

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

DRAFT

Historic name: Los Feliz Boulevard Courtyard Apartments Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: parts of both sides of W. Los Feliz Blvd, from Vermont to Hillhurst Aves

City or town: Los Angeles State: CA County: Los Angeles

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

| | |
|---|----------------------|
| _____ Signature of certifying official/Title: | _____ Date |
| _____ State or Federal agency/bureau or Tribal Government | |

| | |
|---|----------------------|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. | |
| _____ Signature of commenting official: | _____ Date |
| _____ Title: | |
| _____ State or Federal agency/bureau or Tribal Government | |

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS

Colonial Revival

Tudor Revival

Mission/Spanish Colonial Revival

Mediterranean Revival

French Renaissance

MODERN MOVEMENT

Art Deco

OTHER

Late Moderne

Minimal Traditional

Hollywood Regency

Materials: (enter categories from instructions.)

Principal exterior materials of the property: stucco, stone, wood, brick, terracotta, aluminum

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Los Feliz Boulevard Courtyard Apartments Historic District is composed almost entirely of multi-family residences in the Los Feliz area of Los Angeles, just south of Griffith Park. The district includes parcels on both sides of W. Los Feliz Boulevard, between Vermont Avenue and Hillhurst Avenue. The topography of the district is relatively flat compared to the hills just above it, with rectilinear streets. Lot sizes vary, with most of the courtyard apartments taking up very large parcels, and other apartment houses being located on narrower parcels. Most resources on the north side of the street are elevated with small lawns and front steps accommodating a slope. Mature cedar trees line the wide parkways on both sides of the street. The district was developed as multiple tracts over the span of a few decades. Of the district's nineteen resources, most of the seventeen contributors take the courtyard apartment form, with represented styles including Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival, Mediterranean Revival,

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French Renaissance, Art Deco, and four locally recognized styles of the Modern Movement: Mid-Century Modern, Late Moderne, Hollywood Regency, and Minimal Traditional. One noncontributing resource has lost integrity and one noncontributing resource was built outside the period of significance. The district retains all aspects of integrity.

Narrative Description

Los Feliz Boulevard Courtyard Apartment Historic District is a distinct and cohesive grouping of multi-family residences along the major thoroughfare of W. Los Feliz Boulevard, at the foot of Griffith Park, that mostly take the courtyard format. Some of the contributing apartment houses that do not technically have a courtyard use landscaping to evoke a similar feeling. The western end of the district is located close to Vermont Avenue. The east end of the district is bordered by Hillhurst Avenue. Residential development of a very different nature is located behind the district's northern parcels, as the slope of the Hollywood Hills begins to rise, with single family houses placed along curving streets. Moving south from the intersection of W. Los Feliz Boulevard and Rodney Drive, a combination of single family houses and non-historic multi-family development break the visual continuity, forming a clear boundary. A variety of architectural styles are represented, with some buildings exhibiting the influence of multiple styles.

The resources have mostly been well maintained, keeping enough of the original materials and workmanship intact. Even when alterations are visible from the street, they do not detract from the overall feeling of the neighborhood, nor do the alterations diminish the integrity of design for the district as a whole. The district retains its original development pattern, still being entirely residential. Noncontributing resources consist of a heavily altered apartment building and a post-period of significance multi-family building.

Contributing and Noncontributing Classification

Resources are identified as district contributors if, in spite of alterations, sufficient original character defining features remained to communicate the intent of the designers. Replacement of doors or windows within original openings, or replacement of original stucco cladding, was not in and of itself disqualifying. Disruption of original fenestration patterns or significant additions on the primary elevation generally classified a resource as noncontributing. Resources built outside the period of significance are noncontributing, as are resources built within the period of significance that do not contribute to the historic association for which the property is significant.

Resource Count

Some resources include detached garages at the rear of the parcel, as seen in satellite photography. Nearly all of the garages are either partially or fully obscured when viewing primary elevations from the street. As a result, their presence is indicated in the property descriptions without the garages being counted as resources.

