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CITY PLANNING
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Date **SEP 13 2006**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2006-5797-HCM**
ONE HUNDRED SYCAMORE
100 N. SYCAMORE

At the Cultural Heritage Commission meeting of September 7, 2006, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.125.1 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Singer
Seconded: Barron
Ayes: Martin
Absent: Carlisle, Stalford
Vote: 3-0

Gabriele Williams, Commission Executive Assistant II
Cultural Heritage Commission

GW: amt

Attachment: Staff Report with Findings

c: Councilmember Jack Weiss, Fifth Council District
Xenon Investments, Owner/Applicant

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Los Angeles City Planning Department
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

DATE:	September 7, 2006	CASE NO. CHC-2006-5797-HCM
TIME:	10:00 a.m.	Location: 100 N. Sycamore
PLACE:	City Hall, Room 1010 200 N. Spring St. Los Angeles, CA, 90012	Council District: 5 Community Plan Area: Wilshire Area Planning Commission: Central Neighborhood Council: Greater Wilshire Legal Description: Tract, 8498, Lot 157
PROJECT:	Historic-Cultural Monument Application for ONE HUNDRED NORTH SYCAMORE	
REQUEST:	Declare the site a Historic-Cultural Monument	
APPLICANT:	Xenon Investments	
OWNER:	Xenon Investments	
OWNER'S REPRESENTATIVE:	Charles Fisher	

RECOMMENDATION:

Declare the building as a Historic-Cultural Monument and find that it meets the Cultural Heritage Ordinance Definition of a Monument criteria as set forth in Los Angeles Administrative code Section 22.130 because it is a good example of Art Deco architecture.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

Findings

Built in 1929, the building exhibits character-defining features of Art Deco architecture including smooth surfaces with windows arranged in sunken vertical panels, flat roofs with parapets, and zigzag ornamentation, as evidenced by the attached photo exhibit. Historic building materials and character-defining design elements are generally extant.

Criteria

The criterion is Los Angeles Administrative Code Section 22.130 which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural economic or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age. At issue is whether the Commissioners determine the building may be significant enough to warrant designation.

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT ONE HUNDRED NORTH SYCAMORE
2. STREET ADDRESS 100 N. SYCAMORE AVENUE
CITY LOS ANGELES ZIP CODE 90036 COUNCIL DISTRICT 5
ASSESSOR'S PARCEL NO. 5513-004-014
COMPLETE LEGAL DESCRIPTION: TRACT, TRACT NO. 8498, AS PER MAP FILED IN BOOK 95, PAGES 53 THRU 55
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY
BLOCK 157 LOT(S) 157 ARB. NO. N/A
RANGE OF ADDRESSES ON PROPERTY 100 THRU 106 N. SYCAMORE AVENUE AND 6921 THRU 6929
W. 1ST STREET.
3. PRESENT OWNER XENON INVESTMENT CORPORATION
STREET ADDRESS 1015 GAYLEY AVENUE, SUITE 1105
CITY LOS ANGELES STATE CA ZIP CODE 90024 PHONE (310)408-2430
OWNER IS: PRIVATE PUBLIC
4. PRESENT USE 13 UNIT APARTMENT ORIGINAL USE 13 UNIT APARTMENT

DESCRIPTION

5. ARCHITECTURAL STYLE ART DECO
6. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
- SEE DESCRIPTION WORKSHEET
-
-
-
-
-
-
-
-

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT ONE HUNDRED NORTH SYCAMORE

10. CONSTRUCTION DATE: FACTUAL 1929 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: THE ARTHUR C. WRIGHT COMPANY
12. CONTRACTOR OR OTHER BUILDER: CHARLES R. MILLER (OWNER)
13. DATES OF ENCLOSED PHOTOGRAPHS MARCH 13, 2006
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
- A. ALTERATIONS: MINOR PARAPET CHANGES IN 1959, CHANGES TO COMPLY WITH DOROTHY MAE FIRE ORDINANCE AND SEISMIC BOLTING PER DIVISION 88 IN 1990-91, KITCHEN REMODELS IN SOME UNITS.
15. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

17. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET)

