

Single-Family Residence with Detached Building
136 Hart Avenue
Santa Monica, California
Structure of Merit Assessment Report

Evaluation Report
City Directory Research
Photographs
Tax Assessor Map
Sanborn Maps



Prepared for:
City of Santa Monica
Planning Division

Prepared by:
PCR Services Corporation
Santa Monica, California

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Single-Family Residence with Detached Building

136 Hart Avenue

City of Santa Monica

APN: 4288-018-011

Structure of Merit Assessment and Evaluation

BACKGROUND INFORMATION

Description of site or structure, note any major alterations and dates of alterations

The subject property is situated on the south side of Hart Avenue between Barnard Way to the west and Neilson Way to the east on Lot 13, Block B of the Central Beach Tract in the City of Santa Monica. The lot size of the subject property is approximately 25 feet by 94.25 feet. The single-family residence and detached rear building fronts north and is located in a primarily single-family residential neighborhood. The detached rear building is accessed via a narrow driveway on the west side of the subject property.

This property has been previously identified and assessed under the City's ongoing survey process on three separate occasions. It was initially evaluated in 1982-83 under Phase I of the City's historic resources inventory process. At that time, the subject property was identified as a contributor to the potential South Beach Historic District. Following the 1994 Northridge earthquake, the property was resurveyed and evaluated for historical significance in 1995 as part of the City's assessment to determine the earthquake's overall effects to those properties listed in the City's Historic Resources Inventory at the time. The earthquake had no effect on the eligibility of the building as a contributor to the potential South Beach Historic District. The building was again surveyed in 2003 as part of the *Historic Resources Survey Update Ocean Park, Final Report, June 2004*.¹ In the 2003 "update," 136 Hart was mistakenly given an updated status code of "6Z," and was found ineligible for National Register, California Register, or Santa Monica City historic designation through survey evaluation. The DPR forms for the survey recognized that no significant change had occurred to the building since the original survey in 1982-83, but nonetheless, the status of the building was reduced to a non-contributing level. The erroneous status given to 136 Hart in the 2003 update was reconciled in the most recent City of Santa Monica Historic Resources Inventory, where it was given a California Historical Status Code of "5D2," as a contributor to a district that is eligible for local listing or designation.

The subject property was erected in 1906 as a two-unit, single-family dwelling with a detached ancillary building. The residence is situated towards the north,

¹ Prepared by Historic Resources Group for the City of Santa Monica, *Historic Resources Survey Update Ocean Park, Final Report, June 2004, 2004*.

street-facing end of the parcel. It is a single-story wood-frame Craftsman Cottage with wood shingle and wood clapboard siding. The garage has horizontal-running V-groove shiplap wood siding. The garage and concrete driveway on the street-facing façade were probably an early addition.

The residence has a front-gable roof that extends roughly one foot beyond the primary façade. The roof is surfaced with built-up roofing covered by asphalt shingles. On the primary street-facing elevation, the soffit of the roof appears to be sheathed with thin strips of beaded board, while the eaves fascia is wood board. The gable end of the front façade is shingled, while the surface below the gable end is covered with wood clapboard. There are three small casement windows in the triangular section of the front façade between the header beam and the roof ridge, which probably were placed in an opening that was originally a vent. There are five notched-beam brackets extending horizontally from the façade along the pitch of the gable roof. The three highest brackets all have a diagonal board connecting the bracket to the façade, while the two brackets on the north and south edges of the elevation rest on the header beam at the outer edge of the primary façade.

