early or rare example of the style in the community in which it is located
- If Airplane, then has a “pop up” second story with one or two rooms
- If Japanese-influenced, then may have multi-gabled roofs or gables that peak at the apex and flare at the ends
- If Chalet-influenced, then may have single, rectangular building forms, front-facing gabled roofs, second story balconies, flat balusters with decorative cutouts or decorative brackets and bargeboards

1107 Abbot Kinney Residence
Historic-Cultural Monument Application
B. Statement of Significance

Craftsman Architecture in Venice

During the early development of Venice, prior to its consolidation with the City of Los Angeles, properties were predominantly single-family homes and “[displayed] a variety of architectural styles, including Queen Anne, American Foursquare, Craftsman, American Colonial Revival, as well as modest vernacular cottages.”¹⁸ In the Lost Venice Canals Historic District, just south of the subject property, many homes were designed in the Craftsman style, and it is considered to have been the prevailing style of the period. Within the SurveyLA findings for the Venice Community Plan Area, there are 77 individual resources noted as being designed in a Craftsman architectural style.¹⁹ Seven of these resources were identified as significant for architecture under the Craftsman theme.

Owner and Tenant History of 1107 Abbot Kinney Boulevard

Research was completed to determine if any owner or tenant of the subject property was an individual whose specific contributions to history are considered significant or important. No known owners were identified before 1936 and no known tenant were identified before 1921.²⁰ Research in old city directories did not suggest any significant or important contributions to history made by known owners or tenants of the subject property. A list of known people associated with the property is located below.

Year	Address	Names	Source
1985	1107 W Washington Boulevard	Maureen Murdock Harold Oaklander, MSW Dr. Jack Lee Rosenberg Chas G Siemers	Pacific Bell
1980	1107 W Washington Boulevard	Diane Asay Pat Koenigsberg Harold Oaklander, MSW Chas G Siemers	Pacific Telephone
1970	1107 W Washington Boulevard	F.J. Oblad	Pacific Telephone
1965	1107 W Washington Boulevard	F.J. Oblad Mae Perkins	Pacific Telephone
1962	1107 W Washington Boulevard	F.J. Oblad	Pacific Telephone
1958	1107 W Washington Boulevard	F.J. Oblad Mae Perkins	Pacific Telephone
1954	1107 W Washington Boulevard	F.J. Oblad	R.L. Polk & Co.
1933	1107 W Washington Boulevard	W.E. Mears	Los Angeles Directory Co.
1928	1107 W Washington Boulevard	N.A. Bertram	Los Angeles Directory Co.
1925	1107 Washington Boulevard	Chella M. Wyckoff (music teacher)	Santa Monica City Directory

¹⁸ City of Los Angeles, SurveyLA, “Venice Report – Historic Districts, Planning Districts and Multi-Property Resources,” April 2, 2015.

¹⁹ Ibid

²⁰ Assessor’s Old Books were not available during the research phase of this HCM nomination.

1107 Abbot Kinney Residence
Historic-Cultural Monument Application
B. Statement of Significance

		Edwin M Wyckoff (music teacher)	
1923-1924	1107 Washington Boulevard	Chella M. Wyckoff (music teacher) Edwin M Wyckoff (music teacher)	Santa Monica City Directory
1921-1922	1107 Washington Boulevard	Chella M. Wyckoff (music teacher) Edwin M Wyckoff (music teacher)	Santa Monica City Directory

1107 Abbot Kinney Residence
Historic-Cultural Monument Application
C. Bibliography

City of Los Angeles, SurveyLA, "Historic Resources Survey Report: Venice Community Plan Area," March 2015.

City of Los Angeles, SurveyLA, "Los Angeles Citywide Historic Context Statement – Arts and Crafts Movement, 1895-1930," June 2016.

City of Los Angeles, SurveyLA, "Los Angeles Citywide Historic Context Statement: Pre-Consolidation Communities of Los Angeles, 1862-1932," July 2016.

City of Los Angeles, SurveyLA, "Venice Report – Historic Districts, Planning Districts and Multi-Property Resources," April 2, 2015.

Los Angeles County Tax Assessors Map; *Sanborn Map for Santa Monica and Venice, 1918.*

Los Angeles Times, September 2, 1905; Myers and Street, *Trolleys to the Sea*, p. 47.

Los Angeles Times, June 23, 1906.

Los Angeles Times, March 18, 1908, August 10, 1909.

Los Angeles Times, March 22, 1924, April 3, 1924, February 2, 1925, February 14, 1925.

ATTACHMENT A:
TWO PRIMARY PHOTOS OF EXTERIOR MAIN FACADE

1107 ABBOT KINNEY BOULEVARD
LOS ANGELES, CALIFORNIA

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1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA
ATTACHMENT A: TWO PRIMARY PHOTOS OF EXTERIOR MAIN FACADE



1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA
ATTACHMENT A: TWO PRIMARY PHOTOS OF EXTERIOR MAIN FACADE



ATTACHMENT B:
CONTEMPORARY PHOTOS

**1107 ABBOT KINNEY BOULEVARD
LOS ANGELES, CALIFORNIA**

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1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT B: CONTEMPORARY PHOTOS



Image 1: (2019/2020)



Image 2: (2019/2020)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT B: CONTEMPORARY PHOTOS



Image 3: (2019/2020)



Image 4: (2019/2020)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA
ATTACHMENT B: CONTEMPORARY PHOTOS



Image 5: (2019/2020)



Image 6: (2019/2020)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT B: CONTEMPORARY PHOTOS



Image 7: (Read McKendree, 2019/2020)



Image 8: (Read McKendree, 2019/2020)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA
ATTACHMENT B: CONTEMPORARY PHOTOS



Image 9: (Read McKendree, 2019/2020)



Image 10: (Read McKendree, 2019/2020)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA
ATTACHMENT B: CONTEMPORARY PHOTOS



Image 11: (Read McKendree, 2019/2020)

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1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA
ATTACHMENT B: CONTEMPORARY PHOTOS



Image 12: (2019/2020)



Image 13: (Read McKendree, 2019/2020)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA
ATTACHMENT B: CONTEMPORARY PHOTOS



Image 14: (2019/2020)



Image 15: (2019/2020)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA
ATTACHMENT B: CONTEMPORARY PHOTOS



Image 16: (2019/2020)



Image 17: (2019/2020)



Image 18: (2019/2020)



Image 19: (2019/2020)

ATTACHMENT C:
HISTORIC PHOTOS

**1107 ABBOT KINNEY BOULEVARD
LOS ANGELES, CALIFORNIA**

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1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT C: HISTORIC PHOTOS



Image 1: View of Venice (USC Digital Archives, 1924)



Image 2: Looking east on Washington Boulevard from Westminister Avenue (USC Digital Archives, year unknown)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT C: HISTORIC PHOTOS



Image 3: Aerial of Venice, subject property outlined in red (NETR Historic Aerials, 1950)



Image 4: Zoom of aerial of Venice, subject property outlined in red (NETR Historic Aerials, 1950)

ATTACHMENT D:
PRIMARY/SECONDARY DOCUMENTATION

**1107 ABBOT KINNEY BOULEVARD
LOS ANGELES, CALIFORNIA**

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1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT D: PRIMARY/SECONDARY DOCUMENTATION