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Individual Resource Descriptions

As noted for nine of the nineteen resources, "Architect: none" indicates no architect was identified on the building permits. For nine resources, the builder was the original owner and often the building designer.

1. 4505 W. Los Feliz Boulevard APN: 5588025042 Contributor 1960
Architect: none Builder: Ralph Weiner **Photo 1**
Original Owner: Montclair Properties Inc.

A three story courtyard apartment in the Mid-Century Modern style. The building is elevated from the sidewalk, fronted by a small lawn with concrete planters and an integrated staircase. It has an O-shaped plan, a flat roof, stucco cladding, and both tuck under carports and detached garages in the rear. There is a swimming pool in the central courtyard. Details include cantilevered balconies, decorative concrete screens, and flush-mounted aluminum windows.

2. 4519 W. Los Feliz Boulevard APN: 5588025038 Contributor 1960
Architect: none Builder: Ralph Weiner **Photo 2**
Original Owner: Montclair Properties Inc.

A three story courtyard apartment in the Mid-Century Modern style. The building is elevated from the sidewalk, fronted by a small lawn with concrete planters and an integrated staircase. It has an O-shaped plan, a flat roof, stucco cladding, and both tuck under carports and detached garages in the rear. There is a swimming pool in the central courtyard. Details include cantilevered balconies, a decorative concrete screen, applied horizontal boards as accents, and flush-mounted aluminum windows.

3. 4520 W. Los Feliz Boulevard APN: 5590003003 Contributor 1950
Architect: R.M. Farrington Builder and Original Owner: T. Savin **Photo 3**

A two story apartment house in the Mid-Century Modern style. It has a rectangular plan, a hip roof, stucco cladding, and a tuck under carport in the rear. Details include cantilevered second floor walkways, wrought iron railings with geometric motifs, wood accent siding, and steel casement windows. Some windows have been replaced within original openings.

4. 4526 W. Los Feliz Boulevard APN: 5590003004 Contributor 1940
Architect: James H. Garrott Builder: G. Cavaglieri **Photos 3, 4**
Original Owner: Grace M. Marquis

A two story apartment house in the Minimal Traditional/Colonial Revival style. It has an irregular plan, a hip roof, stucco cladding, and detached garage in the rear. Details include swan's neck pediments, urns, upswept awnings, quoins, fluting, shutters, paneled entry door, and wood double hung windows.

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5. 4533 W. Los Feliz Boulevard APN: 5588025037 Contributor 1960
Architect: none Builder: Ralph Weiner **Photo 5**
Original Owner: Montclair Properties Inc.

A three story courtyard apartment in the Mid-Century Modern style. The building is elevated from the sidewalk, fronted by a small lawn with concrete planters and an integrated staircase. It has an O-shaped plan, a flat roof, stucco cladding, and both tuck under carports and detached garages in the rear. There is a swimming pool in the central courtyard. Details include cantilevered balconies, a decorative concrete screen, applied vertical boards as accents, and flush-mounted aluminum windows.

6. 4534 W. Los Feliz Boulevard APN: 5590003005 Noncontributor 1963
Architect: none
Builder and Original Owner: Feldman Investments **Photo 6**

A three story apartment building with subterranean parking in a design influenced by the Late Hollywood Regency style.¹ It has an irregular plan, a mansard and flat roof, stucco cladding, and a swimming pool in the rear. Details include steel casement windows. Some windows have been replaced. Resource is noncontributing due to post-period of significance construction.

7. 4544 W. Los Feliz Boulevard APN: 5590003006 Contributor 1940
Architect: none Builder: N.L. Anderson
Original Owner: Jonnie C. & Ada Gregory **Photo 7**

A one story single family house in the Minimal Traditional/Tudor Revival style. It has an irregular plan, a gable roof, stucco cladding, and wood shingle siding. Details include a brick chimney, stone accent cladding, half-timbering, and wood double-hung windows. The house is vacant, pending demolition, and the windows are covered with plywood. A demolition permit was issued November 15, 2023. Although the only single family home in the district, the resource is similar in scale to other contributors and was built during the period of significance.