The primary (north) elevation originally had a recessed covered porch that spanned the entire length of the primary elevation. The east side of the original porch may have had a knee-wall that created an outdoor covered porch room, while the west side of the porch was the open exterior entrance foyer. The front door is a wood craftsman-style door that is not original to the building. The porch is supported by three pairs of box-posts with a decorative tie running horizontally between each pair. On each pair, the tie extends beyond the outside column and terminates with a decorative notch end. The box-posts support a horizontally running header beam that spans the entire length of the front elevation. Probably an early alteration, the exterior covered porch room was enclosed by windows between the knee wall and header beam: the north windows are three fixed single-glazed panes set between the boxed-posts and divided by a thick wood mullion; the west window is fixed with 15 small lights divided with wood muntins over one large glazed pane divided by a thin wood muntin; and the east windows are double-hung single-light operable windows set between the box-posts and east elevation. Originally, there was a steep staircase that ran perpendicular to the front façade leading to the sidewalk. The current stairs and exterior porch were added in the 1980s.

The east elevation has horizontal wood clapboard siding with a thin wood molding that starts at the intersection of the knee-wall and the east elevation and wraps around the east elevation. There are two small orthogonal bays with windows extending eastward from the east façade at the main floor level, which is several feet above the northward sloping grade. There is a wood door on the east elevation near Hart Avenue that leads to storage space underneath the residence. The west façade has a continuous wood clapboard surface without variation.

Both the east and west elevations have exposed roof rafters that extend beyond the vertical walls of the dwelling. Concrete paths parallel the east and west parcel lines leading to the rear of the property where a small backyard divides the primary and secondary dwellings. The rear detached dwelling unit has vertically aligned wood siding and has an entrance door and two windows on its north façade.

According to the South Beach Historic Resources Inventory compiled from data gathered during the 1981-82 survey, 136 Hart Avenue was “a one story gable-roofed beach cottage with Craftsman features,” in “good” condition, and a contributor to the proposed South Beach Historic District.² In the 2003 Historic Resources Inventory Update, South Beach, the DPR pages for 136 Hart describe the residence as having “No significant alterations since the property was evaluated.”³ Building permits and visual inspection confirm that the dwelling has experienced remarkably few alterations since its early history, including the retention of design, materials and workmanship of original entrances and fenestration. Today (2007) the subject residence exhibits a high level of integrity of location, design, materials, workmanship, feeling, and association.

² *Santa Monica Historical Inventory Sheets Vol. 3, South Beach District.*

³ *Santa Monica Historic Resources Inventory Update, South Beach, 2003.*

SURVEY EVALUATION

Statement of Architectural Significance

South Beach. The original lots had 25 foot frontages, and most parcels include either one or one-and-a-half lots. Only minimal setbacks were employed, leaving miniscule front gardens that have often been enclosed with a low picket fence or removed and the area paved. All of the original residences are one to two stories and have the typical turn of the century features associated with the Bungalow Cottage genre Craftsman influences are also apparent. The dominant roof shapes are hips and gables with a center dormer window or vent. Many roofs have exposed rafters with shaped tails in the eaves. Wood siding, in the form of shingles and clapboard was original to most of the buildings. The front porch was also an integral part of the architecture. Nearly all of the houses have been altered to some degree. The most common alterations have involved re-siding, enclosing the porches (often using original windows and doors), raising the building over a new garage, and division into apartments. Relatively few intrusions compromise the integrity of the district, although a few parcels of two to three lots have been assembled and stucco infill apartments constructed on them.

The subject property located at 136 Hart Avenue is a good example of the Craftsman Bungalow Cottage architectural style as applied to a narrow lot on a moderate grade. During the first two decades of the twentieth century, the Craftsman Bungalow Cottage style was relatively common in the residential neighborhoods north and south of Wilshire Boulevard in the City of Santa Monica. While the Craftsman-influenced architectural style remains prevalent throughout Santa Monica, the application of the style to small single-story dwellings is seen less today due to encroaching residential infill.

