

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

TARA J. HAMACHER
GAIL KENNARD
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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MICHAEL LOGRANDE
DIRECTOR
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ALAN BELL, AICP
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DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: **JUN 10 2014**

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

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2014-502-HCM**
THE POLYNESIAN
1830 N. TAFT AVENUE

At the Cultural Heritage Commission meeting of **May 29, 2014**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 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 22.171 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: Commissioner Scott
Seconded: Commissioner Kennard
Ayes: Commissioner Irvine, Louie, and Barron

Vote: 5-0

LIBRARY OF
CITY OF LOS ANGELES
CULTURAL HERITAGE COMMISSION


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Mitch O'Farrell, Thirteenth Council District
Charles J. Fisher
GIS

JUN 11 11 51 AM '14

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INFORMATION
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www.planning.lacity.org

Date: JUN 10 2014

Polynesian Owners Association
1830 N. Taft Avenue
Los Angeles CA 90028

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2014-502-HCM**
THE POLYNESIAN
1830 N. TAFT AVENUE

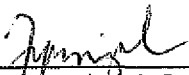
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

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

Moved: Commissioner Scott
Seconded: Commissioner Kennard
Ayes: Commissioners Irvine, Louie, and Barron

Vote: 5-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Mitch O'Farrell, Thirteenth Council District
Charles J. Fisher
GIS

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION
**CASE NO.: CHC-2014-502-HCM
 ENV-2014-503-CE**
HEARING DATE: May 29, 2014
TIME: 10:00 AM
PLACE: City Hall, Room 1010
 200 N. Spring Street
 Los Angeles, CA
 90012

 Location: 1830 N Taft Ave
 Council District: 13
 Community Plan Area: Hollywood
 Area Planning Commission: Central
 Neighborhood Council: Hollywood United
 Legal Description: Lot 92, ARB 2 of Morgan's
 Hollywood Tract

PROJECT: Historic-Cultural Monument Application for the
 THE POLYNESIAN

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
 OWNER:** Polynesian Owners Association
 1830 N. Taft Avenue
 Los Angeles, CA 90028

**OWNER'S
 REPRESENTATIVE:** Charles Fisher
 140 S. Avenue 57
 Los Angeles, CA 90042


RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the property** a 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.

 MICHAEL J. LOGRANDE
 Director of Planning



 Ken Bernstein, AICP, Manager
 Office of Historic Resources



 Lambert M. Giessinger, Preservation Architect
 Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of the Tiki/Polynesian style.

CRITERIA

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

SUMMARY

Built in 1962, this Tiki/Polynesian style, multi-family structure is located near the south-eastern intersection of Taft Avenue and Franklin Avenue. It has a three-story, square-shaped plan that features an open courtyard in the middle. The street façade features an off-center entry way, with steps leading up to a corridor that opens up into the central courtyard.

The structure features many original elements of the Tiki/Polynesian style, including:

- Lava rock retaining walls and wall treatments;
- Tiled, bamboo-stock motifs;
- Tropical landscaping;
- Low-pitched, gabled roofs over each unit resembling “huts;”
- Exposed beams and ornamental rafter tails;
- Mosaic art installations on walls at the entry featuring tropical scenes;
- Cast stone elements that carry Tiki motifs, such as shells, porous stone and intertwining vines;
- Multi-colored, metal lettering with distinctive font on street façade.

The architect for this project was Emery R. Kanarik. His commissions were mostly residential and commercial, with a few institutional and industrial projects. He is most well-known for his residential architecture in Woodman Park (1951) and Roscoe Park (1955) in Van Nuys, and the Educator’s Life Office Building and Victory Office Building in North Hollywood (both 1964).

The exterior of the complex appears to retain a high level of integrity; it is likely that the interiors have been altered by occupants over the years.

DISCUSSION

The Polynesian historic property successfully meets one of the specified Historic-Cultural Monument criteria: 1) “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.”