8. 4545 W. Los Feliz Boulevard APN: 5588025040 Contributor 1960
Architect: none Builder: Ralph Weiner **Photo 8**
Original Owner: Montclair Properties Inc.

A three story courtyard apartment in the Mid-Century Modern style. The building is elevated from the sidewalk, fronted by a small lawn with concrete planters and an integrated staircase. It

¹ Documented as a local style by the Los Angeles Department of City Planning in their citywide historic context statements as a separate phase of the Hollywood Regency style after World War II. Compared to the earlier phase of the style, the approach to form, proportion, and ornament tends to be more eccentric, unconventional, and exaggerated. Architect John “Jack” Elgin Woolf perpetuated the popularity of Late Hollywood Regency in the postwar years, with the Pullman door and mansard roof emerging as essential characteristics of the style. City of Los Angeles, “Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering Sub-Context: L.A. Modernism, 1919-1980,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2021.

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has an O-shaped plan, a flat roof, stucco cladding, and both tuck under carports and detached garages in the rear. There is a swimming pool in the central courtyard. Details include cantilevered balconies, a decorative concrete screen, applied horizontal boards as accents, and flush-mounted aluminum windows.

9. 4600 W. Los Feliz Boulevard APN: 5590004004 Contributor 1926
Architect: C.K. Smithley Builder and Original Owner: Security Realty Co.
Photos 9,10

A two story courtyard apartment in the Spanish/Colonial Revival style. It has a roughly C-shaped plan, a hip, flat, and gable roof, and a landscaped central courtyard. It is constructed of brick, with stucco cladding. Details include a clay tile roof, arched openings, wood and iron balconies, shutters, and wood casement windows. Some windows have been replaced within original openings,

10. 4603 W. Los Feliz Boulevard APN: 5588025020 Contributor 1950
Architect: Maurice H. Fleishman Builder: J.H. Pine Construction
Original Owner: Pine Corporation **Photo 11**

A two story courtyard apartment in the Late Moderne/Mid-Century Modern style. The building is elevated from the sidewalk, fronted by a small lawn with brick planters and an integrated cut stone staircase. It has an irregular plan, a hip roof, stucco cladding, and both tuck under carports and detached garages on the side. Details include a partially screened covered entry that projects forward and tapers towards the ground, and steel casement windows.

11. 4604 W. Los Feliz Boulevard APN: 5590004006 Contributor 1924
Architect: Lester T. Squiers Builder: unknown
Original Owner: Security Realty Co. **Photo 12**

A two story apartment house in the Mediterranean Revival style. It has a rectangular plan, a hip and flat roof, and stucco cladding. Details include a clay tile roof, second floor loggia, arched openings, balustrade, columns, partially glazed entry door, and wood casement windows.

12. 4614 W. Los Feliz Boulevard APN: 5590004009 Noncontributor 1951
Architect: none Builder: J.H. Pine Construction
Original Owner: J. Hewick **Photo 13**

A two story apartment building in the Minimal Traditional style. It has an irregular plan, a hip roof, stucco cladding, and both tuck under carports and detached garages in the rear. Details include stone accent cladding and an octagonal window. The building has been re-stuccoed, and most windows have been replaced. Insufficient original character defining features remain; resource is noncontributing due to loss of integrity.

13-14. 4615 W. Los Feliz Boulevard APN: 5588025031 Contributor 1932

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Architect: Geo J. Fosdyke

Builder and Original Owner: Fred Storm

Photos 14, 15

A two building, two story courtyard apartment complex in the Spanish/Colonial Revival style. The buildings are elevated from the sidewalk, fronted by a small lawn with a stucco wall and an integrated concrete staircase. The two buildings face each other with a central courtyard between them. They have irregular plans, gable roofs, stucco cladding, and detached garages in the rear. Details include clay tile roofs, stucco chimneys, arched openings, open staircases, wood balconies, wrought-iron railings, decorative brackets, tile accents, arched mullioned windows, round windows, and wood casement windows.