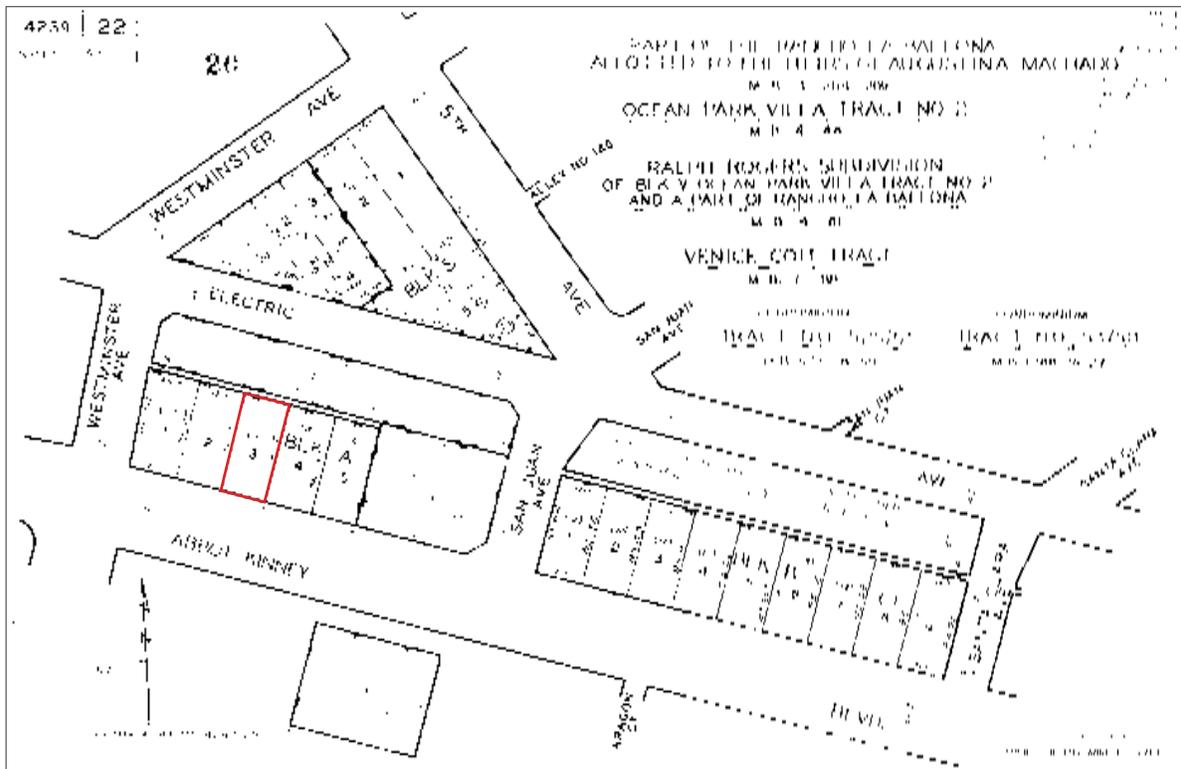


Image 1: Assessor parcel map with subject property outlined in red (County of Los Angeles Office of the Assessor, 2006)

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1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT D: PRIMARY/SECONDARY DOCUMENTATION

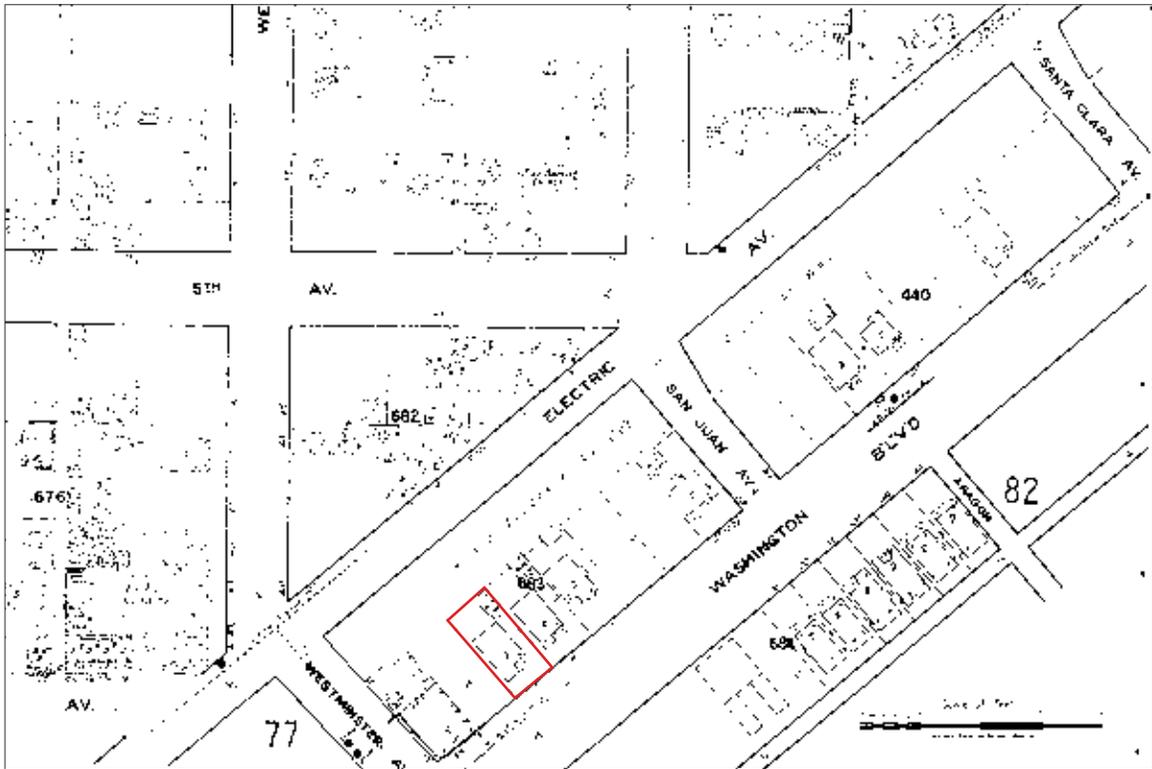


Image 2: Sanborn map of Venice with subject property outlined in red (Sanborn Insurance Company, 1918)

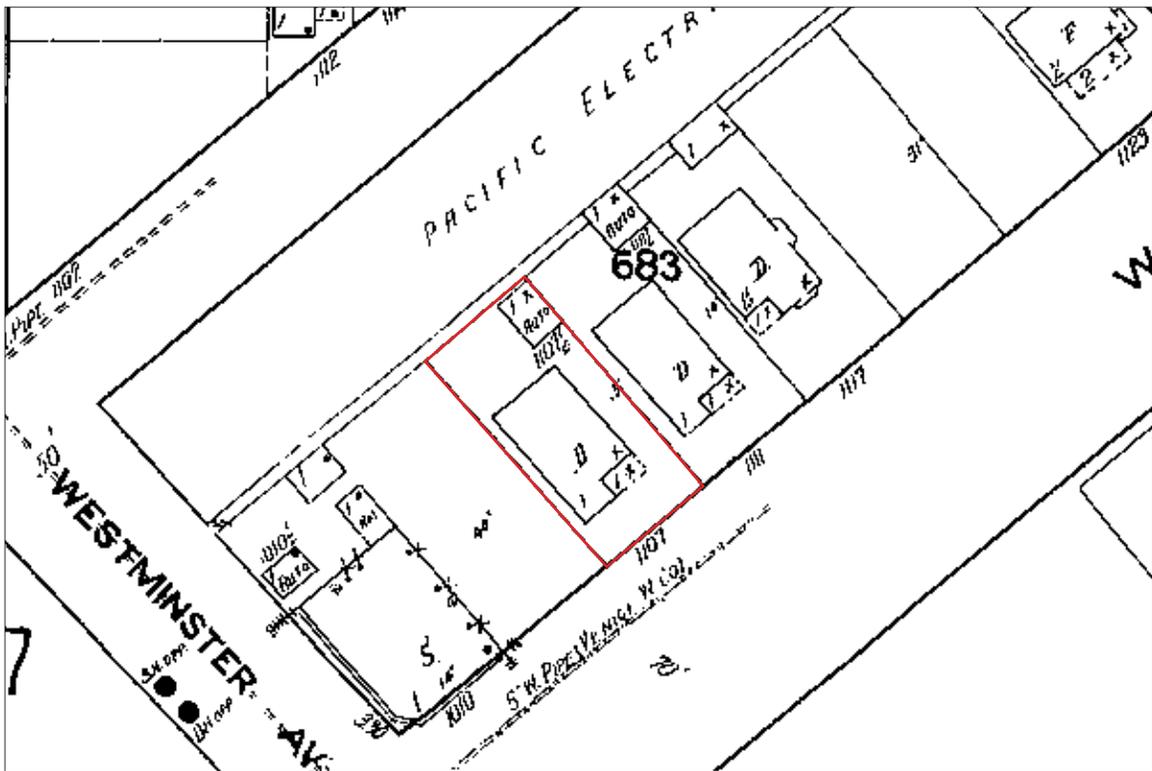


Image 3: Zoom of Sanborn map of Venice with subject property outlined in red (Sanborn Insurance Company, 1918)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT D: PRIMARY/SECONDARY DOCUMENTATION

