

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-9784-HCM

HEARING DATE: May 3, 2007
TIME: 10:00 AM
PLACE: Hollywood Women's Club
1749 N. La Brea Ave.
Los Angeles, CA
90046

Location: 1811 North Whitley Avenue
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 20 of Block 1 of Hollywood
Ocean View Tract

PROJECT: Historic-Cultural Monument Application for the
THE FONTENOY

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Claire L. Bradford
1811 North Whitley Avenue, #203
Los Angeles, CA 90028

OWNER: SWEL Group
600 Montgomery Street, 40th floor
San Francisco, CA 94111

1811-1825 N. Whitley, LLC
One Towne Square, 19th Floor
Southfield, MI 48076

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: October 23, 2006 Historic-Cultural Monument Application

FINDINGS

1. 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 Chateausque-style residential architecture.
2. The building is associated with a master builder, designer, or architect, as a work by the architect Leland A. Bryant.

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 1929 and located in the Hollywood area, this 14-story apartment building exhibits character-defining features of Chateausque-style architecture. The square-plan apartment building has an arched centered entrance with decorative molding and lattice windows. The building is clad in a brick and concrete finish and has a hipped roof with a roof ridge, slate tile and decorative dutch-style gables. A neon roof sign spelling the word "Fontenoy" is located on the roof of the building atop the roof ridge. Significant interior spaces include an entry lobby with rope ornate plaster work and trim and marble flooring.

The proposed Fontenoy historic monument was designed in 1929 by architect Leland A Bryant. Bryant designed several luxury apartment buildings in highly decorative period-revival styles including the Trianon (1928; Historic-Cultural Monument #616) and the Romanesque Villa Apartments (1928) in West Hollywood. Bryant also designed the landmark Art Deco-style Sunset Towers (1929) in West Hollywood, now the Argyle Hotel. The subject building was designed by Bryant within this short but productive time span in the late 1920s.

The Fontenoy building appears significant for its Chateausque-style architecture by a noted architect of ornate 1920s luxury apartments. Later changes to the subject property include replacement of windows, with original window frames remaining. Staff recommends that future rehabilitation work using the Secretary of Interior's Standards install more appropriate windows to the subject building. The staff of the Office of Historic Resources is available to provide assistance in this capacity to the property owner regarding any future work on the subject building.

The Fontenoy property successfully meets two 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 Chateausque-style by a prominent architect, the property qualifies for designation as a Historic-Cultural Monument based on this criteria.

FINDINGS

At its meeting of January 4, 2007, the Cultural Heritage Commission voted to take the application under consideration. On March 1, 2007, the Cultural Heritage Commission toured the subject property.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-9784-HCM

HEARING DATE: January 4, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1811 North Whitley Avenue
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 20 of Block 1 of Hollywood
Ocean View Tract

PROJECT: Historic-Cultural Monument Application for the
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Southfield, MI 48076

RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property 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

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Ken Bernstein, Manager
Office of Historic Resources

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Lambert M. Giessinger, Architect
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Edgar Garcia, Preservation Planner
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Attachments: October 23, 2006 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

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The proposed Fontenoy historic monument was designed in 1929 by architect Leland A Bryant. Bryant designed several luxury apartment buildings in highly decorative period-revival styles including the Trianon (1928; Historic-Cultural Monument #616) and the Romanesque Villa Apartments (1928) in West Hollywood. Bryant also designed the landmark Art Deco-style Sunset Towers (1929) in West Hollywood, now the Argyle Hotel. The subject building was designed by Bryant within this short but productive time span in the late 1920s.

The Fontenoy building appears significant for its Chateausque-style architecture by a noted architect of ornate 1920s luxury apartments.

Later additions to the subject property include replacement of windows.

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.

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.

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 Fontenoy IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Combination of Art Deco / Chateausque 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 The Fontenoy WAS BUILT IN 1929
NAME OF PROPOSED MONUMENT YEAR BUILT

The Fontenoy WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE it was designed by famed CA architect Leland A. Bryant. The building is one a several remaining original 1920's apartment complexes designed by Mr. Bryant in Hollywood.

The building has also had many famous residents including Tom Mix, William Holden and Johnny Depp, to name a few. * See addendum / Next pg.

Addendum to Significance Worksheet

The Fontenoy was designed by famed California architect Leland A. Bryant. Mr. Bryant also designed the Sunset Towers (the Argyle), the Trianon, among many other existing art deco and chateausque structures in and around Hollywood.