The Bungalow was influenced by the American Craftsman movement, which espoused hand craftsmanship. Character-defining features typical of the style include low-pitched roofs with deep overhanging eaves, exposed rafter tails, and clapboard siding. In contrast to earlier styles, the bungalow was intended for the servant less household and could be built by an unskilled craftsman using plans from books or with kits fully cut and shipped from mail order houses such as Sears.⁴

A current windshield survey of surrounding neighborhoods has identified similar dwelling types located throughout the potential South Beach Historic District. In particular, there are multiple extant residences on Hart Avenue that appear similar in materials, proportion, building-type, and construction history to 136 Hart Avenue. Although there is no single dominant style of architectural detailing

⁴ *Santa Monica Historical Resources Inventory 1985-86 Final Report P 55 Architecture*

associated with the proposed South Beach Historic District, nearly all the contributing dwellings on Hart Avenue were either one or two story Bungalow Cottages built by the end of the first decade of the twentieth century as part of the beachfront residential development of Ocean Park. The neighboring dwelling to the east of the subject property, 140 Hart Avenue, is a raised two-story Bungalow Cottage built in 1906 by builder, J. B Robertson, while the raised one story bungalow cottage at 134 Hart Avenue on the west side of the subject property, was built before 1902. Other contributing buildings to the proposed South Street Historic District include 157, 154, 148, 147, 137, 133, 129, 127, 124, and 122 Hart Avenue.

Statement of Historical Importance

History of South Beach⁵

Ocean Park is located in the area of Santa Monica south of the Arroyo which originally provided horse and rail access (now the Santa Monica Freeway and McClure Tunnel automobile access, to the North Beach areas). It was initially known as South Santa Monica and by the mid 1890's it came to be known as Ocean Park. The area extended south to the city limits and went several blocks inland. It had been purchased in a bloc of 861 acres by Mrs. Nancy Lucas in 1874 from the Machado family. South Santa Monica grew slowly and most separately from Santa Monica, with a highpoint during the 1887-1888 boom. In 1889, both an Ostrich farm and a post office were established in Ocean Park.⁶

The district developed just after the turn of the century. The Atchison, Topeka, and Santa Fe Railroad Company retained a right of way along what is now Neilson Way, and earlier referred to as Trolley-way, as well as the strip of land to the west. In 1900, the Santa Fe unexpectedly ordered tenants who had erected cottages on leased lots to vacate and proceed to level the land. Shortly thereafter, G.A Hart and A.R Fraser of Los Angeles purchased the Santa Fe Lands and named the tract "Central Beach". The tract was graded, streets were put in, and lots 25' x100' were offered for sale. By April of 1901, all but three lots in the Central Beach tract had been sold and some \$85,000 of buildings were erected. Around this time, the northern half of the tract was sold to Thomas Wadsworth and C.W Hollister. Apparently leasing of the land had continued on this portion, because in 1902 Hollister announced that "*after expiration of the leases of the parties now occupying the cottages along the front of their tract, the cottages will be torn down and sightly buildings erected in their place.*"⁷ Hollister, Wadsworth, Hart, and Fraser are remembered today by the streets that bear their names.

⁵ *Santa Monica Historical Inventory Sheets Vol. 3, South Beach District*

⁶ *ibid*

⁷ *The Daily outlook 9/16/02)*

The majority of the cottages on the two tracts were erected between 1901 and 1905. The 1902 Sanborn map of Hart Avenue shows the north side of the street, roughly, two-thirds developed, while the south side was nearly half built.⁸ By 1909 almost all the lots on Hart Street were improved. Progress in the area was reported in *The Daily Outlook* and was a source of pride to the city. Around 1902 the fire department issued a souvenir book picturing notable residences in the city, including seven on Fraser Avenue. Apparently several cottages were built on speculation by Hart, Fraser and Abbot Kinney and immediately sold. Others were constructed by builders commissioned by owners, including a few with the assistance of architects. Marsh and Russel were credited with the design of 155 Ocean Park (then Dwight).⁹ John Rebman, a prominent Los Angeles Contractor responsible for the Bryson Block and the Stimson Block among numerous other buildings, built 136 Wadsworth for his family, 149-151 Wadsworth for J.M Hale, and 140 Wadsworth. The Late Queen Anne styling of 149-151 Wadsworth and the wood adaptation of the Mission Revival apparent in the architecture of 140 Wadsworth make these two homes particularly eye catching and noteworthy. “J. Cather Newsom” was listed as a builder on the permit for 125 Wadsworth. Newsom and his brother Samuel were perhaps the most well known residential architects in the late nineteenth century in California. Other builders whose names appeared with frequency in the newspaper reports were G.D Snyder, H.X. Goetz, and W.H Slack. Built about 15 years after most cottages, the Horatio West Apartments (140 Hollister) were designed by Irving J. Gill, whose simple geometric masses anticipated the modern movement. In all, 89 structures contribute to the historic character of South Beach.

