

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-8181-HCM

DATE: April 5, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 854 S. Oxford Ave.
Council District: 10
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Wilshire Center -
Koreatown
Legal Description: Tract 9308, Lot 52

PROJECT: Historic-Cultural Monument Application for
VAL D'AMOUR APARTMENTS

REQUEST: Declare the building a Historic-Cultural Monument

APPLICANT: Gabriello LLC-Oxford Kalnoa LLC
1965 ½ Taft Avenue
Los Angeles, CA 90068

**APPLICANT'S
REPRESENTATIVE:** Carrie Chasteen
Jones and Stokes
811 W. Seventh St., Suite 800
Los Angeles, CA 90017

RECOMMENDATION

That the Cultural Heritage Commission:

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: May 30, 2006 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 Art Deco residential architecture.

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.

DISCUSSION

The Val D’Amour Apartments is a high-style example of an Art Deco luxury apartment building in the Pellissier Square neighborhood of Wilshire Center. This six-story apartment building was built in 1928. It is a contributing structure to the Wilshire Center Apartment Historic District – a district that was determined eligible for the National Register of Historic Places in February 2006 through review under Section 106 of the National Historic Preservation Act. The district contains one of the finest, most intact collections of historic apartment buildings in Los Angeles.

The building, which is rectangular in plan with a flat roof, appears to exhibit many of the distinguishing characteristics of the Art Deco style. Fluted pilasters separate the casement windows and panels with floral Art Deco styling frame the lintels of the ground floor windows. Kneeling male figures at the primary entrance hold up a low-relief pediment and additional cast concrete figures project from the chevron patterned undulating parapet wall. Five of the building’s six balconies are hidden behind Art Deco stylized panels depicting pheasants. The building’s interior features Art Deco wrought metal railings, wood flooring and original built-in wood kitchen cabinets.

The application lists the architect as C.W. Powers, but provides no information on the architect’s background or work.

Research and a site inspection of the subject building by staff have determined that the Val D’Amour Apartments are eligible for Historic-Cultural Monument designation as an outstanding example of Art Deco architecture.

The Val D’Amour Apartment property successfully meets one of the specified Historic-Cultural Monument criteria: “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.” As a residential building designed in the Art Deco style, the property qualifies for designation as a Historic-Cultural Monument based on this criteria.

BACKGROUND

At its meeting of October 5, 2006, the Cultural Heritage Commission voted to take the application under consideration. On February 14, 2007, the Cultural Heritage Commission toured the subject property.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

DATE: October 5, 2006
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

CASE NO.: CHC-2006-8181-HCM


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**APPLICANT'S
REPRESENTATIVE:** Carrie Chasteen
Jones and Stokes
811 W. Seventh St., Suite 800
Los Angeles, CA 90017

RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the building under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, Manager
Office of Historic Resources

Attachments: May 5, 2006 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

The Val D'Amour Apartments is a high-style example of an Art Deco luxury apartment building in the Pellissier Square neighborhood of Wilshire Center. This six-story apartment building was built in 1928. It is a contributing structure to the Wilshire Center Apartment Historic District – a district that was determined eligible for the National Register of Historic Places in February 2006 through review under Section 106 of the National Historic Preservation Act. The district contains one of the finest, most intact collections of historic apartment buildings in Los Angeles.

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FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Val D'Amour Apartments
2. STREET ADDRESS 854 S. Oxford Avenue
CITY Los Angeles ZIP CODE 90005 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5093-010-002
4. COMPLETE LEGAL DESCRIPTION: TRACT 9308
BLOCK None LOT(S) 52 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 854 S. Oxford Avenue
6. PRESENT OWNER Sebren Development
STREET ADDRESS 5455 Wilshire Blvd., Suite 1816 E-MAIL ADDRESS: sebastian@sebrendevlopment.com
CITY Los Angeles STATE CA ZIP CODE 90036 PHONE (323) 549-9017
OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE RESIDENTIAL ORIGINAL USE RESIDENTIAL

DESCRIPTION

8. ARCHITECTURAL STYLE Art Deco
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DECIPTION WORK SHEET. 1 PAGE MAXIMUM)
"At the street entrance, kneeling male figures somehow manage to hold up five concrete stories above. Cast-concrete figures stand guard along the parapet and alternate with Modern relief ornament." An Architectural Guidebook to Los Angeles. Gebhard and Winter, 2003, p. 22
The 6-story luxury apartment building is rectangular in plan with a flat roof. Cast concrete figures project from the chevron patterned undulating parapet wall. The exterior walls are clad in smooth textured stucco. Pilasters separate the casement windows in a classic Art Deco pattern. The primary entrance is ornately detailed with Art Deco stylized men holding a low-relief pediment. A chevron patterned band separates the ground floor from the upper floors. Panels with stylized pheasants shield the stair landings on the primary elevation.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Val D'Amour Apartments