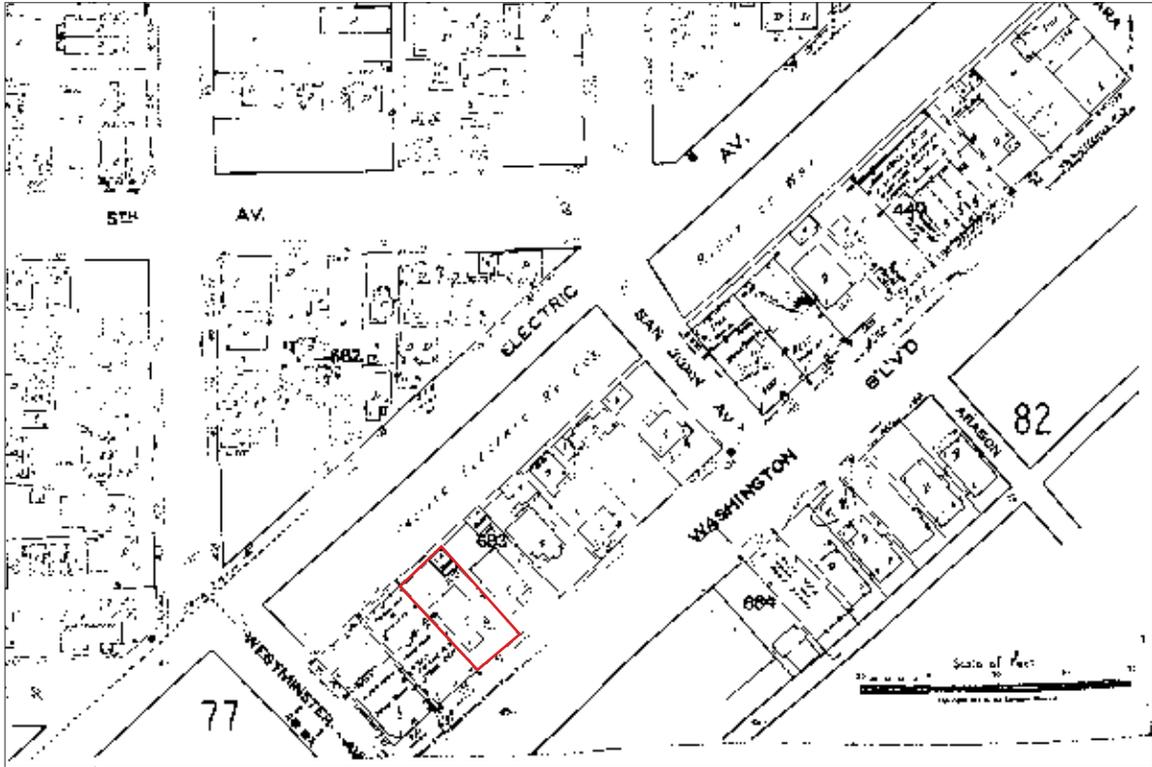
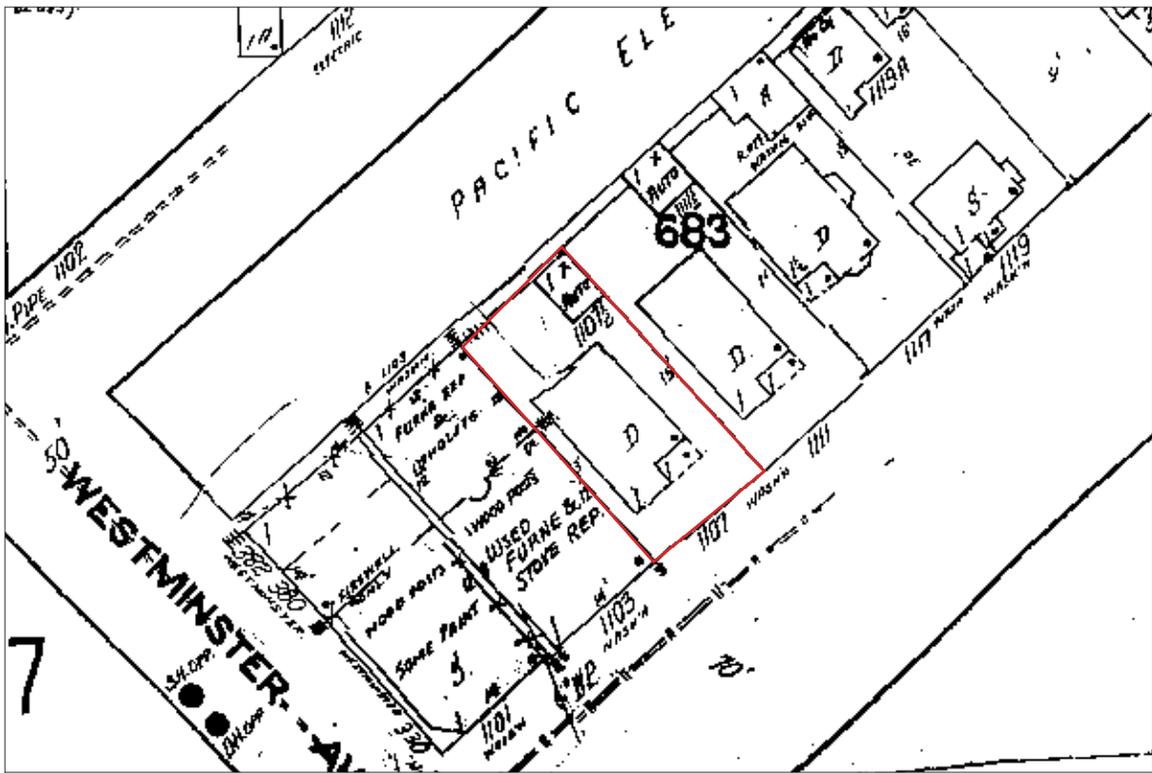


Image 4: Sanborn map of Venice with subject property outlined in red (Sanborn Insurance Company, 1950)



1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT D: PRIMARY/SECONDARY DOCUMENTATION