The execution of design, use of high-quality materials, and extensive decorative elements makes the subject property an exceptional representative of the Tiki/Polynesian style. For this reason, the property qualifies for designation as a Historic-Cultural Monument.

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 The Polynesian property as a 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 irreplaceable historic structures. The Secretary of the Interior's Standards of 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 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 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.

BACKGROUND

On March 20th, 2014 the Cultural Heritage Commission took the property under consideration. On April 17, 2014 the Commission and Office of Historic Resources staff toured the site.



Case Number:
CHC-2014-502-HCM
Determination Letter Mailing List
MAILING DATE: **Jun 10, 2014**

GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395

Council District 13
City Hall, Room 450
Mail Stop 222

Polynesian Owners Association
1830 N. Taft Ave.
Los Angeles, CA 90028

Charles J Fisher
140 S Ave 57
Highland Park, CA 90042

Paul Graham Jr.
1830 N Taft Ave., #305
Los Angeles, CA 90028

John Clouse
1830 N Taft Ave., #102
Los Angeles, CA 90028

Jan Saiget
1830 N Taft Ave., #102
Los Angeles, CA 90028

Alan Nagger
1830 N Taft Ave., #208
Los Angeles, CA 90028

Suzanne Geller
1830 N Taft Ave.,
Los Angeles, CA 90028

Shelley Leopold
1830 N Taft Ave., #206
Los Angeles, CA 90028

George Renault
5154 Village Green
Los Angeles, CA 90016

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT THE POLYNESIAN
2. STREET ADDRESS 1830 N. TAFT AVENUE
CITY HOLLYWOOD ZIP CODE 90028 COUNCIL DISTRICT 13
3. ASSESSOR'S PARCEL NO. 5586-033-025 THRU 048, INCLUSIVE
4. COMPLETE LEGAL DESCRIPTION: TRACT MORGAN'S HOLLYWOOD TRACT, AS PER MAP FILED IN BOOK 16, PAGE 49 OF
MAPS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, (POLYNESIAN APARTMENTS OYO)
BLOCK N/A LOT(S) 92, 93 & N 20 FT OF 91 & S 25 FT OF 94 ARB. NO. 2 UNITS ALL
5. RANGE OF ADDRESSES 1826-1842 N. TAFT AVENUE
6. PRESENT OWNER POLYNESIAN OWNERS ASSOCIATION (SEE ATTACHED LIST FOR INDIVIDUAL OWNERS)
STREET ADDRESS 1830 N. TAFT AVENUE (CONTACT PERSON: SHELLEY LEOPOLD 323-719-1161)
CITY LOS ANGELES STATE CA ZIP CODE 90028 PHONE (786)300-7990 EMAIL: SLEOPOLD@PACBELL.NET
OWNER IS: PRIVATE PUBLIC
7. PRESENT USE MULTI FAMILY RESIDENCE ORIGINAL USE MULTI FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE POLYNESIAN MODERNISM

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)