15. 4626 W. Los Feliz Boulevard
Architect: A.W. Hawes

APN: 5590004010

Contributor

1941

Builder and Original Owner: James Reese

Photo 16

With Resource 16, 4626 and 4634 W. Los Feliz Boulevard are separate parcels making up a two story courtyard apartment in the Minimal Traditional/French Renaissance style. The two buildings face each other with a central courtyard between them. They have roughly L-shaped plans, hip roofs, stucco cladding, and detached garages in the rear. Details include upswept awnings, thin metal porch supports, bay windows, quoins, wood double-hung windows. The building has been re-stuccoed.

16. 4629 W. Los Feliz Boulevard
Architect: none

APN: 5588025032

Contributor

1947

Builder and Original Owner: Harry Retblatt

Photo 17

A two story courtyard apartment in the Minimal Traditional style. The building is elevated from the sidewalk, fronted by a small lawn with a stucco wall and an integrated concrete staircase. It has an irregular plan, a hip roof, stucco cladding, and detached garages in the rear. The building shares a central courtyard with Resource 17, 4637 W. Los Feliz Boulevard. Details include stone accent cladding, exterior staircases, decorative wrought-iron railings, and wood double-hung windows.

17. 4634 W. Los Feliz Boulevard
Architect: A.W. Hawes

APN: 5590004022

Contributor

1941

Builder and Original Owner: James Reese

Photo 16

With Resource 14, 4626 and 4634 W. Los Feliz Boulevard are separate parcels making up a two story courtyard apartment in the Minimal Traditional/French Renaissance style. The two buildings face each other with a central courtyard between them. They have roughly L-shaped plans, hip roofs, stucco cladding, and detached garages in the rear. Details include upswept awnings, thin metal porch supports, bay windows, quoins, wood double-hung windows. The building has been re-stuccoed.

18. 4637 W. Los Feliz Boulevard
Architect: none

APN: 5588025041

Contributor

1940

Builder and Original Owner: F.A. Soderberg **Photos 17, 18**

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A two story courtyard apartment in the Minimal Traditional/Hollywood Regency style. The building is elevated from the sidewalk, fronted by a small lawn with a cut stone wall and an integrated concrete staircase. It has an irregular plan, a hip roof, stucco cladding, and a detached garages in the rear. The building shares a central courtyard with 4629. Details include stone accent cladding, wood siding accents, exterior staircases, dentils, decorative wrought-iron railings, and steel casement windows.

19. 4643 W. Los Feliz Boulevard APN: 5588025021 Contributor 1929
Architect: Jack Grundfor Builder and Original Owner: Raul Pereira **Photos 19, 20**

A six story apartment building with subterranean parking in the Art Deco style. It has a rectangular plan, a flat roof with stepped parapet, and is built of concrete. Details include repeated Mayan-inspired terracotta blocks, a recessed entry, tile accents, wrought iron railings, and wood casement windows. Most windows have been replaced within original openings.

Integrity

The district retains integrity of location, design, setting, materials, workmanship, feeling, and association. The resources are all in their original locations and therefore retain this aspect of integrity. The vast majority of resources' overall massing, configuration, and character-defining decorative elements remain. Therefore, the district retains integrity of design. The residential nature of the neighborhood remains unchanged, so the district retains integrity of setting. Minor alterations have minimally affected the district's integrity of materials. The resources retain the majority of materials from initial construction, therefore this element of integrity remains intact. The original workmanship of the resources is still evident through overall construction methods and materials. The district retains this element of integrity. The original character-defining features still remain, presenting the same basic appearance from the street as when the neighborhood was developed. Even when alterations are visible from the street, they do not detract from the overall feeling of the neighborhood, nor do the alterations diminish the original intent of the designers for the neighborhood as a whole, so the district retains integrity of feeling. The resources have been continuously used as residences since the initial period of construction. Therefore, the district retains integrity of association.