THIS BRICK AND STUCCO APARTMENT BUILDING IS AN EXCELLENT INTACT EXAMPLE OF THE ART DECO STYLE THAT WAS BUILT IN LOS ANGELES DURING THE LATE 1920S THRU THE BEGINNING OF WORLD WAR II. THE STRUCTURE EXHIBITS A HIGH DEGREE OF INTEGRITY BOTH INTERIOR AND EXTERIOR. THE ORIGINAL OWNER, CHARLES R. MILLER, APPEARS TO HAVE BEEN A LOCAL DEVELOPER. HE IS LISTED AS THE CONTRACTOR ON THE PERMIT, EVEN THOUGH THE ARTHUR C. WRIGHT COMPANY WAS A DESIGN-BUILD FIRM. ARTHUR C. WRIGHT HAD A CONSTRUCTION BUSINESS IN SOUTHERN CALIFORNIA FROM 1922 UNTIL HIS DEATH IN 1977. THE ONE HUNDRED NORTH SYCAMORE BUILDING DISPLAYS A HIGH DEGREE OF INTEGRITY IN IT'S DESIGN AND IS FINE WELL MAINTAINED BUILDING THAT GIVE A SOLID REFERENCE TO IT'S TIME AND PLACE. ALTHOUGH MOST PREVIOUS OWNERS DO NOT SEEM HISTORICALLY SIGNIFICANT, ONE EXCEPTION IS SONIA SUK, WHO WAS ON TITLE FROM 1970 UNTIL 1997. SUK WAS ONE OF THE MAIN FOUNDERS OF THE KOREA TOWN COMMUNITY IN LOS ANGELES AND FOR MANY YEARS HELD A PROMINENT POSITION IN THE LOCAL KOREAN-AMERICAN BUSINESS COMMUNITY. IT WAS DURING SUK'S OWNERSHIP THAT THE BUILDING WAS BROUGHT UP TO CODE ON BOTH SECTION 88 SEISMIC REQUIREMENTS AND THE DOROTHY MAE FIRE REQUIREMENTS. THE WORK WAS DONE IN SUCH A MANNER THAT IT RETAINED THE ARCHITECTURAL INTEGRITY OF THE BUILDING.

SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES BUILDING PERMITS PER ATTACHED, LOS ANGELES COUNTY ASSESSOR'S RECORDS, RECORDED DEEDS AND LA TIMES DATA.

18. DATE FORM PREPARED APRIL 17, 2006 PREPARER'S NAME CHARLES J. FISHER
19. ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE ONE HUNDRED NORTH SYCAMORE IS A 4 STORY,
NAME OF THE PROPERTY ADDRESS FULL BUILDING NUMBER

ART DECO, RECTANGULAR PLAN APARTMENT BUILDING
APPROXIMATE STYLE (SEE LIST TO ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC.)

WITH A SMOOTH SAND STUCCO FINISH AND WOOD TRIM.
MATERIAL (GESSO, GEMBO, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (GESSO, METAL, ETC.)

ITS FLAT ROOF IS COVERED WITH ROLLED COMPOSITION, GLASS AND WOOD
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

MULTI PANE DOUBLE-HUNG WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG, SLIDES UP & DOWN, CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A 1 1/2 STORY PEERED ENTRY PORCH TOPPED WITH A PARAPET WALL
DOOR LOCATION (REAR, SIDE, FRONT), APPROXIMATE CORNER, ETC.)

WITH A ORNATE WOODEN, WROUGHT IRON AND GLASS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE VERTICAL BANDS FROM BASE TO ROOF BETWEEN WINDOWS, WHICH ARE PAIRED
IDENTIFY ORIGINAL FEATURES (SUCH AS PORCHES (SEE CHART), BALL GATES, JAMBES AND SHAPE OF DOORWAYS (SEE CHART))

IN GROUPINGS OF THREE FIVE OR SIX THROUGHOUT MOST OF THE STRUCTURE. THE EXCEPTIONS ARE FOUND AT
NUMBER AND LOCATION OF CHIMNEYS, SKYLIGHTS, SECONDARY FINISH MATERIALS, PARAPETS, METAL TRIM, DECORATIVE TILE OR CAST STONE, ARCHES

SEVERAL LOWER LOCATIONS. THE SOUTHWEST PORTION OF THE BUILDING IS SET BACK FROM THE REST, LEAVING
ORNAMENTAL WOODWORK, SYMMETRY OR ASYMMETRY, CORNICES, FRIEZES, TOWERS OR TURRETS, BAY WINDOWS, HALF-TIMBERING, HORIZONTALITY

THE EXTENDED PORCH FLUSH WITH THE NORTHWEST END OF THE BUILDING. THIS ARTICULATION TENDS TO BREAK UP
VERTICALITY, FORMALITY OR INFORMALITY, GABLES, WALLS, ETC.