Significance of South Beach

The South Beach neighborhood is significant as the most intact district of beach cottages in Ocean Park, possessing an extraordinary amount of architectural and historical integrity. It is highly representative of the development of Ocean Park during the first decade of the twentieth century. The South Beach Historic District was designated a potential landmark district, a “2” level of significance, by the Review Committee of the Santa Monica Architectural and Historical Survey.¹⁰ The continued architectural cohesiveness of the neighborhood, has made it an important, visible component of the historic and cultural identity of Santa Monica.

Person(s) of Historical Importance

Details of the parcel show the first owner was Dudley W Stephan.¹¹ From 1921 onwards the property had two sets of occupants, one occupying 136 Hart Avenue

⁸ *Sanborn Fire Insurance Maps, City of Santa Monica 1902, Maps 18 and 21.*

⁹ *Los Angeles Daily Journal 4/15/03*

¹⁰ *Santa Monica Historical Inventory Sheets Vol. 3, South Beach District*

¹¹ *Online Property Information System- City of Santa Monica GIS.*

and the other occupying 136-1/2 Hart Avenue. Aug Press occupied 136 Hart Avenue from 1925-28, while J. Adams occupied the subject property from 1930-1940. Lawrence Kastendieck occupied the subject property for the longest period from 1952-1975. In 1975, 136 ½ Hart Avenue is shown occupied by Jon Kastendieck, son of Lawrence Kastendieck. According to the DPR sheets, the owner of the house in 1982 was Ronald E Solomon.¹² In 1987 Richard Albright was listed as the owner of 136 Hart Avenue according to a Building Permit for “foundation” work.¹³ The present owner of the property is William T. Graham. Therefore the residence has never been associated with a person of historical importance.

Statement of other significance

No other evidence was discovered in current research of the property to indicate other significance.

Is the structure representative of a style in the City that is no longer prevalent?

The subject property located at 136 Hart Avenue is a good example of the Craftsman Bungalow Cottage architectural style as applied to a narrow lot on a moderate grade. In reviewing the City’s Historic Resources Inventory and having conducted a windshield survey of the proposed South Beach Historic District, it appears that there are other examples of the architectural style and property type that are similar to the subject property in the general area. In comparison with the other examples, the subject property exhibits a high level of physical integrity. Therefore the residence is representative of a style no longer prevalent in the city.

Does the structure contribute to a potential historic district?

The subject property, situated within the original Central Beach Tract of Ocean Park, has been previously identified in the City’s Historic Resources Inventory and in subsequent survey updates and evaluations as being a contributor to the potential South Beach Historic district within the City of Santa Monica. The area in which the subject property is located possesses a significant concentration, linkage, and continuity of buildings that are united historically or aesthetically by plan, architectural style, or physical development. Additionally, the surrounding area reflects a unifying entity that conveys its overall historic context. Specifically, the area’s setting and feeling has been substantially maintained over the decades, despite the appearance of numerous postwar apartment buildings and condominiums, which have proliferated in nearby neighborhoods. Therefore the residence contributes to a potential historic district.