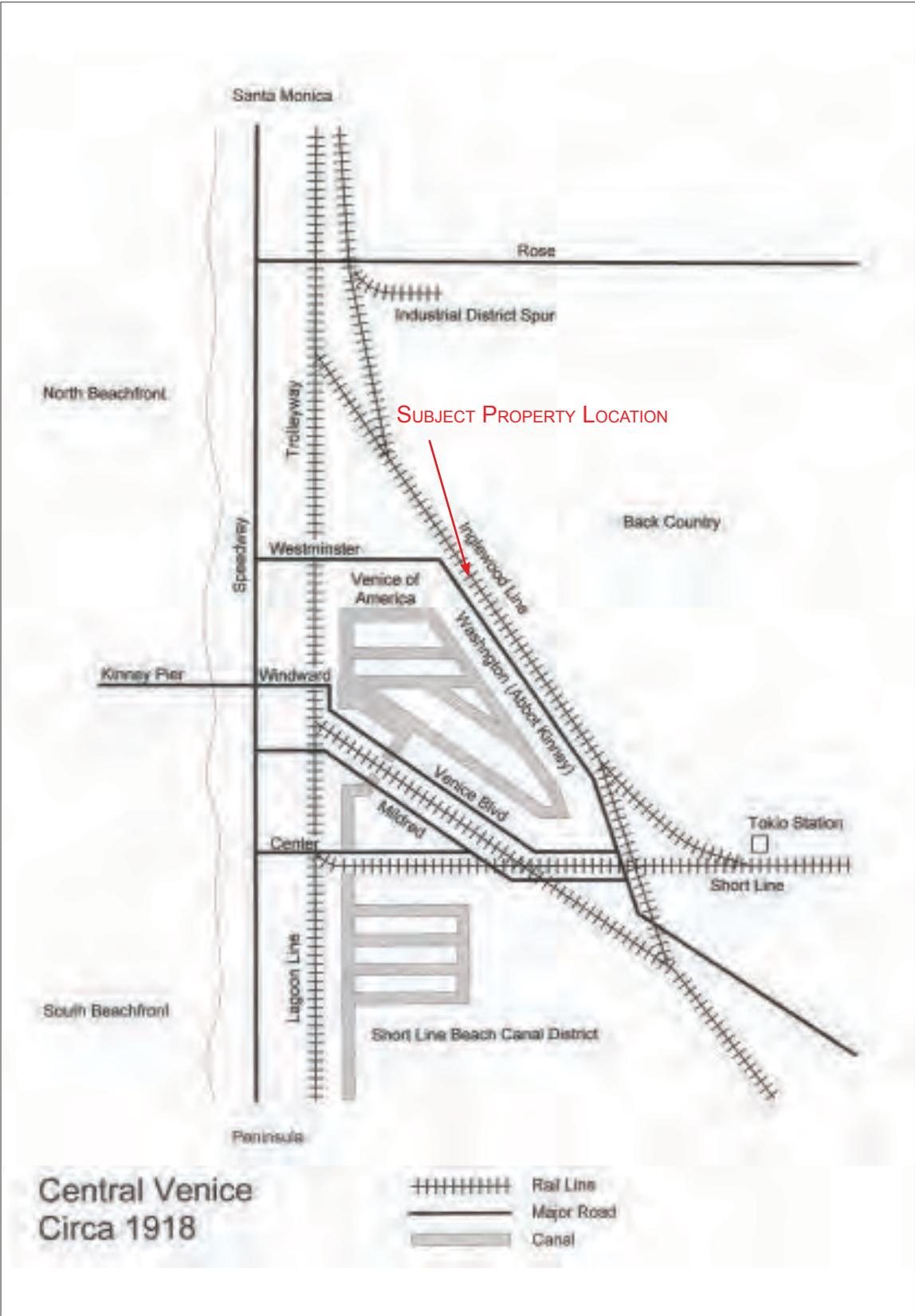


Image 6: Map of Central Venice, Circa 1918, featuring rail lines and major roads; subject property location marked in red (SurveyLA Pre-Consolidation Communities of Los Angeles Context Statement, 2016)

1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT D: PRIMARY/SECONDARY DOCUMENTATION

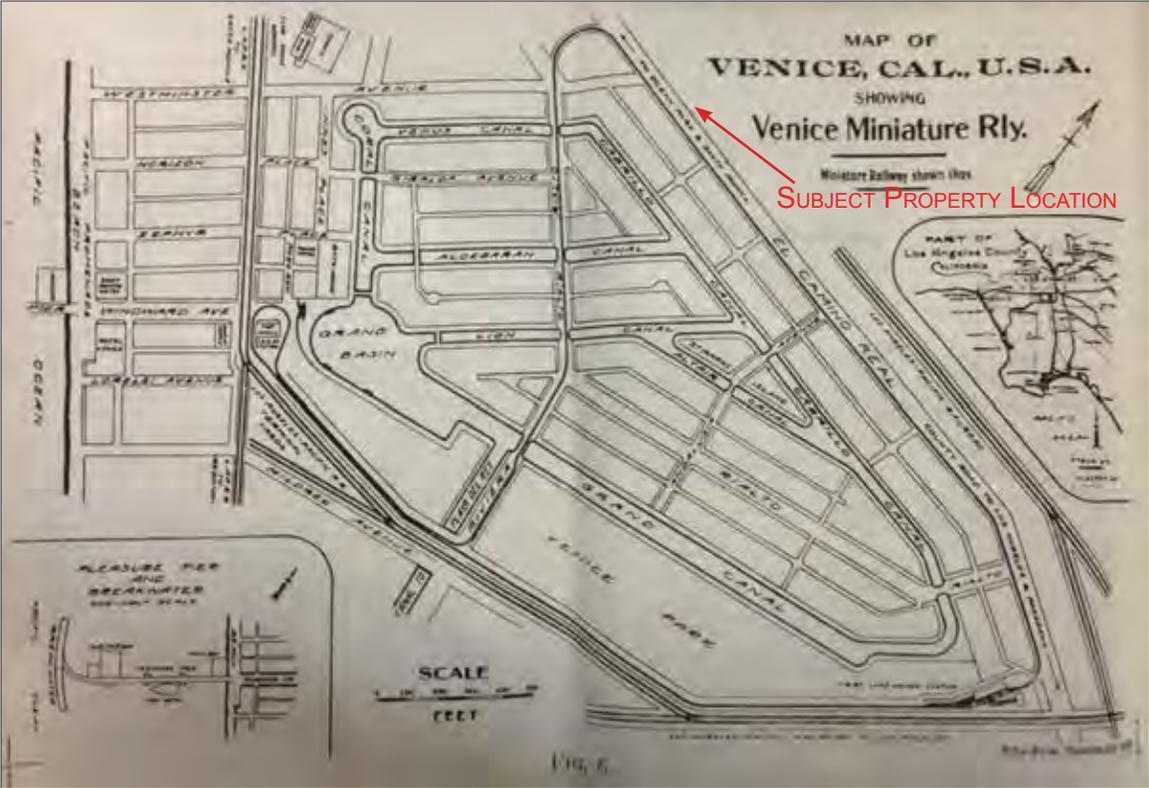


Image 7: Map of Venice Miniature Railway, subject property location marked in red (Arthur W. Line, 1909)