(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT THE POLYNESIAN

10. CONSTRUCTION DATE: FACTUAL 1962 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: EMERY KANARIK (ARCHITECT) AND TIBER GYMESI (ENGINEER)
12. CONTRACTOR OR OTHER BUILDER: ROY H. JOHNSON AND H. F. JOHNSON, OWNER BUILDERS
13. DATES OF ENCLOSED PHOTOGRAPHS AUGUST 2, 2013
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
ALTERATIONS: EXTERIOR ALUMINUM DOORS AND WINDOWS REPLACED WITH WOOD IN UNIT NO 202. MOST INDIVIDUAL UNITS HAVE HAD SOME INTERIOR REMODELING
15. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN
17. **SIGNIFICANCE**
BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1962, THIS UNIQUE SOUTH SEA ISLANDS THEMED 24 UNIT RESIDENTIAL BUILDINGS WAS MARKETED AS AND REMAINS AN "OWN-YOUR-OWN" APARTMENT BUILDING. IN WHICH EACH APARTMENT IS THE PROPERTY OF THE INDIVIDUAL OCCUPANT. WHILE THIS WAS NOT AS FORMAL AS A CONDOMINIUM PROJECT WHEN IT WAS FIRST INSTITUTED, THE OWN-YOUR-OWN CONCEPT WAS EVENTUALLY REPLACED BY THE CONDO. MOST OF THESE BUILDINGS, SUCH AS THIS ONE, ARE NOW TREATED AS CONDOMINIUMS FOR OWNERSHIP AND TAX PURPOSES. ALTHOUGH THEY DO NOT HAVE A SEPARATE TRACT OF PARCEL MAP FILED TO FORMALIZE THAT ARRANGEMENT THE POLYNESIAN IS IMPORTANT AS A REPRESENTATIVE OF THE POLYNESIAN OR TIKI PHASE OF MODERNISM THAT TOOK ROOT IN THE LATE 1950S THROUGH THE MID 1960S. THIS ARCHITECTURE WAS FOUND IN EVERYTHING TO THEMED RESTAURANTS TO HOMES, MOTELS AND APARTMENT BUILDINGS. THE BUILDING USES ELEMENTS OF THE SOUTH PACIFIC ISLANDS, SUCH AS LAVA ROCKS, BAMBOO STALK MOTIF, LUSH TROPICAL TYPE LANDSCAPING, HUT TYPE ROOF GABLES AND MOSAICS OF TROPICAL SCENES TO CONVEY A FEELING OF THE ISLANDS OF THE POLYNESIAN CULTURES AND CLIMATE.
18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, UNITED STATES CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES AND AN ORAL HISTORY WITH EMERY KANARIK COMPILED BY THE ELLIS ISLAND PROJECT IN 1989.
- DATE FORM PREPARED NOVEMBER 5, 2013 PREPARER'S NAME CHARLES J. FISHER
- ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57
- CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (213) 256-2849
- E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE THE POLYNESIAN IS A 3 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

POLYNESIAN STYLE RECTANGULAR PLAN 24 UNIT MULTI-FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE B ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A STUCCO FINISH AND LAVA ROCK AND MOSAIC TILE TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS FLAT AND LOW-GABLED PARAPET ROOF IS ROLLED COMPOSITION GLASS AND ALUMINUM
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

ALUMINUM SLIDING WINDOWS AND SLIDING DOORS OPENING TO BALCONIES ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A SET OF STAIRS TO A LARGE OPEN LANAI WITH A GLASS WALL SURROUNDING THE DOORWAY
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A DOUBLE GLASS DOORWAY WITH METAL SURROUNDS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A LARGE CENTRAL COURTYARD WITH TWO LAVA ROCK PLANTERS FILLED WITH VARIOUS TROPICAL LIKE
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

PALMS AND OTHER PLANTS. THESE PLANTINGS ARE ALSO FOUND AT THE FRONT OF THE BUILDING WITHIN LIKE LAVA
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ROCK PLANTERS THAT STRETCH ALONG THE FRONT FACADE OF THE BUILDING. THERE IS A PATHWAY THROUGH THE
ORNAMENTAL WOODWORK SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

PLANTER AREA TO ACCOMMODATE ADA ACCESS WHICH MAY HAVE BEEN CUT AT A LATER DATE, BUT IS LINED WITH THE
VERTICALITY, FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SAME LAVA ROCK WALLS. A WIDE SET OF STAIRS LEADS UP TO THE FRONT ENTRY LANAI. BOTH THE STAIRS AND THE
ADDITIONAL DEFINING ELEMENTS

PATHWAY ARE IN A TAN COLORED CONCRETE. THE FRONT FACADE IS FLANKED WITH WIDE CONCRETE TILE COVERED
ADDITIONAL DEFINING ELEMENTS

PANELS WITH THE BUILDING NAME AND ADDRESS ("THE POLYNESIAN 1830") EMBLAZONED ON THE SOUTH END
ADDITIONAL DEFINING ELEMENTS