¹² *Santa Monica Historical Inventory Sheets Vol. 3, South Beach District.*

¹³ *Santa Monica Building and Safety, Building Permit, February 17, 1987.*

CONCLUSION

In summary, based on current research and the above assessment, the property located at 136 Hart Avenue appears to meet several of the City's criteria for designation as a City of Santa Monica Structure of Merit. The property was evaluated according to statutory criteria as follows:

Structure of Merit Criteria:

9.36.080(a) The structure has been identified in the City's Historic Resources Survey.

The subject property has been identified in previous surveys and is listed in the City of Santa Monica's Historic Resources Inventory and hence clearly satisfies this criteria.

9.36.080(b) The structure is a minimum of 50 years of age and meets one of the following criteria:

The subject property was constructed in 1906 and is 101 years of age, clearly above the bare minimum 50-year criterion.

9.36.080(b)(1) The structure is a unique or rare example of an architectural design, detail or historical type.

The subject property represents a good example of a Craftsman Bungalow Cottage with a high level of integrity. Additionally, its incorporation of the uncommon bracketing on the primary façade and its decorative box-posts raise the building's architectural merits above other similar examples of the style and type in the vicinity. Therefore, the subject property appears to satisfy this criterion.

9.36.080(b)(2) The structure is representative of a style in the City that is no longer prevalent.

Although the raised Bungalow Cottage is prevalent in the South Beach Historic District, it is uncommon in other parts of the City and therefore satisfies the above criterion.

9.36.080(b)(3) The structure contributes to a potential Historic District.

The residence is a contributor to the proposed South Beach Historic District and therefore satisfies the above criterion.

CITY DIRECTORY RESEARCH

136 Hart Avenue

City Directory Year	Name of Occupants	Address
1905 -1912	-	-
1913-1914	Vacant	136 Hart Avenue
1915-1916	Vacant	136 Hart Avenue
1917	Vacant	136 Hart Avenue
1918	Not listed	136 Hart Avenue
1919-1920	Treadwell Alice S. Mrs.	136 Hart Avenue
1921-22	Mooney Ray	136 Hart Avenue
	Brown M.E Mrs. with Robert P	136 -1/2 Hart Avenue
1923-1924	Durst E.R (Edward) Bettie (Star Drug Co)	136 Hart Avenue
	Wickersham Elgar (Ellen)	136-1/2 Hart Avenue
1925	Press Aug. J (Clara B) Printer	136 Hart Avenue
	Rose John Painter	136-1/2 Hart Avenue
1927	Press Aug. J (Clara B Press Apartments)	136 Hart Avenue
	Vacant	136- 1/2 Hart Avenue
1928	Aug J (Clara) Printer	136 Hart Avenue
	Rose J.E Painter	136-1/2 Hart Avenue
1930-1931	Adams J.A (Tullia)	136 Hart Avenue
	Hammond Jas L Chauf	136-1/2 Hart Avenue
1933	Adams J.A (Tullia)	136 Hart Avenue
	Hunter Harry Painter	136-1/2 Hart Avenue
1936	Adams J.A (Tullia)	136 Hart Avenue
	Clk Smith & Jessee	136-1/2 Hart Avenue
1938	Adams J.A (Tullia)	136 Hart Avenue
	Clk Smith & Jessee	136-1/2 Hart Avenue
1940	Adams J.A (Tullia)	136 Hart Avenue
	Hall Mayme Mrs.	136-1/2 Hart Avenue
1947-48	Zimmerman Richard W (Phyllis M) Salesman	136 Hart Avenue
	Thorpe Wm (Jean) Lab	136-1/2 Hart Avenue
1952-53	Kastendieck Lawrence (Pearl) Aircraft worker N. America	136 Hart Avenue
	Olguan Andy G. Lab	136-1/2 Hart Avenue