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1107 ABBOT KINNEY BOULEVARD, LOS ANGELES, CALIFORNIA

ATTACHMENT D: PRIMARY/SECONDARY DOCUMENTATION

1918 Sanborn Maps of Washington Boulevard (Abbot Kinney Boulevard)

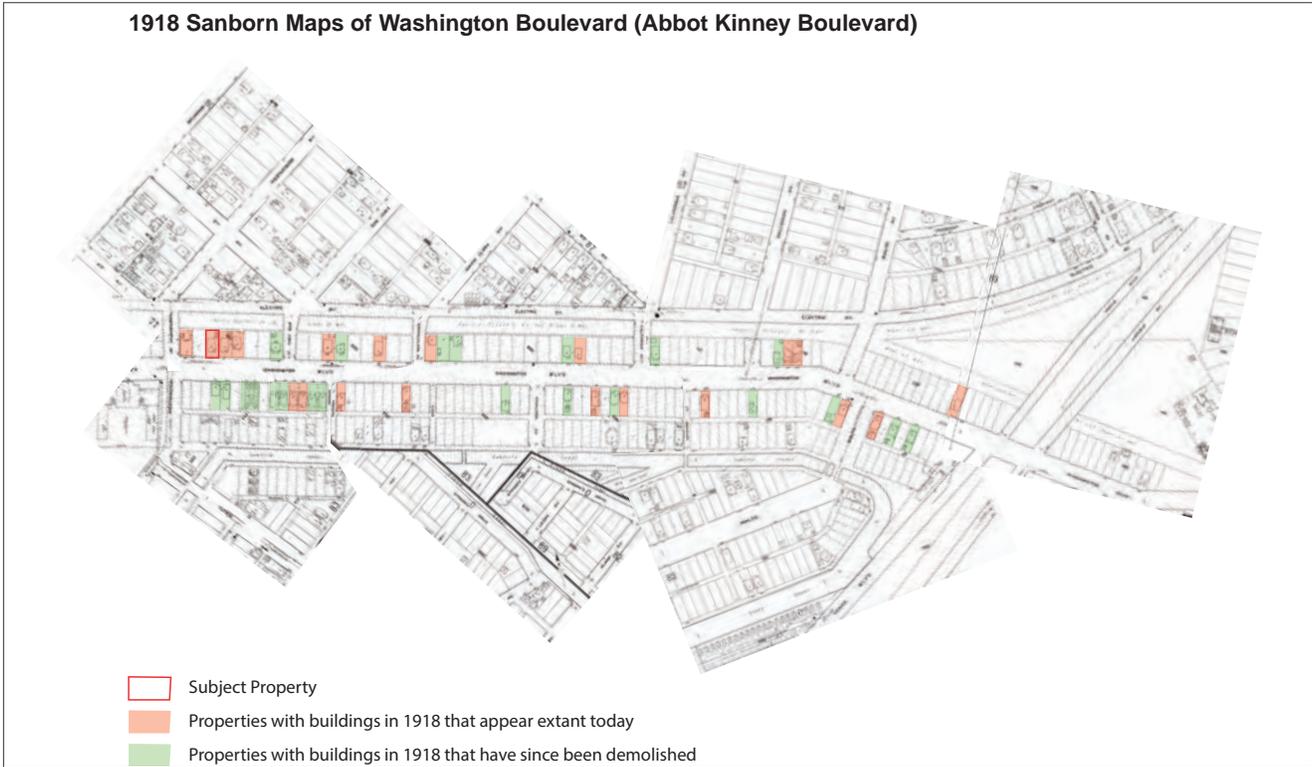


Image 8: Collage of 1918 Sanborn maps showing properties with buildings along Washington Boulevard (Chattel, 2020)

Construction Chronology Along Abbot Kinney Boulevard

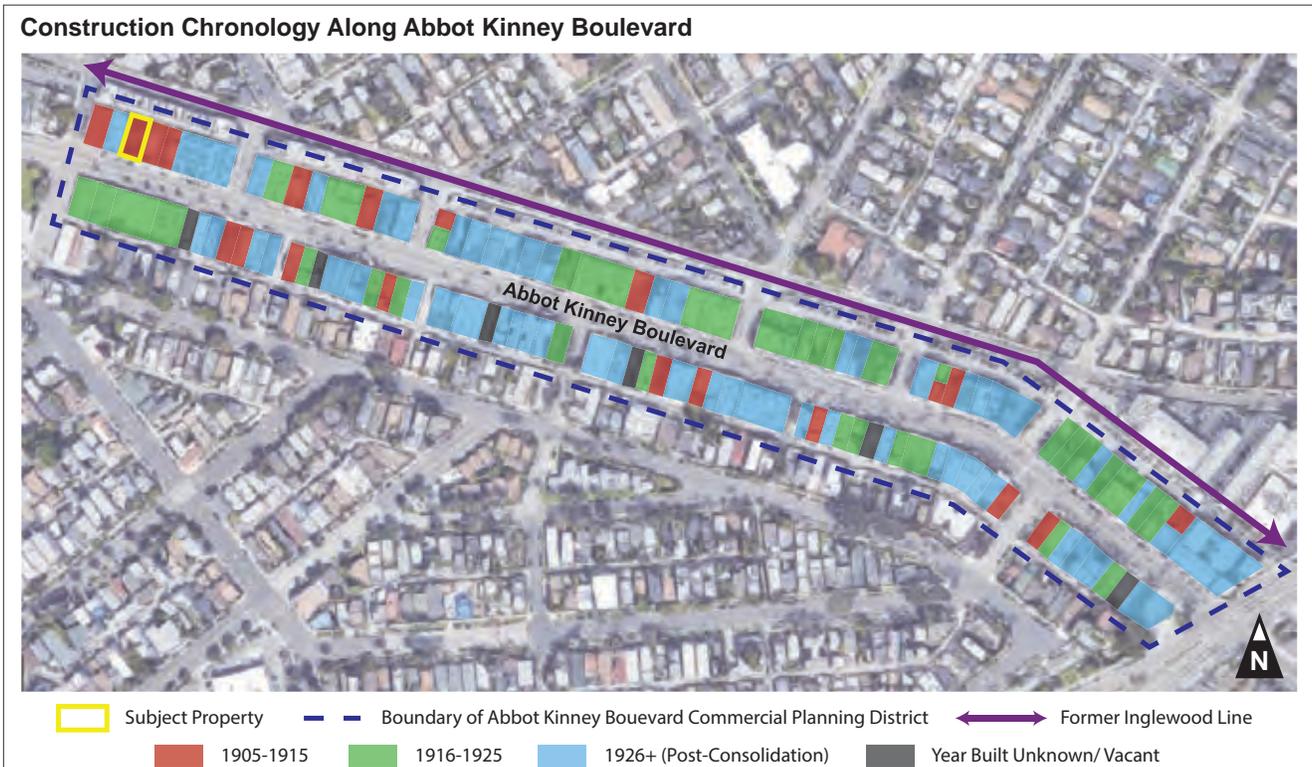


Image 9: Construction chronology of buildings within the Abbot Kinney Boulevard Commercial Planning District (Chattel, 2020)

ATTACHMENT E:
BUILDING PERMITS FOR MAJOR ALTERATIONS

**1107 ABBOT KINNEY BOULEVARD
LOS ANGELES, CALIFORNIA**

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3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 1107 Washington Blvd, Venice (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } Deputy.

Approved by City Engineer.

PLANNING DISTRICT

1. Purpose of PRESENT building Res Families..... Rooms..... (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name) Mortgage Guarantee Co. Phone Tr 0831

4. Owner's Address 626 So Spring St

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor Accredited Roofing Co. State License No. 9776 Phone Je 1934

8. Contractor's Address 8412 Atlantic Blvd, Bell DOUBLE FEES

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$ 90.00

10. State how many buildings NOW } 1 house on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building.....x..... Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Re-roof house & garage

Fill in Application on other Side and Sign Statement

DOUBLE FEES

Table with columns: PERMIT NO., FOR DEPARTMENT USE ONLY (Plans and Specifications checked, Zone, Fire District, Corrections verified, Bldg. Line, Street Widening, Plans, Specifications and Applications rechecked and approved, Application checked and approved, Required Valuation Included, Specified Yes-No), Fee 300, Inspector.

3 APPLICATION TO ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Application to Complete Numbered Items Only
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	3	A	Ralph Rogers Blk V of Ocean Park Villa #2	2733
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			DIST. MAP
01, one family dwlg	same			7187
3. JOB ADDRESS				FIRE DIST.
1107 Washington Boulevard				#270
4. BETWEEN CROSS STREETS				INSIDE COR. LOT
Westminster Avenue AND San Juan Avenue				KEY REV. COR.
5. OWNER'S NAME			PHONE	LOT SIZE
Fred Oblad				40' x 86.2
6. OWNER'S ADDRESS			P.O. BOX	ZIP
1107 Washington Boulevard Venice				90291
7. ARCHITECT OR DESIGNER			STATE LICENSE NO.	PHONE
				REAR ALLEY none
8. ENGINEER			STATE LICENSE NO.	PHONE
				SIDE ALLEY
9. CONTRACTOR			STATE LICENSE NO.	PHONE
Owner				BLDG. LINE
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
26' x 50'	1	15	1 dwelling & 1 garage	
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	
	wood	compo	wood	
12. JOB ADDRESS				DISTRICT OFFICE
1107 Washington Boulevard				WLA
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING
\$800.00				
14. NEW WORK: (Describe)				CRIT. SOIL
To comply with the Venice Rehabilitation				
File No. X17222				HIGHWAY DED.
NEW USE OF BUILDING		SIZE OF ADDITION	STORIES	HEIGHT
				FLOOD
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS.
			F. N. Loch	yes
BLDG. AREA	MAX OCC.	TOTAL	PLANS CHECKED	ZONED BY
			X	
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PARKING	PLANS APPROVED	FILE WITH
				VENICE
P.C. No.	CONT. INSP.		APPLICATION APPROVED	INSPECTOR
			F. N. Loch	Johnson
P.C.	S.P.C.	G.P.I.	R.P. \$5.00	I.F.
				O.S.
				C/O
				TYPIST

Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six month fee is paid if construction is not commenced.

AUG 26 68 73851W

AUG-26-68 19173 A - 1 CK 5.00

CASHIER'S USE ONLY

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed June O. Meloni - agent Name _____ Date _____
(Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
Conservation	FLOOD CLEARANCE APPROVED	
	APPROVED FOR ISSUE	
	FILE # X-17222	Loch 8-23-68
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 29) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	

Address of Building 1107 Washington Blvd.