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Resource Table

| # | Address | APN | Status | Year Built | Photo |
|----|-----------------------------|------------|----------------|------------|--------|
| 1 | 4505 W. Los Feliz Boulevard | 5588025042 | Contributor | 1960 | 1 |
| 2 | 4519 W. Los Feliz Boulevard | 5588025038 | Contributor | 1960 | 2 |
| 3 | 4520 W. Los Feliz Boulevard | 5590003003 | Contributor | 1950 | 3 |
| 4 | 4526 W. Los Feliz Boulevard | 5590003004 | Contributor | 1940 | 3, 4 |
| 5 | 4533 W. Los Feliz Boulevard | 5588025037 | Contributor | 1960 | 5 |
| 6 | 4534 W. Los Feliz Boulevard | 5590003005 | Noncontributor | 1963 | 6 |
| 7 | 4544 W. Los Feliz Boulevard | 5590003006 | Contributor | 1940 | 7 |
| 8 | 4545 W. Los Feliz Boulevard | 5588025040 | Contributor | 1960 | 8 |
| 9 | 4600 W. Los Feliz Boulevard | 5590004004 | Contributor | 1926 | 9, 10 |
| 10 | 4603 W. Los Feliz Boulevard | 5588025020 | Contributor | 1950 | 11 |
| 11 | 4604 W. Los Feliz Boulevard | 5590004006 | Contributor | 1924 | 12 |
| 12 | 4614 W. Los Feliz Boulevard | 5590004009 | Noncontributor | 1951 | 13 |
| 13 | 4615 W. Los Feliz Blvd #1 | 5588025031 | Contributor | 1932 | 14, 15 |
| 14 | 4615 W. Los Feliz Blvd #2 | 5588025031 | Contributor | 1932 | 14, 15 |
| 15 | 4626 W. Los Feliz Boulevard | 5590004010 | Contributor | 1941 | 16 |
| 16 | 4629 W. Los Feliz Boulevard | 5588025032 | Contributor | 1947 | 17 |
| 17 | 4634 W. Los Feliz Boulevard | 5590004022 | Contributor | 1941 | 16 |
| 18 | 4637 W. Los Feliz Boulevard | 5588025041 | Contributor | 1940 | 17, 18 |
| 19 | 4643 W. Los Feliz Boulevard | 5588025021 | Contributor | 1929 | 19, 20 |

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1926-1960

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fleishman, Maurice H. (architect)

Fosdyk, George J. (architect)

Garrott, James Homer (architect)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Los Feliz Boulevard Courtyard Apartments Historic District is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development as an excellent example of an intact and cohesive collection of courtyard apartments in Los Angeles. While not all of the contributors take the courtyard format, the remaining apartment houses also contain landscaping that links them to their neighbors. The block is further tied together by rows of tall deodar cedar trees on both sides of the street. The district is also eligible at the local level of significance under Criterion C in the area of Architecture by embodying the distinctive characteristics of several Period Revival and Modern architectural styles as they were applied to multifamily residential development in the Hollywood area. The 1923 to 1960 period of significance encompasses construction of all the district contributors.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Planning and Development

Los Feliz Boulevard²

Early in the twentieth century, Los Feliz Boulevard was a narrow winding dirt path, hardly developed at all. To limit traffic on the boulevard, the main arteries into the newly established Griffith Park were Vermont Avenue, Western Avenue, and Griffith Park Boulevard. In 1910, the Los Angeles City Council proposed that Los Feliz Road (as it was then called) be developed as part of the Foothill Boulevard Highway. As Los Feliz developed during the first decades of the twentieth century, limited growth occurred along the boulevard, which remained a narrow, albeit eventually paved, thoroughfare. In 1924, the Los Angeles Traffic Commission issued a seventy-page report proposing a program of street changes within the city. They proposed that Los Feliz Boulevard and Franklin Avenue be developed into parkways and scenic roads limited to automobile traffic only. In 1925, the City Council Public Works Committee additionally proposed a 300 foot diameter traffic circle at Los Feliz Boulevard and Riverside Drive, complete with a monument inside a landscaped center.