Leland A. Bryant specialized in designing luxury apartments. His crowning achievement however was the Sunset Tower (Argyle).

Today, the Fontenoy remains a fully functional apartment building, with no vacancies. The SWEL group has dedicated time and money in an effort to restore the building to its original splendor, while leaving the building's historic integrity in tact.

The building towers over the historic neighborhood on Whitley, two blocks North of Hollywood Boulevard. The building hosts a lighted rooftop sign, which is one of several original neon signs in the historic area.

The Hollywood Heritage archives include many examples of color post cards dated from the mid 1920's reflecting the presence of this unique building. The building has stood the test of time in the Hollywood community.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT The Fontenoy
2. STREET ADDRESS 1811 N. Whitley
- CITY Hollywood, CA ZIP CODE 90028 COUNCIL DISTRICT CD-4
3. ASSESSOR'S PARCEL NO. 5547004031
4. COMPLETE LEGAL DESCRIPTION: TRACT Hollywood Ocean View Tract M B 1-62
- BLOCK 1 LOT(S) 20 ARB. NO. 1
5. RANGE OF ADDRESSES ON PROPERTY 1811 N. Whitley, hollywood CA 90028
6. PRESENT OWNER SWEL Group
- STREET ADDRESS 600 Montgomery St., 40th floor E-MAIL ADDRESS: _____
- CITY San Francisco STATE CA ZIP CODE 94111 PHONE (415) 658-2889
- OWNERSHIP: PRIVATE Private PUBLIC _____
7. PRESENT USE Apartment complex ORIGINAL USE Apartment complex

DESCRIPTION

8. ARCHITECTURAL STYLE Combination / Art Deco & Chateausque
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- 14 Story brick apartment complex
- Lobby area maintains original plaster designed ceiling and marble floors
- Original cherub and lettering design above front door
- _____
- _____
- _____
- _____
- _____

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT The Fontenoy

10. CONSTRUCTION DATE: 1929 FACTUAL: [] ESTIMATED: [x]

11. ARCHITECT, DESIGNER, OR ENGINEER Leland A. Bryant-Architect

12. CONTRACTOR OR OTHER BUILDER Reference located in S.W. Builder + Contractor - Los Angeles public library - dated 11/20/1920 - pg. 20 } Archived - requested + will forward upon receipt.

13. DATES OF ENCLOSED PHOTOGRAPHS September 2006 (1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

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

15. ALTERATIONS windows in apartment units upgrades on plumbing/electrical/ and individual apartment units- such as carpet/ paint and appliances swimming pool

16. THREATS TO SITE: [] NONE KNOWN [x] PRIVATE DEVELOPMENT [] VANDALISM [] PUBLIC WORKS PROJECT [] ZONING [] OTHER

17. IS THE STRUCTURE: [x] 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 Fontenoy was designed by famed CA Architect, Leland A. Bryant. The Fontenoy has had many famous residents including Tom Mix (silent western star), William Holden, and Johnny Depp, to name a few. See addendum / attached.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) SWEL group (current owner) web site, interview with Harry Nebenzahl/ Apartment manager/ interview with Robert Nudelman, preservationist w. Hollywood Heritage/ Bison Archives- Marc Wannamaker

20. DATE FORM PREPARED 08/29/2006 PREPARER'S NAME Claire Bradford ORGANIZATION Hollywood Heritage STREET ADDRESS 4365 Dudley Street CITY Denver STATE CO ZIP CODE 80033 PHONE (303) 549-3089 E-MAIL ADDRESS: cbradford@ccmc-net.com OR 1811 N. Whitley # 203 Hollywood CA. 90028 (local address)

* Harry Nebenzahl / contact info. = 323-957-5679 (Fontenoy Building Manager)

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE The Fontenoy IS A 14 -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Art Deco / Chateausque 1. Square PLAN Apartment complex
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A Brick Building FINISH AND no TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S 17. Gablet ROOF IS Slate slay tile Steel
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

Horizontal sliding 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.)

7. Two Panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE Stoop appears original
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

lobby ceiling, marble flooring in lobby
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A none
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE ceiling in lobby - ornate plaster work and trim
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES mature gardens surrounding property/ large fruit trees in the back and palms
IDENTIFY NOTABLE MATURE TREES AND SHRUBS