Permit No. and Year 73851W-68

Certificate Issued 3-27-69

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

REHABILITATION
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the deficiencies in this building have been corrected and the building complies with the applicable requirements of Division 49, Article 1, Chapter 9 of the Municipal Code for the following occupancies:

One-Story, Type V, 26' x 50' One-Family Dwelling.

R-Occupancy

File No. X17122

FILE COPY ONLY

Owner **Mr. Fred Oblad**
Owner's Address **1107 Washington Blvd.
Venice, California 90291**

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ATTACHMENT F:
ZIMAS PARCEL REPORT

**1107 ABBOT KINNEY BOULEVARD
LOS ANGELES, CALIFORNIA**

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City of Los Angeles Department of City Planning

12/11/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1107 S ABBOT KINNEY BLVD

ZIP CODES

90291

RECENT ACTIVITY

CHC-2020-7443-HCM

DIR-2008-4703-DI

CASE NUMBERS

CPC-2019-7393-CA

CPC-2018-7548-CPU

CPC-2014-1456-SP

CPC-2005-8252-CA

CPC-2000-4046-CA

CPC-1998-119

CPC-1987-648-ICO

CPC-1984-226

CPC-1975-25560

CPC-17630

ORD-186104

ORD-175694

ORD-175693

ORD-172897

ORD-172019

ORD-168999

ORD-148052

ORD-130336

DIR-2019-4064-CDP-MEL-SPP

DIR-2014-2824-DI

ZA-2017-3482-ZV-ZAA

ENV-2019-7394-ND

ENV-2017-3483-CE

ENV-2014-1458-EIR-SE-CE

ENV-2005-8253-ND

ENV-2004-2691-CE

ENV-2002-6836-SP

ENV-2001-846-ND

ED-75-206-SUD-CA

Address/Legal Information

PIN Number	108B145 1032
Lot/Parcel Area (Calculated)	3,446.7 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4239022003
Tract	RALPH ROGERS SUBDIVISION OF BLOCK "V" OCEAN PARK VILLA TRACT NO. 2
Map Reference	M B 4-81
Block	BLK A
Lot	3
Arb (Lot Cut Reference)	None
Map Sheet	108B145

Jurisdictional Information

Community Plan Area	Venice
Area Planning Commission	West Los Angeles
Neighborhood Council	Venice
Council District	CD 11 - Mike Bonin
Census Tract #	2733.00
LADBS District Office	West Los Angeles

Planning and Zoning Information

Special Notes	None
Zoning	C2-1-O-CA
Zoning Information (ZI)	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor ZI-2273 Specific Plan: Venice Coastal Zone ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivisions
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
Subarea	None
Specific Plan Area	VENICE COASTAL ZONE
Subarea	North Venice
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None

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.

RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Westminster Avenue Elementary School (Math & Technology/Environmental Studies Magnet)
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	4239022003
Ownership (Assessor)	
Owner1	TAYLOR VILLAGE SACRAMENTO INVESTMENTS PARTNERS LP ET AL C/O C/O EL PASO RETAIL GROUP LP
Owner2	1107 ABBOTT KINNEY LLC
Address	940 EMMETT AVE STE 200 BELMONT CA 94002
Ownership (Bureau of Engineering, Land Records)	
Owner	EL PASO RETAIL GROUP LP
Address	940 EMMETT AVE STE 200 BELMONT CA 94002
APN Area (Co. Public Works)*	0.079 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$3,636,678
Assessed Improvement Val.	\$0
Last Owner Change	08/13/2018
Last Sale Amount	\$850,008
Tax Rate Area	67
Deed Ref No. (City Clerk)	9-225
	84079
	813651-2
	514265
	2050392
	1203014
	0954232
	0810578
Building 1	
Year Built	1910
Building Class	D5C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,211.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 4239022003]
Additional Information	

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.

Airport Hazard	None
Coastal Zone	Calvo Exclusion Area Coastal Zone Commission Authority
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.7935896
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 4239022003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	4239022003
Address	1107 W WASHINGTON BLVD
Year Built	1910
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.

Public Safety

Police Information

Bureau	West
Division / Station	Pacific
Reporting District	1413
Fire Information	
Bureau	West
Batallion	4
District / Fire Station	63
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-2019-7393-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT
Case Number:	CPC-2018-7548-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1998-119
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1987-648-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE VENICE COASTAL ZONE WHICH WILL TEMPORARILY PERMIT ONLY BUILDING DEVELOPMENT WHICH IS IN CONFORMANCE WITH REGULATIONS SUBSTANTIALLY BASED ON THE CALIFORNIA COASTAL COMMISSIONS INTERPRETIVE GUIDELINES FOR THE AREA
Case Number:	CPC-1984-226
Required Action(s):	Data Not Available
Project Descriptions(s):	AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN THE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OF EL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
Case Number:	CPC-1975-25560
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2019-4064-CDP-MEL-SPP
Required Action(s):	CDP-COASTAL DEVELOPMENT PERMIT MEL-MELLO ACT COMPLIANCE REVIEW SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.20.2 A COASTAL DEVELOPMENT PERMIT TO CONVERT AN EXISTING RESIDENTIAL DWELLING UNIT TO RETAIL USE AND FOR THE ADDITION OF 27 SQUARE FEET TO THE GARAGE TO BE CONVERTED TO A RESIDENTIAL DWELLING UNIT (SFD) PURSUANT TO LAMC SECTION 11.5.7F AND EXCEPTION FROM THE VENICE COASTAL SPECIFIC PLAN TO ALLOW 0 AUTO PARKING SPACES IN LIEU OF THE 7 REQUIRED 7 RETAIL PARKING SPACES, 2 BIZ PARKING SPACES, AND 1 RESIDENTIAL PARKING. NO NET LOSS OF DWELLING UNITS.
Case Number:	DIR-2014-2824-DI
Required Action(s):	DI-DIRECTOR OF PLANNING INTERPRETATION
Project Descriptions(s):	DIRECTOR'S INTERPRETATION OF A SPECIFIC PLAN PURSUANT TO LAMC SECTION 11.5.7.H. THE INTERPRETATION SHALL ONLY BE APPLICABLE TO THE VENICE COASTAL SPECIFIC PLAN.
Case Number:	ZA-2017-3482-ZV-ZAA
Required Action(s):	ZV-ZONE VARIANCE ZAA-AREA, HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS)
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.20.2 A COASTAL DEVELOPMENT PERMIT TO CONVERT AN EXISTING RESIDENTIAL DWELLING UNIT TO RETAIL USE AND FOR THE ADDITION OF 27 SQUARE FEET TO THE GARAGE TO BE CONVERTED TO A RESIDENTIAL DWELLING UNIT (SFD) PURSUANT TO LAMC SECTION 11.5.7F AND EXCEPTION FROM THE VENICE COASTAL SPECIFIC PLAN TO ALLOW 0 AUTO PARKING SPACES IN LIEU OF THE 7 REQUIRED 7 RETAIL PARKING SPACES, 2 BIZ PARKING SPACES, AND 1 RESIDENTIAL PARKING. NO NET LOSS OF DWELLING UNITS.
Case Number:	ENV-2019-7394-ND
Required Action(s):	ND-NEGATIVE DECLARATION