A few months later, the rapid development of housing tracts north of the boulevard forced the advancement of planned street widening. The city had zoned the boulevard for residential use only, despite the fact that several businesses, such as food stands, markets, live poultry suppliers, popcorn stands, nurseries, billboards, and a dog and cat hospital were present at the time. William Mead owned much of the property along Los Feliz Boulevard and tried to thwart efforts by the Los Feliz Improvement Association to block new business ventures and eliminate those

² Excerpted and adapted from Donald Seligman, "One of America's Most Beautiful Byways," *Los Feliz Observer*, Spring-Summer 2009.

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that had been grandfathered into continuance. In April 1927, the widening of Los Feliz Boulevard began with the section east of Riverside Drive into Glendale. In July 1927, the Los Angeles City Council passed an ordinance establishing the widening of the street from 40 feet to 120 feet, along with a setback of curbs and permanent paving from Riverside Drive to Vermont Avenue. The condemning of property to enable this began in September 1927. By mid-April 1928, the improvements to the boulevard were finished at a cost of \$290,000. Included in the improvements were underground utilities north of the boulevard, and attractive lighting. The planting of trees along the street was initially proposed between Riverside Drive and Western Avenue at this time. The deodar cedars were installed in 1935.

Courtyard Apartments³

The courtyard apartment was the natural successor to the earlier development of the bungalow court in Southern California. Courtyard apartments were first built beginning in the 1910s, when multi-family residential construction in Los Angeles began in earnest, with the type continuing to evolve in form and style through the 1960s. Proliferation of the courtyard apartment in Los Angeles reached its zenith in the 1920s. The growing popularity of this multi-family housing type during this period coincided with the greatest population growth in the city's history. While the bungalow court reflected the earliest attempt at a compromise between privacy and density, the pressing demand for more housing made it necessary to develop a higher-density residential alternative.

The development of the 1920s and early 1930s courtyard apartment built on earlier twentieth century trends. The form of its buildings and the integral landscaped spaces depended to a much greater extent on precedent found throughout the Mediterranean region and Mexico. According to Stephanos Polyzoides, Roger Sherwood, and James Tice, authors of *Courtyard Housing in Los Angeles*, European and Middle Eastern sources for the courtyard apartment include what they label as the "urban patio house" and the "urban *callejon*." The urban patio house was a basic element of urban construction in western antiquity. On the Iberian Peninsula, it can be traced through six centuries of Roman domination. The *callejon* is a urban street closed at one end that is typical of Arab cities in southern Spain. Though composed of different buildings, the scale of the street, framed by the openings of the attached buildings, creates a dynamic, unified space. Another ingredient in the development of 1920s and early 1930s courtyard apartment houses was the contemporary interest in vernacular adobes of California, many of which were arranged around a central courtyard or patio. These buildings were the subject of numerous publications, including Donald R. Hannaford and Revel Edwards' *Spanish Colonial or Adobe Architecture of California, 1800-1850*.

By the late 1920s, Southern California courtyard apartments were labeled by New York architect and housing expert Henry Wright as a "California Type," essentially a complex constructed around an open patio. These projects were seen as regional variants of the "garden apartment," a

³ Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Residential Development and Suburbanization, 1880-1980 Theme: Multi-Family Residential Development, 1895-1970," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

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concept that Wright and others endorsed as a desirable solution to the cause of humane urban living. Courtyard apartments were distinguished from their predecessors by their multi-story massing, which could more than double the number of units that could be accommodated on the same lot. Because of the unobtrusive manner in which courts merged with smaller and less socially active buildings, they were utilized extensively in spot development that did not disrupt the physical and social context of given neighborhoods. Courtyard apartments contained their residential units in a single building, or perhaps a mirrored pair of buildings, allowing for greater density than could be achieved with earlier bungalow courts, where units were freestanding. Unlike the relatively modest bungalow court, whose construction originally dominated the early development of multi-family housing in Southern California, the courtyard apartment of the 1920s was primarily designed for and marketed to somewhat more affluent residents.