PANEL WHICH IS SITUATED ABOVE THE ENTRY TO THE BELOW GRADE PARKING GARAGE. THE THREE STORIES HAVE
ADDITIONAL DEFINING ELEMENTS

OPEN STUCCO COVERED BALCONIES FACING THE FRONT AND REAR OF THE BUILDING, FOR EACH UNIT. THE ENTRY IS
ADDITIONAL DEFINING ELEMENTS

TOPPED WITH A LOW GABLED COVERING TOPPED WITH A DECORATIVE OPEN CONCRETE BLOCK WALL THAT CARRIES THE
ADDITIONAL DEFINING ELEMENTS

FRONT FACADE ACROSS THE OPEN ENTRY AREA AND COVERS THE COURTYARD FACING BALCONY WALKWAYS THAT CROSS BEHIND
ADDITIONAL DEFINING ELEMENTS

IT. THESE BALCONY HALLWAYS HAVE DISTINCTIVE GEOMETRICAL RAILINGS THAT ENCOMPASS A RECTANGLE WITHIN A
ADDITIONAL DEFINING ELEMENTS

RECTANGLE MOTIF. THE ROOF HAS A PROGRESSION OF LOW GABLED PARAPETS WITH ROOF AWNINGS OVER THE UPPER
ADDITIONAL DEFINING ELEMENTS

BALCONIES. THE ENTRY LANAI HAS A LAVA ROCK WALL TO THE RIGHT AND A LARGE TILE TROPICAL MURAL TO THE LEFT.
ADDITIONAL DEFINING ELEMENTS

OF THE ENTRY A MODERNIST LIGHT FIXTURE OF THREE BALLS ABOVE THE ENTRY AND BAMBOO MOTIF BY ELEVATOR.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO SECONDARY BUILDINGS.
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE BRICK WALLS IN SOME UNITS, OTHERWISE FAIRLY GENERIC 1960S DESIGN
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING, MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

HISTORIC-CULTURAL MONUMENT APPLICATION

**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 THE POLYNESIAN IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
POLYNESIAN MODERNISM ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE B)

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 THE POLYNESIAN WAS BUILT IN 1962
NAME OF PROPOSED MONUMENT YEAR BUILT
POLYNESIAN MODERNISM, EMERY KANARIK AND OYO APARTMENTS WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE POLYNESIAN THEMED ARCHITECTURE BEGAN IN SOUTHERN CALIFORNIA AFTER THE SECOND WORLD WAR, WHEN THERE WAS A PERIOD OF WANDERLUST FOR ALL THINGS EXOTIC AND DIFFERENT IN THE UNITED STATES. THE LORE OF THE POLYNESIAN LIFESTYLE AND DESIGN WAS MANIFESTED IN THE BEACH CULTURE THAT EVOLVED IN THE 1950s. FASCINATION WITH EVERYTHING FROM TIKI STATUARY TO EXOTIC PLANTS LED TO AN ARCHITECTURAL OFFSHOOT OF MODERNISM THAT CELEBRATED THIS LOVE OF EVERYTHING TROPICAL AND SOUTH PACIFIC. THE GRANTING OF STATEHOOD TO THE HAWAIIAN ISLANDS IN 1960 HELPED TO BRING HOME THIS CELEBRATION AS IT WAS NOW A PART OF OUR OWN HERITAGE. THE ARCHITECTURE THAT WAS MOST PREVALENT WAS FOUND IN RESTAURANTS, WHICH DOTTED THE LANDSCAPE OF SOUTHERN CALIFORNIA WITH THEIR THATCHED ROOFS AND BAMBOO COVERED WALLS. THIS DESIGN ELEMENT ALSO FOUND ITS WAY INTO HOUSING, ESPECIALLY IN THE APARTMENT BUILDINGS, WHERE POLYNESIAN AND TIKI ELEMENTS BEGAN TO APPEAR AS DETAILING IN SOME OF THE DINGBAT APARTMENTS THAT WERE SPRINGING UP THROUGHOUT THE AREA. THE INFLUENCE ALSO APPEARED IN LARGER COMPLEXES SUCH AS SOME OF THE WEST HOLLYWOOD DESIGNS BY EDWARD HALE FICKETT. THE POLYNESIAN WAS A PRODUCT OF THIS RAGE. THE BUILDING IS A THREE-STORY 24 UNIT BUILDING WITH THE OUTER WALLS SURROUNDING A CENTRAL COURTYARD. THE BUILDING HAS UNDERGROUND PARKING, WHICH IS WHAT SEPARATES IT FROM THE COMMON DINGBAT OF THE DAY, WHICH UTILIZED ONE OR TWO STORIES OVER AT GRADE PARKING. THE PARKING LOCATION ALSO PRECLUDED THE BUILDING FROM HAVING A SWIMMING POOL IN ITS CENTRAL COURTYARD. THE ARCHITECT THEREFORE DESIGNED TWO LARGE PLANTER MADE OF VOLCANIC ROCK TO MAKE THE