CITY DIRECTORY RESEARCH

136 Hart Avenue

City Directory Year	Name of Occupants	Address
1954	Kastendieck Lawrence (Pearl) Aircraft worker N. America	136 Hart Avenue
	Page Dorothy Photofinisher	136-1/2 Hart Avenue
1958-59	Kastendieck Lawrence (Pearl) Aircraft worker N. America	136 Hart Avenue
	Fitsimmons Jas (1)	136-1/2 Hart Avenue
1960-61	Kastendieck Lawrence (Pearl) Aircraft worker N. America	136 Hart Avenue
	-	136-1/2 Hart Avenue
1975	Kastendieck Lawrence (Pearl) Aircraft worker N. America	136 Hart Avenue
	Kastendieck Jon	136-1/2 Hart Avenue

Santa Monica Cross Reference Directory from 1965 to 1968 were reviewed to obtain information on the occupants of the subject property

City Directory Year	Name of Occupants	Address
1965	Kastendieck Lawrence (Pearl) Aircraft worker N. America	136 Hart Avenue
	-	136-1/2 Hart Avenue
1966-1968	Kastendieck Lawrence (Pearl) Aircraft worker N. America	136 Hart Avenue

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Los Angeles Daily Journal.

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The Santa Monica Community Books. (all editions).

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The City of Santa Monica Cross Reference Directory.

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National Park Service. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Washington DC: U.S. Dept. of the Interior, National Park Service, Interagency Resources Division, 1990.

Sanborn Fire Insurance Maps, City of Santa Monica.

PHOTOGRAPHS



Primary (north) elevation, looking south



Secondary (west) elevation, looking south



Secondary (east) elevation, looking southwest



Garage, looking south



Enclosed porch, looking southeast



Box-posts, looking southeast



Brackets, looking southwest



Bracket, looking southwest



Primary (north) façade 140 Hart Avenue, looking south



Primary (north) façade 134 Hart Avenue, looking south

MISCELLENOUS ATTACHMENTS

Current Tax Assessor Map

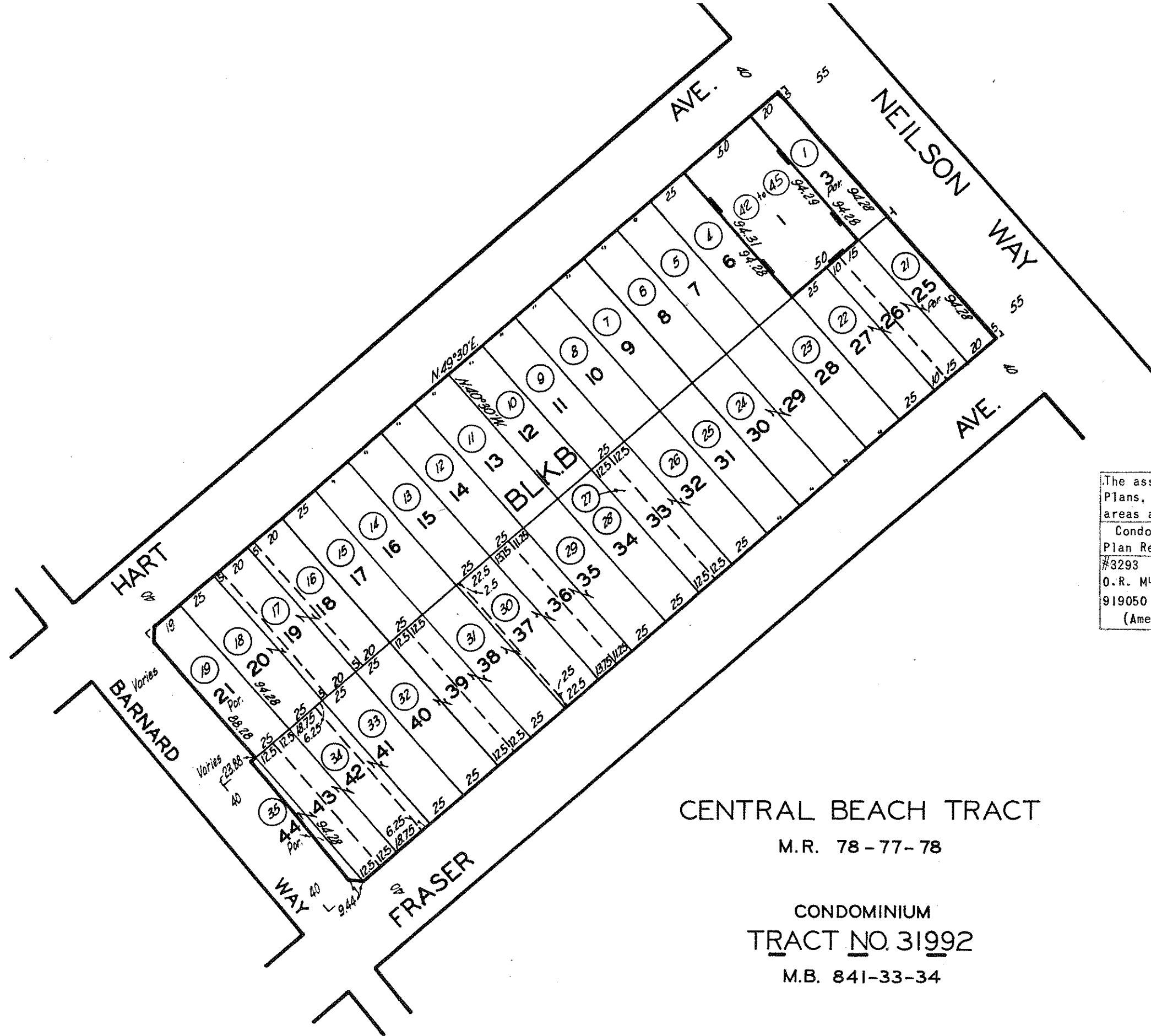
Sanborn Fire Insurance Map (1902)