10. CONSTRUCTION DATE: 1928 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER C.W. Powers

12. CONTRACTOR OR OTHER BUILDER Ben Kagan

13. DATES OF ENCLOSED PHOTOGRAPHS 5/5/06 and 1972-1977

(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS The rooftop sign was removed at an unknown date and the original entrance door has been replaced with a single panel glazed security door.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT

ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

The building is a good and rare example of an Art Deco luxury apartment building in the Wilshire Center area and is a representative example of residential development as it spread from the wealthy and influential Pellissier Square further west to such areas as the Miracle Mile. Though the building is not known to be the work of a master architect, it was recently identified as a contributor to the Wilshire Center Apartment Historic District, determined eligible for listing in the National Register of Historic Places on 2/15/2006.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) An Architectural Guidebook to Los Angeles, Gebhard and Winter; Wilshire Center Apartment Historic District, HRG, 2006; Library of Congress, HABS records

20. DATE FORM PREPARED 05/05/2006 PREPARER'S NAME Carrie Chasteen

ORGANIZATION Jones & Stokes STREET ADDRESS 811 W. Seventh St., Suite 800

CITY Los Angeles STATE CA ZIP CODE 90017 PHONE (213) 627-5376

E-MAIL ADDRESS: cchasteen@jsanet.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Val D'Amour Apartments IS A 6-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Art Deco, 2.Rectangular PLAN multi-family residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco FINISH AND cast-concrete TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S flat ROOF IS asphalt, wood,
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

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

THE ENTRY FEATURES A centered,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

6. Single Panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE cast concrete Art Deco stylized figures project upward from the chevron detailed undulating
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART), BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

parapet wall, the six balconies are located at each stair landing on the primary facade and 5 of the 6 balconies
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

are hidden behind Art Deco stylized panels with pheasants, panels with floral Art Deco frame the lintels of the
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

ground floor windows, and fluted pilasters visually separate the ground floor windows.
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A N/A
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE Art Deco wrought metal railings in the public spaces, wood flooring, the
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

bracing for the tie-backs is exposed in the flooring, and original built-in wood cabinets are located in the kitchen.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES Washingtonia palms in the front parkway.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

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 Val D'Amour Apartments IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Art Deco ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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

A N D / O R

HISTORICAL SIGNIFICANCE

THE Val D'Amour Apartments WAS BUILT IN 1928
NAME OF PROPOSED MONUMENT YEAR BUILT

Val D'Amour Apartments WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE it is a high-style example of an Art Deco luxury apartment building in the
once opulent area known as Pellissier Square which is now known as Wilshire Center. The building is
representative of the trend of luxury apartment buildings constructed in Los Angeles in the 1920s. Additionally, the
Val D'Amour Apartments embodies the distinguishing characteristics of the Art Deco style and is a distinguished
architectural specimen of this style which renders it important for the study of this period style.