The initial form of the courtyard apartment complex evolved from that of the bungalow court: one or two buildings, typically two stories in height, oriented around a central common area. Examples of courtyard apartments constructed during the height of their development in the 1920s frequently featured a U-shaped plan, which is believed to account for some eighty percent of the known courtyard apartments in Los Angeles.

Alternate arrangements included the similar double-L plan or the completely enclosed O-shaped plan. Buildings could contain as few as four or as many as twenty units, sharing common walls. Few windows faced the street; instead they were concentrated on the courtyard façades to provide more attractive views. In the central open area of each building were one or more courtyards with fountains, and, often, luxuriant tropical plants in small private garden spaces.

As the location, density, and quality of courtyard housing shifted to accommodate a growing upper middle class clientele, architects became increasingly involved in their design. Several architects were instrumental in the development of the courtyard apartment as a building type during the 1920s. The best-known examples were designed by noted architects and brothers F. Pierpont Davis and Walter S. Davis, and by the husband and wife team of Arthur and Nina Zwebell.

Examples of 1920s to 1930s courtyard apartments can be found throughout Los Angeles, particularly in those neighborhoods that originally developed or saw rapid growth during this period. The majority of extant examples were designed in the Spanish/Colonial Revival style, with others popular styles of the period represented in smaller numbers, including Mediterranean Revival, French Norman Revival, Tudor Revival, and Streamline Moderne.

The next evolution of the courtyard housing type occurred in the 1940s. Government regulations for construction controlled price, size, financing, permits, and materials, which curbed the expression of earlier architectural forms and channeled building toward small houses and apartment houses. At the same time, the postwar population boom necessitated a sudden and substantial need for housing.

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Developers of courtyard apartments during this period responded by moving away from the O-shaped plan and adopting the E-shape plan, which allowed for the construction of a greater number of units. Complexes also continued to exhibit the traditional U-shaped plan, more likely to feature a central building entrance with common stairwells and interior corridors, rather than the earlier plan of individual entrances. As automobiles became more prolific, instead of garages incorporated into the plan for the apartment complex itself, they were detached from the building and frequently situated at the rear of the property. Styles, too, evolved during this period, away from the widely utilized Spanish/Colonial Revival and other Exotic Revival styles popular during the 1920s. Postwar courtyard complexes frequently exhibited the more modern Colonial Revival or Minimal Traditional styles.

The 1950s and 1960s marked another shift in the development of courtyard housing complexes. This period witnessed a new boom in apartment construction, as post-war baby boomers were getting married and preparing to start families of their own. For many young couples and families just starting out, a single-family home in the Los Angeles area was financially out of reach. Los Angeles newcomers, attracted to the region by growing industries such as airplane manufacturing, often found that the cost of a detached single-family house was far higher in Los Angeles than from where they had just arrived. Despite unprecedented financial prosperity, Southern California housing costs were escalating more rapidly than the national cost of living.

The extension of commercial corridors and connecting traffic arteries, zoned for multi-family residential development, opened up large parcels of land for apartment construction. Construction firms, which perfected their mass-production techniques in the 1940s with the construction of single-family residential developments, were able to apply their experience to the development of apartment houses, sometimes constructed in groups of fifty at a time. The buildings tended to be larger than their 1920s or 1940s counterparts. In the postwar period, land values typically dictated higher densities, with buildings sometimes reaching three stories in height instead of just two, and frequently developed on two or more residential lots. Buildings still exhibited the typical O, U, or E-shaped plans—or paired L-shaped plans—oriented around a central common space. These spaces frequently featured concrete patios and swimming pools.

While the better examples of these postwar courtyard complexes employed architects, such as Edward Fickett, most were builder-designed. Buildings typically displayed modest interpretations of popular styles at the time, including most commonly Mid-Century Modern and the Traditional/California Ranch style. Some builders embraced more exotic or fanciful motifs in an effort to persuade prospective renters away from more prosaic neighbors. The Tiki or Polynesian style, for example, was used to evoke associations with vacations in a tropical paradise. The popularity of courtyard housing as a multi-family dwelling type began to wane by the 1960s, due in part to the Height District Map adopted by the Los Angeles City Council in 1958. This gave rise to a new wave of high rise multi-family residential development, a trend which continues.