THE LARGE FAÇADE, SOFTENING THE IMPACT OF THE FOUR STORY STRUCTURE. THE ROOF PARAPET AND THE IMMEDIATE FASCIA
ADDITIONAL DEFINING ELEMENTS

ABOVE THE TOP COURSE OF WINDOWS IS HIGHLY DECORATED WITH RELIEF PATTERNS, WITH LESS ORNATE DETAILING ON A PARAPET
ADDITIONAL DEFINING ELEMENTS

LEVEL BAND THAT CIRCLES THE STRUCTURE WHERE THERE ARE NO WINDOWS. THE VERTICAL BANDS ARE TOPPED
ADDITIONAL DEFINING ELEMENTS

FROM 1 TO 3 VERTICAL STRIPS. AN ORNATE FIRE ESCAPE IS ON THE FRONT FAÇADE ABOVE THE PORCH. TWO ORNATE
ADDITIONAL DEFINING ELEMENTS

LIGHTS FLANK THE PORCH WITH A LARGER HANGING LIGHT INSIDE THE PORCH. ALL OF THESE DETAILS APPEAR ORIGINAL.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A LARGE TRUSSED GARAGE, BUILT CONCURRENTLY WITH 4 ORIGINAL SKYLIGHTS.
IDENTIFY GARAGE, GARDEN BUILDING, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE INTERIOR HALLWAYS AND STAIRS RETAIN ORIGINAL ART DECO ELEMENTS,
IDENTIFY ORIGINAL FEATURES (SUCH AS WOOD PANELING, MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS)

INCLUDING THE ORIGINAL WOOD paneled ELEVATOR, ORNATE LIGHTING FIXTURES, PAINTED PATTERNS ON CEILINGS
ORNATE CEILING, PLASTER MOLDINGS, LIGHT FIXTURES, PAINTED DECORATION, CERAMIC TILE, STAIR BALUSTRADES, BUILT-IN FURNITURE, ETC.

AS WELL AS APPURTENANT FIXTURES. THE UNITS ARE MOSTLY INTACT, SHOWING DETAILING IN ENTRIES AND BATH
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

ROOMS. ABOUT HALF OF THE KITCHENS HAVE BEEN REMODELED.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET

TYPE OR HAND-PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE ONE HUNDRED NORTH SYCAMORE IS AN IMPORTANT EXAMPLE OF

ART DECO ARCHITECTURE

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE ONE HUNDRED NORTH SYCAMORE WAS BUILT IN 1929

ART DECO ARCHITECTURE WAS IMPORTANT TO THE

DEVELOPMENT OF LOS ANGELES BECAUSE ONE OF MANY VARIATIONS FOUND IN THE MODERN ARCHITECTURE THAT REINVENTED THE DIRECTION OF DESIGN IN THE MID 20TH CENTURY. THE FORM WAS PIONEERED IN THE EARLY YEARS OF THE CENTURY, USING BUILDING DESIGN ELEMENTS THAT WERE LOOSELY CONCEPTS FROM THE EARLIER NEO-CLASSICAL AND BEAUX ARTS FORMS, BUT WITH THE APPLICATION OF ELEMENTS PIONEERED IN THE ART NOUVEAU MOVEMENT OF THE LATE 19TH AND EARLY 20TH CENTURY, SUCH AS ABSTRACT FLORA AND FAUNA, FOUNTAINS AND CHEVRONS, USUALLY ARRANGED IN GEOMETRIC PATTERNS. BY THE MID 1920S MANY COMMERCIAL BUILDINGS WERE USING ART DECO ELEMENTS (ALTHOUGH IT WAS NOT CALLED THAT NAME, YET), INCLUDING MANY OF THE BEST KNOWN NEW YORK SKYSCRAPERS, SUCH AS THE MAGNIFICENT CHRYSLER BUILDING BY WILLIAM VAN ALÉN (1928-30). IN LOS ANGELES, THE BEST KNOWN COMMERCIAL EXAMPLES OF ART DECO WERE THE ATLANTIC RICHFIELD BUILDING (1928-29) BY MORGAN, WALLS AND CLEMENTS {DEMOLISHED} AND BULLOCKS WILSHIRE (1929) BY JOHN AND DONALD PARKINSON [HCM #56]. ART DECO IS NOT AS OFTEN SEEN IN RESIDENCE AND APARTMENT DESIGN. BUILT IN 1929, ONE HUNDRED NORTH SYCAMORE WAS CONSTRUCTED THE STYLE WAS AT ITS ZENITH. APARTMENT DESIGNS ARE MORE OFTEN SEEN IN THE RELATED STREAMLINE MODERNE, WHICH EVOLVED AS A MORE FUTURISTIC FORM USING MANY OF THE CONCEPTS OF THE EARLIER DESIGN, BUT WITH LITTLE OF NONE OF THE ARTISTIC DESIGN ELEMENTS. MANY OF IT'S PRACTITIONERS CONSIDERED IT TOO BUSY AND TO MUCH OF A THROWBACK TO THE EARLIER STYLES.