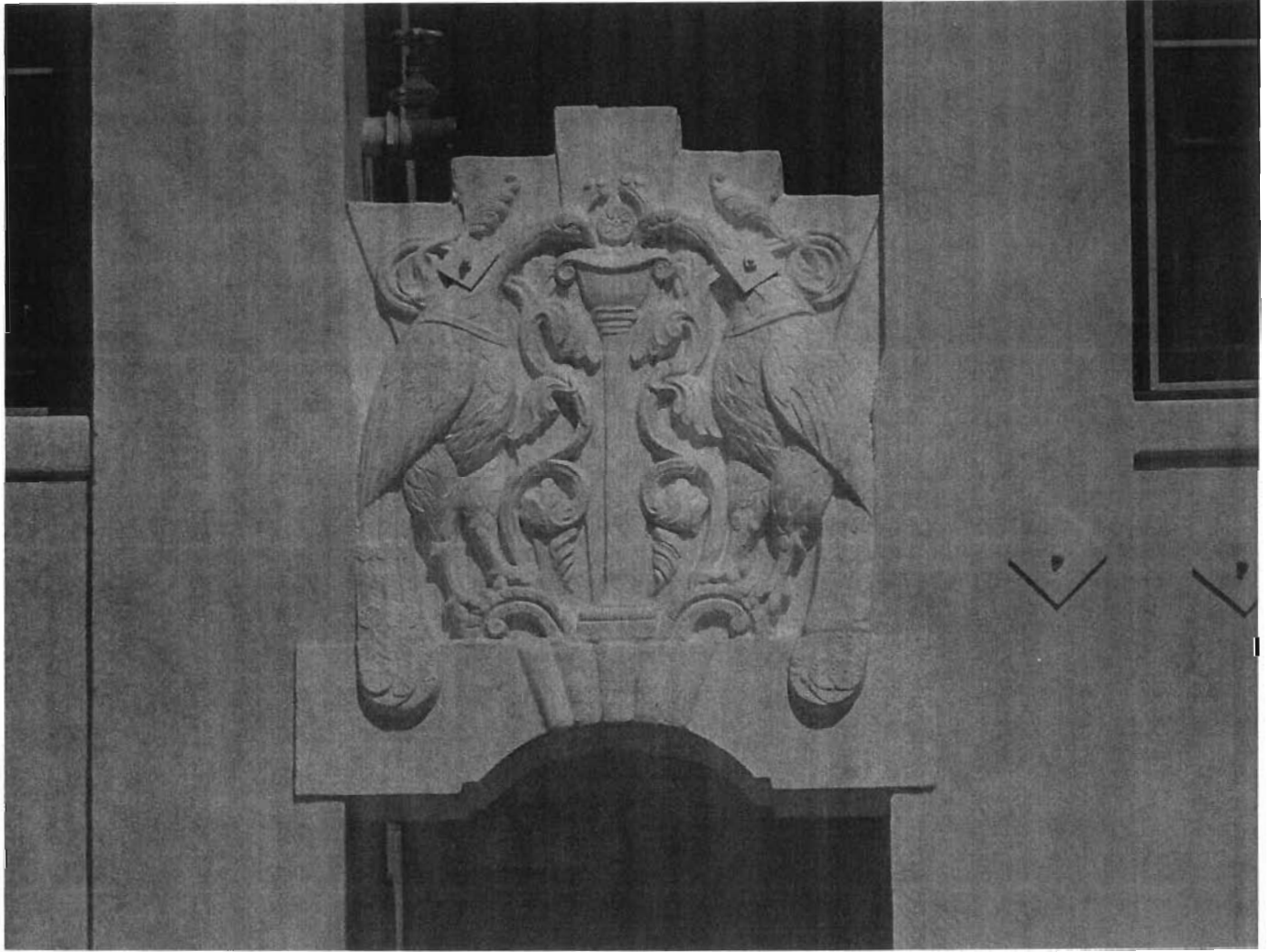














**City of Los Angeles
Department of City Planning**

09/22/2006

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

854 S OXFORD AVE

ZIP CODES

90005

RECENT ACTIVITY

Adaptive Reuse Incentive
Spec.Pln- Ord 175038

CASE NUMBERS

ZA-18068

Address/Legal Information

PIN Number:	132B193 845
Area (Calculated):	10,200.0 (sq ft)
Thomas Brothers Grid:	PAGE 633 - GRID H3
Assessor Parcel Number:	5093010002
Tract:	TR 9308
Map Reference:	M B 139-55/56
Block:	None
Lot:	52
Arb (Lot Cut Reference):	None
Map Sheet:	132B193

Jurisdictional Information

Community Plan Area:	Wilshire
Area Planning Commission:	Central
Neighborhood Council:	Wilshire Center - Koreatown
Council District:	CD 10 - Herb J. Wesson, Jr.
Census Tract #:	2125.00
LADBS District Office:	Los Angeles Metro
Building Permit Info:	View

Planning and Zoning Information

Special Notes:	None
Zoning:	R4-2
Zoning Information (ZI):	ZI-1940 Wilshire Center / Koreatown Redevelopment Project
General Plan Land Use:	High Medium Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Wilshire
Specific Plan Area:	None
Historic Preservation Overlay Zone:	None
Historical Cultural Monument:	None
Mills Act Contract Number:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	Adaptive Reuse Incentive Areas Specific Plan
35% Density Bonus:	Eligible
CRA - Community Redevelopment Agency:	Wilshire Center / Koreatown Redevelopment Project
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No

Assessor Information

Assessor Parcel Number:	5093010002
L.A. County Ownership Info:	GABRIELLO LLC ET AL OXFORD INVESTMENTS LLC 5455 WILSHIRE BLVD STE 1816 LOS ANGELES CA 90005
City Clerk Ownership Info:	GABRIELLO LLC ET AL 921 N OGDEN DR W HOLLYWOOD CA 90046
Parcel Area (Approximate):	10,193.0 (sq ft)

Use Code:	0550 - 5 or more units (5 stories or less)
Building Class:	CX
Assessed Land Val.:	\$1,976,760
Assessed Improvement Val.:	\$2,705,040
Year Built:	1929
Last Owner Change:	12/14/04
Last Sale Amount:	\$6,850,068
Number of Units:	72
Number of Bedrooms:	0
Number of Bathrooms:	0
Building Square Footage:	51,234.0 (sq ft)
Tax Rate Area:	6657
Deed Reference No.:	3219802

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	6.08394 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	Wilshire Center
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Wilshire
Report District:	738
Fire Information:	
District / Fire Station:	Fire Station 86
Division:	1
First-in Batallion:	11
First-in Engine:	29

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

DATA NOT AVAILABLE

Adaptive Reuse Incentive Spec.Pln- Ord 175038
ZA-18068