Sanborn Fire Insurance Map (1909)

Sanborn Fire Insurance Map (1918)

Sanborn Fire Insurance Map (1918-50)

Current Tax Assessor Map



The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Common Area			Subdivision of Airspace
	Tract No.	Blk.	Lots/Units	
#3293 4-17-74 O.R. M4663-461 919050 8-21-78 (Amended)	31992	--	1	Sheet 2

CENTRAL BEACH TRACT
 M.R. 78-77-78
 CONDOMINIUM
 TRACT NO. 31992
 M.B. 841-33-34

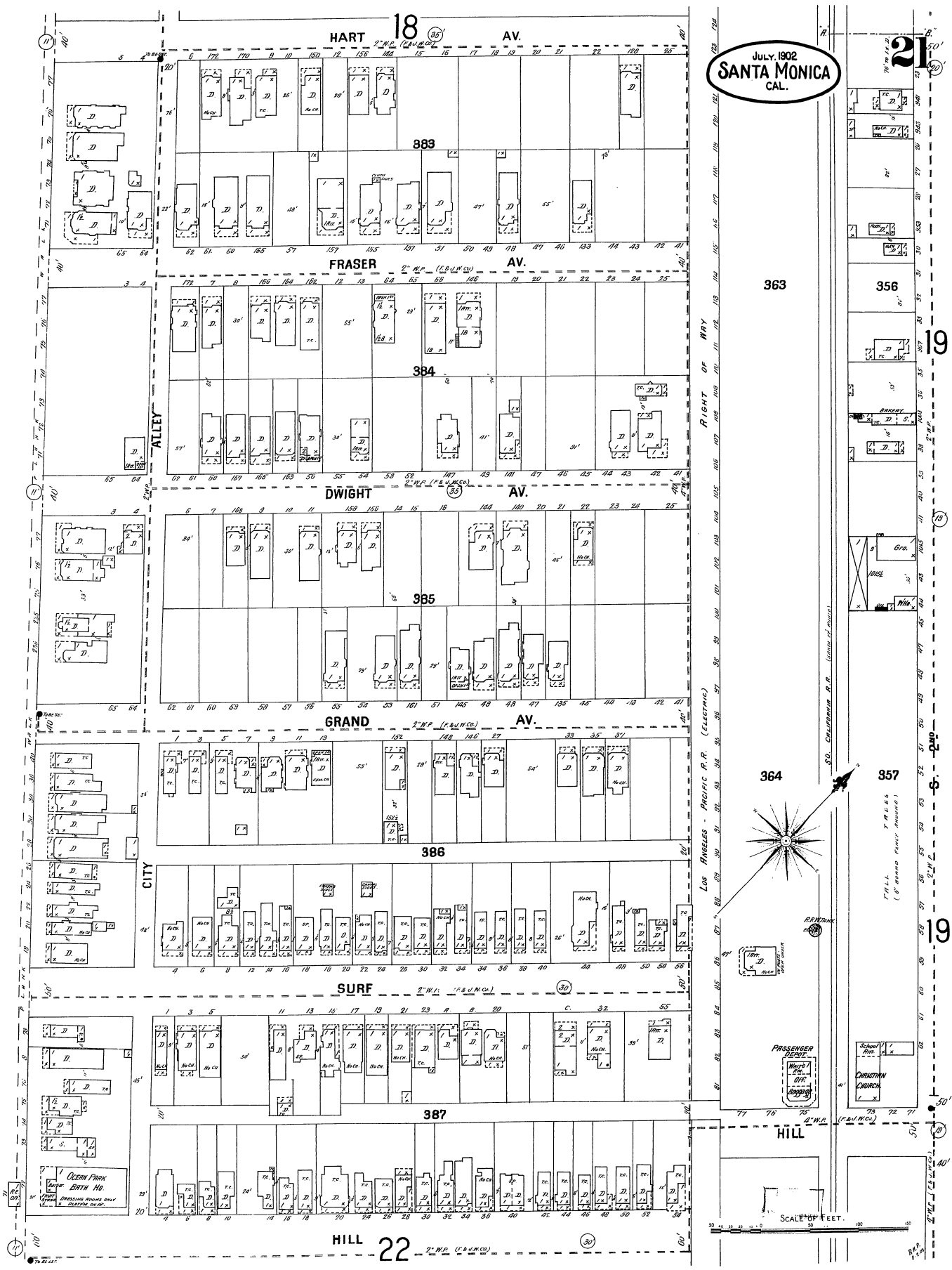
CODE
 8604

FOR PREV. ASSMT. SEE: 128-20821

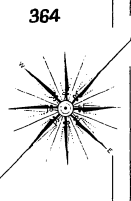
Sanborn Fire Insurance Map (1902)

Ocean Pacific

JULY, 1902
SANTA MONICA
CAL.



RIGHT OF WAY
LOS ANGELES - PACIFIC R.R. (ELECTRIC)
S.O. CHARLES R.P. (Corner of Avenue)



364

357

T. P. R. E. S.
(E. Santa Monica Avenue)

PASSENGER
DEPT.

Santa Monica
CHURCH

SCALE OF FEET

Sanborn Fire Insurance Map (1909)

Sanborn Fire Insurance Map (1918)

Sanborn Fire Insurance Map (1918-50)

HOLLISTER AV

29

30

W.A.L. 108

SAND ST

SANTA MONICA, CAL.

24

CAL. 108

MAIN

355

PACIFIC ELECTRIC RY CO'S RIGHT OF WAY "TROLLEYWAY"



HOLLISTER AV

23

WADSWORTH AV

381

HART AV

382

SPEEDWAY

HART AV

383

FRASER AV

384

OCEAN PARK BLVD.
(CENTRAL WY.)

25

THE PROMENADE

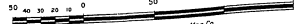
OCEAN FRONT

CITY PROPERTY

23

P a c i f i c O c e a n

Scale of Feet.



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