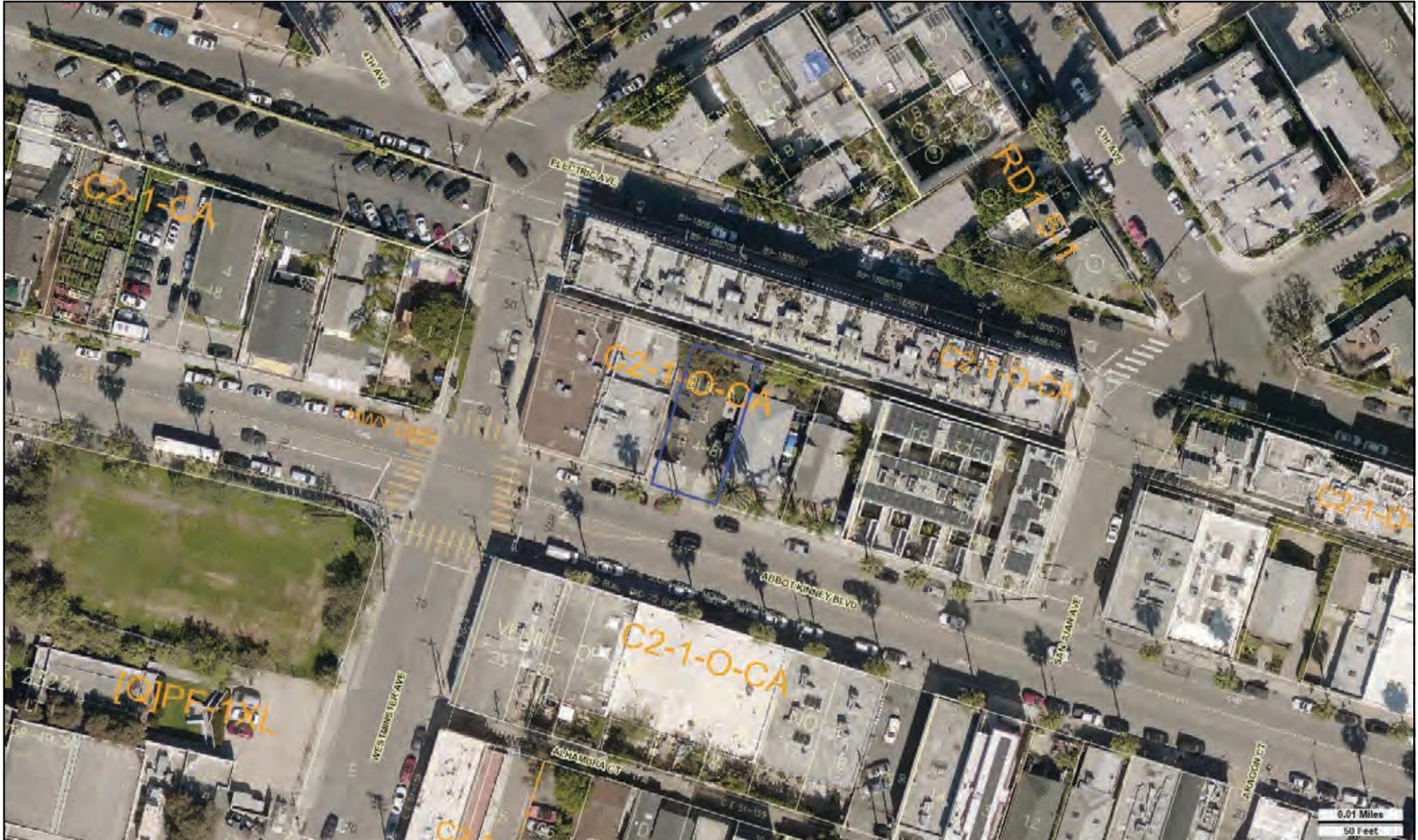
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Descriptions(s):	CODE AMENDMENT
Case Number:	ENV-2017-3483-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.20.2 A COASTAL DEVELOPMENT PERMIT TO CONVERT AN EXISTING RESIDENTIAL DWELLING UNIT TO RETAIL USE AND FOR THE ADDITION OF 27 SQUARE FEET TO THE GARAGE TO BE CONVERTED TO A RESIDENTIAL DWELLING UNIT (SFD) PURSUANT TO LAMC SECTION 11.5.7F AND EXCEPTION FROM THE VENICE COASTAL SPECIFIC PLAN TO ALLOW 0 AUTO PARKING SPACES IN LIEU OF THE 7 REQUIRED 7 RETAIL PARKING SPACES, 2 BIZ PARKING SPACES, AND 1 RESIDENTIAL PARKING. NO NET LOSS OF DWELLING UNITS.
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2004-2691-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SMALL LOT/TOWNHOME ORDINANCE
Case Number:	ENV-2002-6836-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	VENICE COASTAL SPECIFIC PLAN AMENDMENT prepared and adopted by the City Planning Dept. in accordance with the Coastal Act provisions and guidelines.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ED-75-206-SUD-CA
Required Action(s):	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.) CA-CODE AMENDMENT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

- CPC-17630
- ORD-186104
- ORD-175694
- ORD-175693
- ORD-172897
- ORD-172019
- ORD-168999
- ORD-148052
- ORD-130336

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Address: 1107 S ABBOT KINNEY BLVD

Tract: RALPH ROGERS SUBDIVISION Zoning: C2-1-O-CA
OF BLOCK "V" OCEAN PARK VILLA
TRACT NO. 2

APN: 4239022003

Block: BLK A

General Plan: Community Commercial

PIN #: 108B145 1032

Lot: 3

Arb: None



WYCKOFF RESIDENCE
1107 S. Abbot Kinney Boulevard
CHC-2020-7443-HCM
ENV-2020-7444-CE

Supplemental Materials Submitted by Preparer, Received February 11, 2021

ATTACHMENT 1:
HISTORIC AERIALS AND PHOTOGRAPHS

WYCKOFF RESIDENCE
1107 ABBOT KINNEY BLVD., LOS ANGELES, CA



Image 1: Wyckoff Residence, 1107 Abbot Kinney, view east, note that we purchased but have yet to receive high resolution image (UCLA Air Photo Archives, 1921)

UCLA Department of Geographi



UCLA Department of Geographi

Image 2: Wyckoff Residence, 1107 Abbot Kinney, view east, note that we purchased but have yet to receive high resolution image (UCLA Air Photo Archives, 1921)



UCLA Department of Geography, Thomas Air Photo Archives, Spence Air Photo Collection

UCLA Department of Geography, Thomas Air Photo Archives, Spence Air Photo Collection

Image 3: Wyckoff Residence, 1107 Abbot Kinney, view east, note that we purchased but have yet to receive high resolution image (UCLA Air Photo Archives, 1921)