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

COURTYARD AREA MORE INVITING TO POTENTIAL BUYERS OF THE UNITS IN THE PROJECT. THE DESIGN ALSO UTILIZES THIS VOLCANIC LAVA ROCK ON THE FACADE, COVERING A PORTION OF THE ENTRY LANAI WITH IT, AS WELL AS THE LARGE PLANTERS AT THE FRONT OF THE BUILDING. THE ARCHITECT OF THE POLYNESIAN WAS EMERY KANARIK, WHO HAD DESIGNED A NUMBER OF APARTMENT BUILDINGS SINCE HE FIRST BEGAN HIS ARCHITECTURAL PRACTICE IN 1949. HE OPENED HIS OWN OFFICE IN 1952 UNDER THE NAME OF EMERY KANARICK AND ASSOCIATES. ONE OF THE FIRMS FIRST COMMISSION WAS TO DESIGN 23 HOUSES FOR BRS DEVELOPMENT COMPANY FOR TRACT NO. 17018, KNOWN AS WOODMAN PARK, IN VAN NUYS. THESE 23 DESIGNS WERE USED WITH VARIATIONS IN ORIENTATION AND INTERIOR SCHEMES TO PRODUCE 139 HOMES FOR THE TRACT. THE HOMES SOLD OUT QUICKLY AND A SECOND PHASE OF 62 HOMES WERE BUILT AS WELL AS 80 HOMES IN A DIFFERENT TRACT KNOWN AS "ROSCOE PARK" NEAR ROSCOE BOULEVARD AND HASKELL AVENUE. KANARICK WENT ON TO DESIGN A NUMBER OF COMMERCIAL AND MULTI-FAMILY RESIDENTIAL PROJECTS, MOSTLY IN THE SAN FERNANDO VALLEY, AS THAT AREA WENT THROUGH ITS POST WORLD WAR II GROWTH BOOM. THE COMMISSION FOR THE POLYNESIAN GAVE HIM A CHANCE TO USE CREATIVE DESIGN, WHILE WORKING WITH STRUCTURAL ENGINEER, TIBER GYIMESI WHO TOOK CARE OF THE NUTS AND BOLTS OF THE COMPLICATED DESIGN. KANARICK LOCATED A SUPPLY OF VOLCANIC ROCK AND INCORPORATED THE MATERIAL INTO THE EXTERIOR WALLS AND PLANTERS. HE ALSO INCORPORATED MOSAIC TILE IN BOTH THE LARGE MURAL AT THE LANAI AND THE SIMULATED BAMBOO AT THE EXTERNAL ELEVATOR LOBBIES. THE UNIQUE BALCONY RAILINGS AS WELL AS THE PLAYFUL MANNER IN WHICH THE BALCONIES CROSS OVER THE FREE SPACE OVER THE ENTRY LANAI IS ANOTHER UNIQUE CHARACTER DEFINING FEATURE OF THE BUILDING. THE POLYNESIAN WAS MARKETED AS A DELIGHTFUL PLACE TO LIVE, CONVENIENTLY LOCATED IN HOLLYWOOD, JUST NORTH OF HOLLYWOOD BOULEVARD. IT WAS ALWAYS INTENDED AS A "OWN YOUR OWN" APARTMENT BUILDING, A CONCEPT THAT IS A FORERUNNER OF THE MODERN CONDOMINIUM, WHICH WAS EVOLVING AT THE TIME THE POLYNESIAN WAS BUILT. THE ONE MAJOR DIFFERENCE WAS IN THE WAY THE OWNERSHIP WAS SHOWN. A CONDOMINIUM REQUIRES A NEW SUBDIVISION OR PARCEL MAP TO BE FILED AND THEN THE UNITS ARE SPLIT OFF AND ASSESSED INDIVIDUALLY. IN AN OYO, SUCH AS THE POLYNESIAN, THERE WAS NO NEW SUBDIVISION AND THE UNITS WERE HELD IN COMMON THROUGH THE HOMEOWNERS ASSOCIATION. THE PROPERTY TAXES WERE PAID ON A SINGLE BILL. AS LONG AS ALL UNITS WERE VALUED ABOUT THE SAME, THIS SYSTEM WORKED FINE. HOWEVER, WITH THE PASSAGE OF PROPOSITION 13, IN 1976, THIS SYSTEM SOON BECAME PROBLEMATIC, WITH UNITS BEING VALUED DIFFERENTLY, BASED ON THE SALE PRICE. THE

