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January 16, 2019

Los Angeles City Council
c/o Office of City Clerk
City Hall, Room 395
200 North Spring Street
Los Angeles, CA 90012

Attention: PLUM Committee

Dear Honorable Members:

GOLDSTEIN APARTMENTS; 132-134 ½ NORTH KINGS ROAD; CHC-2018-7214-HCM; ENV-2018-7215-CE; COUNCIL FILE NO. 18-0819

On September 18, 2018, the City Council instructed the Department of City Planning to initiate Historic-Cultural Monument designation proceedings for the Goldstein Apartments located at 132-134 ½ North Kings Road (CF-18-0819). On October 11, 2018, a subcommittee of the Cultural Heritage Commission (CHC) visited the property, as required by Section 22.171.8 of the Los Angeles Administrative Code (LAAC). On January 10, 2019, after at the completion of a public hearing on the matter, the Commission, determined that this property does not conform with the definition of a Monument pursuant to LAAC Section 22.171.7 by a vote of 4-0. Therefore, the request for designation as a Historic-Cultural Monument has been declined.

The Commission vote was as follows:

Moved: Kanner
Seconded: Barron
Ayes: Kennard, Milofsky
Absent: Buelna

Vote 4 – 0

Etta Armstrong, Commission Executive Assistant I
Cultural Heritage Commission

Time for Council to Act: The Commission action is hereby transmitted to the City Council for consideration. Pursuant to Section 22.171.10(f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission on the proposed designation. The City Council may unilaterally extend the 90-day time limit to act for a maximum of 15 days for good cause. With written consent of the owner, the time for the City Council to act may be extended by up to an additional 60 days. If the Council does not act on the application or initiation within this specified time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of Council initiated designation by a minimum of 10-votes.

Attachment: Findings

FINDINGS

- The Goldstein Apartments does not meet any of the three criteria of the Cultural Heritage Ordinance and therefore is ineligible for designation as an Historic-Cultural Monument.

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 subject property is a two-story, four-unit apartment building and detached garage located at 132-134 ½ North Kings Road between Beverly Boulevard and 1st Street in the Beverly-Fairfax area of Los Angeles. The property was constructed in 1938 in the French Norman architectural style by contractor Charles Goldstein and engineer Robert Kadow for the Goldstein family. It was built as part of the Beverly Square residential subdivision, a portion of Tract 10389 that was originally owned and subdivided by the Merchants National Trust and Savings Bank in 1928.

Irregular in plan, the subject property is of wood-frame construction with smooth stucco cladding. It has a steeply-pitched hipped roof with composition shingles and a dentilled cornice. The primary, west-facing elevation is asymmetrically composed into three bays. The northern bay protrudes slightly and features quoins and two double-hung, multi-lite wood windows with wooden shutters, one on the first story and one on the second. The center bay features a central bracket portico with a wood panel door accessed by stone steps with a decorative wrought iron handrail. On the second story, above the doorway, is an octagonal diamond-paned window. The southern bay features a set of two diamond-paned bay windows, one on the first story and one on the second. Above the bay window on the first story, there are clerestory diamond-paned windows. On the south-facing elevation there are two tall chimneys, two bracket porticos, octagonal diamond-paned windows, multi-lite double-hung wood windows, and stacked diamond-paned bay windows. Fenestration on other elevations includes multi-lite wood fixed and double-hung windows, and single-lite wood double-hung windows. Interior features include hardwood floors, brick fireplaces, original bathroom wall and floor tiles and cabinetry, French doors, crown molding, and wainscoting. There is a detached garage at the rear of the building that is accessed via an alleyway.

Alterations to the subject property over the years an addition to the garage in 2009, kitchen and bathroom remodels in 2010, and the installation of vinyl windows at an unknown date.

The subject property was not identified in the citywide historic resources survey, SurveyLA, as a Contributor to an historic district or individually eligible for designation under any program.

DISCUSSION

Staff finds that the Goldstein Apartments does not appear to meet any of the Cultural Heritage Ordinance criteria.

The subject property does not individually reflect the broad cultural, economic, or social history of the nation, state, or community and is not associated with any significant historical events. The Beverly-Fairfax area of the Wilshire neighborhood was developed mostly from the mid-1920s to the 1940s and was heavily marketed as discrete subdivisions. At this time, a high number of multi-family residences were constructed, including numerous two-story duplexes and fourplexes in a variety of Period Revival styles, such as the subject property. The subject property exhibits a common typology for this time period and there is a plethora of 1930s multi-family residences extant in the Wilshire neighborhood and across the city.

Though the apartment building retains original elements such as a steeply-pitched, hipped roof and multi-lite wood windows typical of the French Norman architectural style, the subject property is not a unique or outstanding example of the style. The French Norman style is applied to the subject property in a simplified manner. Additionally, the apartment building has experienced a number of alterations, particularly on the interior, that diminish its integrity, which include the removal of original kitchen and bathroom features in some of the units, and the installation of vinyl windows. Other more exemplary multi-family properties in the French Norman style that are already locally designated include the Burnside Manor (1931, HCM #701), the Villa Serrano (1936, HCM #646), the Roberta Apartments (1921, HCM #1062), and the Chateau des Fleur (1927, HCM #799).

The subject property is not identified with any historic personages or important historical events.

Furthermore, the subject property is not a notable work of a master designer, builder, or architect. Neither Charles Goldstein nor Robert Kadow were architects, and they are not master builders or designers.

Staff finds that the subject property does not appear to rise to the level of historic significance to be individually eligible for designation as a Los Angeles City Historic-Cultural Monument.

BACKGROUND

On September 18, 2018, the Los Angeles City Council, acting upon a motion introduced by Councilmember Paul Koretz, initiated consideration of the subject property as a potential Historic-Cultural Monument. In accordance with LAAC 22.171.10, on October 23, 2018, the property owner requested a 60-day extension on the time for the Commission to act on the Historic-Cultural Monument application. On December 13, 2018, a subcommittee of the Commission consisting of Commissioners Barron and Kanner visited the property, accompanied by staff from the Office of Historic Resources.