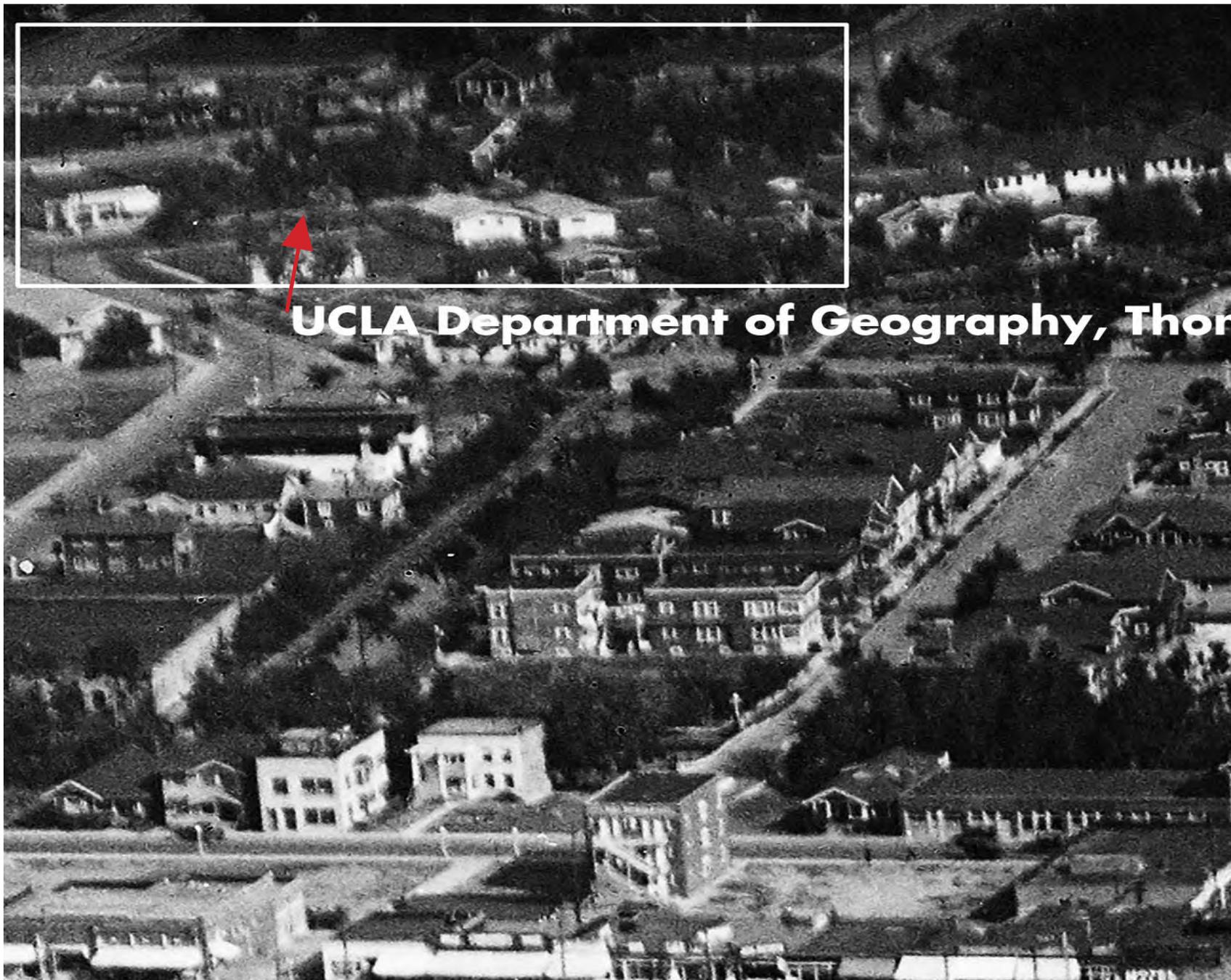


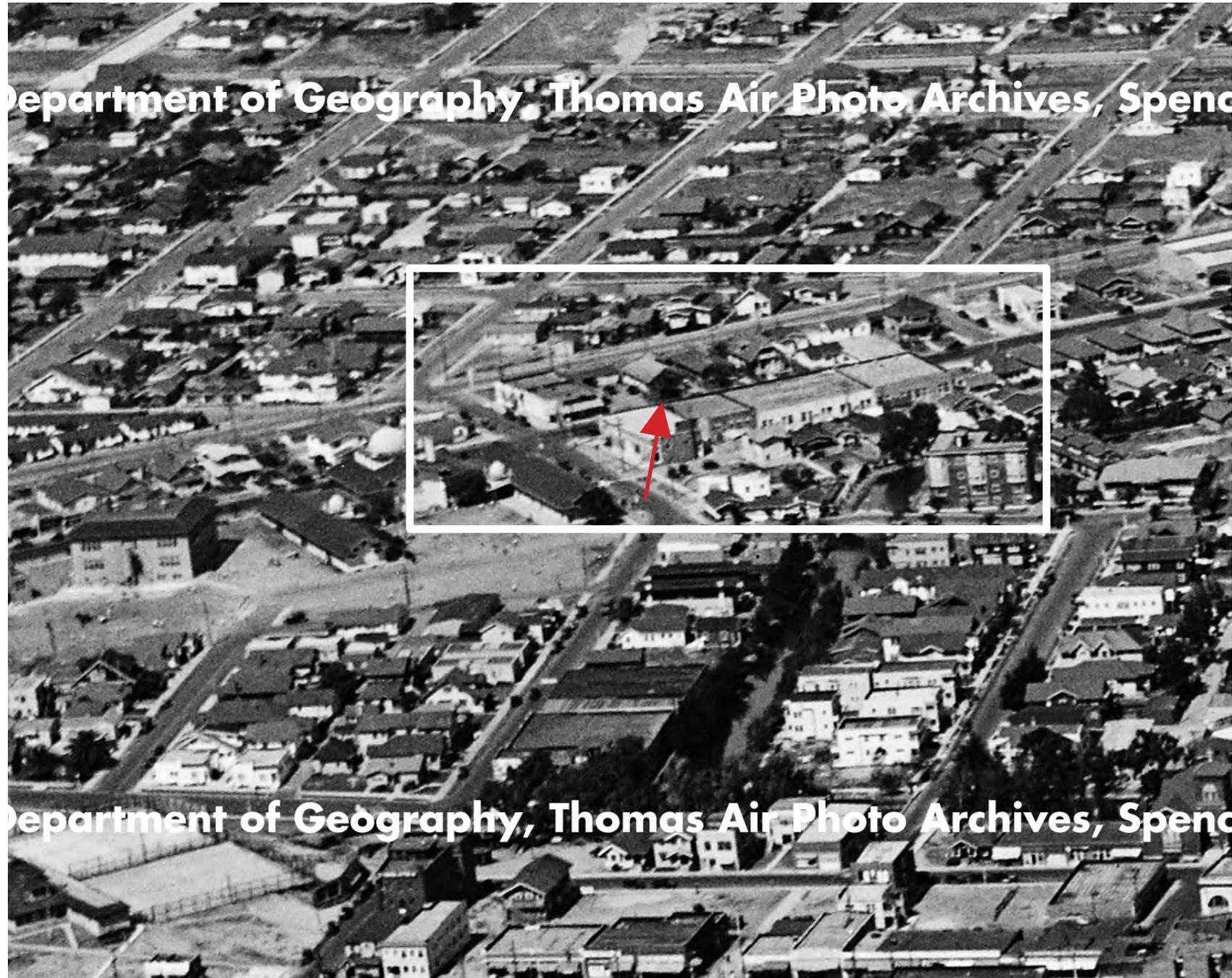
Image 4: Wyckoff Residence, 1107 Abbot Kinney, view east, note that we purchased but have yet to receive high resolution image (UCLA Air Photo Archives, 1921)



UCLA Department of Geography, Thomas Air Photo Archives, Spence Air Photo Collection

UCLA Department of Geography, Thomas Air Photo Archives, Spence Air Photo Collection

Image 5: Wyckoff Residence, 1107 Abbot Kinney, view east, note that we purchased but have yet to receive high resolution image (UCLA Air Photo Archives, 1925)



Department of Geography, Thomas Air Photo Archives, Spenc

Department of Geography, Thomas Air Photo Archives, Spenc

Image 6: Wyckoff Residence, 1107 Abbot Kinney, view east, note that we purchased but have yet to receive high resolution image (UCLA Air Photo Archives, 1925)



Image 7: Wyckoff Residence, 1107 Abbot Kinney, view northeast, note that we purchased but have yet to receive high resolution image (UCLA Air Photo Archives, 1936)



Image 8: Wyckoff Residence, 1107 Abbot Kinney, view northeast, note that we purchased but have yet to receive high resolution image (UCLA Air Photo Archives, 1936)



Image 9: Wyckoff Residence, 1107 Abbot Kinney, south elevation, view northeast, this image was found in a cupboard inside the residence (9 Mills Investments, Inc., circa 1970)



Image 10: Wyckoff Residence, 1107 Abbot Kinney, east elevation of residence and south elevation garage, view north-east, this image was found in a cupboard inside the residence (9 Mils Investments, Inc., circa 1970)



Image 11: Wyckoff Residence, 1107 Abbot Kinney, west elevation of garage, view east, this image was found in a cupboard inside the residence (9 Mills Investments, Inc., circa 1970)



Image 12: Wyckoff Residence, 1107 Abbot Kinney, north elevation, view west, this image was found in a cupboard inside the residence (9 Mills Investments, Inc., circa 1970)



Image 13: Wyckoff Residence, 1107 Abbot Kinney, foyer and dining room, view east, this image was found in a cupboard inside the residence (9 Mills Investments, Inc., circa 1970)



Image 14: Wyckoff Residence, 1107 Abbot Kinney, foyer, view southeast, this image was found in a cupboard inside the residence (9 Mils Investments, Inc., circa 1970)



Image 15: Wyckoff Residence, 1107 Abbot Kinney, foyer, view southeast, this image was found in a cupboard inside the residence (9 Mils Investments, Inc., circa 1970)