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

POLYNESIAN, WHICH UP UNTIL THEN, HAD BEEN HELD IN A SINGLE PARCEL UNDER THE NAME OF H. F. JOHANSEN, ET AL, UNTIL 1966 AND THEN PUT UNDER THE POLYNESIAN OWNER'S ASSOCIATION, WAS FINALLY SPLIT UP INTO THE INDIVIDUAL OWNERS ON SEPTEMBER 29, 1980. TODAY, ONE OF THE ORIGINAL OWNERS STILL REMAINS IN THE BUILDING AFTER A HALF A CENTURY. THE POLYNESIAN EXEMPLIFIES THE IMPACT OF THE LOVE FOR ALL THINGS SOUTH PACIFIC THAT BECAME A RAGE DURING THE 1950S AND 1960S. THE THEME IS EMBLEMATIC OF EARLIER ARCHITECTURE THAT TOOK ON THE NOSTALGIA OR WANDERLUST OF IT'S TIME, SUCH AS THE 1922 DISCOVERY OF THE INTACT TOMB OF TUTANKHAMEN SPURRING ON A PERIOD OF EGYPTIAN REVIVAL ARCHITECTURE, OR THE NOVEL "RAMONA" USHERING IN THE MISSION REVIVAL PHASE IN DESIGN OR THE RACE TO THE MOON SPURRING ON THE GOOGIE OR "SPACE AGE" STYLE THAT WAS A CONTEMPORARY WITH THE POLYNESIAN CRAZE. THE BUILDING MEETS THE REQUIREMENTS FOR LISTING AS AN ARCHITECTURAL TYPE SPECIMEN AS A A MID 20TH CENTURY MULTI-FAMILY BUILDING SPECIFICALLY IN THE POLYNESIAN THEMED STYLE. IT ALSO DEMONSTRATES THE RESULT OF A SPECIFIC CULTURAL IMPACT IN MID 20TH CENTURY SOCIETY IN THAT IT EXEMPLIFIES THE INFLUENCE OF EVENTS AND SOCIETAL TRENDS IN THE DESIGN OF THE BUILDING, PARTICULARLY IN ILLUSTRATING THE INFLUENCE OF THE POLYNESIAN CULTURE IN ITS DESIGN AND PARTICULARLY IN ITS DETAILING AND THE CHOICE OF MATERIALS IN ITS DESIGN ELEMENTS. IT IS ALSO IMPORTANT AS AN EARLY REPRESENTATIVE OF THE EVOLUTION OF THE CONDOMINIUM AS A NEW FORM OF HOME OWNERSHIP THROUGH THE USE OF THE "OWN YOUR OWN" APARTMENT FORMAT THAT SOON EVOLVED INTO THE CONDOMINIUM PROJECTS THAT ARE COMMON-PLACE TODAY.

THE POLYNESIAN

CURRENT OWNERS

Unit.	Assessors Parcel No.	Current Owner	Address
101	5586-033-025	Lew, Joycelyne M. Trustee, Joycelyne M. Lew Trust	1830 Taft Avenue No. 101 Los Angeles, CA 90028-5762
102	5586-033-026	Clouse, John Co-Trustee Clouse and Saiget Family Trust	1830 Taft Avenue No. 102 Los Angeles, CA 90028-5741
103	5586-033-027	Meyer, Martin	1728½ N. Hudson Avenue Los Angeles, CA 90028-4879
104	5586-033-028	Carranza, Jorge and Maria	1830 Taft Avenue No. 104 Los Angeles, CA 90028-1996
105	5586-033-029	Sotoodehfar, Rahim	1830 Taft Avenue No. 105 Los Angeles, CA 90028-5741
106	5586-033-030	Cox, Barbara E. Trustee Barbara E. Cox Trust	1830 Taft Avenue No. 106 Los Angeles, CA 90028-5741
107	5586-033-031	Budd, Graham K.	1830 Taft Avenue No. 107 Los Angeles, CA 90028-5741
108	5586-033-032	Geller, Suzanne and Proctor, M. B. Dax	1830 Taft Avenue No. 108 Los Angeles, CA 90028-5794
201	5586-033-033	Carranza, Jorge and Maria	1830 Taft Avenue No. 104 Los Angeles, CA 90028-5741
202	5586-033-034	Khazaen, Sam	1830 Taft Avenue No. 202 Los Angeles, CA 90028-5794
203	5586-033-035	Caldwell, Barry	1830 Taft Avenue No. 203 Los Angeles, CA 90028-5794
204	5586-033-036	Bishop, Courtney and Vanessa	1830 Taft Avenue No. 204 Los Angeles, CA 90028-5794
205	5586-033-037	Klyusner, Alexander	1830 Taft Avenue No. 205 Los Angeles, CA 90028-5794
206	5586-033-038	Leopold, Shelley	1830 Taft Avenue No. 206 Los Angeles, CA 90028-5749

207	5586-033-039	Glaz, Tomasz and Glaz, Gregory	1830 Taft Avenue No. 207 Los Angeles, CA 90028-5749
208	5586-033-040	Naggar, Alan	1830 Taft Avenue No. 208 Los Angeles, CA 90028-5749
301	5586-033-041	Seyler, Anthony and Sarah	13701 Riverside Drive, 9th Floor Sherman Oaks, CA 91423-2430
302	5586-033-042	Niemoller, Karl	1830 Taft Avenue No. 302 Los Angeles, CA 90028-5749
303	5586-033-043	O'Rourke, Daniel M.	1830 Taft Avenue No. 303 Los Angeles, CA 90028-5749
304	5586-033-044	Hadzick, Patricia and Hadzick, Danya J.	1830 Taft Avenue No. 304 Los Angeles, CA 90028-5795
305	5586-033-045	Graham, Paul A. Jr. Co-Trustee Paul A. Graham-Strother Trust	1830 Taft Avenue No. 305 Hollywood, CA 90028-5795
306	5586-033-046	Symmons, Philip R.	1830 Taft Avenue No. 306 Los Angeles, CA 90028-5795
307	5586-033-047	Hourwitz, Rose	1830 Taft Avenue No. 307 Los Angeles, CA 90028-5795
308	5586-033-048	Shaffer, Gary L. Trustee Gary L. Shaffer Trust	1830 Taft Avenue No. 308 Los Angeles, CA 90028-5795