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Criterion C: Architecture

The courtyard apartments in the district were built in a range of styles. Early examples make use of the Spanish Colonial Revival style and the Mediterranean Revival Style. Development from the 1940s uses the Minimal Traditional style as a transition, as elements of the French Renaissance, Colonial Revival, Late Moderne, Hollywood Regency, and even Mid-Century Modernism are combined into something cohesive through Minimal Traditionalism. Later resources in the district fully embraced Mid-Century Modernism.

Spanish/Colonial Revival⁴

The Spanish-style buildings at the 1915 Panama California Exposition in San Diego designed by Bertram Goodhue and Carleton Winslow Sr. influenced the spread of Spanish/Colonial Revival architecture. Character defining features of the style include asymmetrical horizontal assemblages of building masses, stucco exterior walls, low sloped clay tile roofs, distinctively shaped and capped chimneys, arched openings sometimes arranged in arcades, towers used as vertical accents, patios, courtyards, loggias, cast iron grilles over windows and other wall openings, clay tile attic vents.

Advancing the Spanish/Colonial Revival were publications by architects who had studied the historic structures of Mexico and the Mediterranean, in particular that of Andalusia. Typical was *Architectural Details: Spain and the Mediterranean*, published in 1926 by Richard Requa. It stressed the appropriateness of Mediterranean form for a climate such as Southern California and called out the elements of the style. In addition to expanses of unbroken white or pastel-colored walls and low-sloped red tile roofs, Requa noted the importance of enclosed outdoor spaces and the need for details such as wrought iron for balconies and for *rejas*, or window grilles.

Spanish/Colonial Revival was useful for multi-family housing. Picturesquely assembled massing together with flexible stucco-on-wood-frame construction made it adaptable to a variety of sizes and site conditions. The style was popular for duplexes, triplexes, and fourplexes as well as auto-oriented bungalow courts and traditional urban apartment houses. It also led to a new multi-family building type, the courtyard apartment building.

Mediterranean Revival⁵

The origin of the Mediterranean Revival style is Italy, and while it shares many features with the Spanish/Colonial Revival, there are identifiable differences. The composition of the Mediterranean Revival is less picturesque, with uniformly horizontal roof lines and little

⁴ Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

⁵ Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

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emphasis on separate massing. Along with this comes increasing formality, approaching axial symmetry in many cases. Perhaps the most apparent difference is the roof. Both employ low pitches and clay tiles. That of Mediterranean Revival is typically hipped, while that of Spanish/Colonial Revival is gabled. Also different is the approach to landscaping, reflecting the difference between Spanish and Italian traditions. Spanish/Colonial Revival often turns inward, with the characteristic outdoor space being an enclosed courtyard or patio. Mediterranean Revival, in contrast, makes use when possible of the formal garden that extends outward from the building.

Most resources mixed elements, as was admitted by architect Rexford Newcomb in his 1928 book *Mediterranean Domestic Architecture in the United States*. He noted that “Called upon to do ‘Spanish’ work, many of our men versed in the Italian, unconsciously allowed the Italian to modify their less well understood Spanish forms so that something that was neither Spanish nor Italian resulted.” An examination of predominantly Mediterranean Revival resources illustrates an overall difference that is primarily a feeling of quiet formality in contrast to picturesque exuberance.

Art Deco Architecture⁶

The advent of the style that eventually became known as Art Deco is generally traced to the International Exposition of Modern Decorative and Industrial Arts, which was held in Paris in 1925 and marked the style’s formal debut to an international audience. The very earliest examples of the Art Deco style tended to incorporate features associated with the Gothic Revival style. Traditional elements associated with the latter such as elaborate cornices and heavy ornamentation were replaced with the clean lines, abstract motifs, and prevailing sense of verticality.

The Art Deco style was expressed through a common set of characteristics that represented a balance of industrial technology and artistic sensibilities. Buildings designed in the style exhibited a strong vertical orientation, appearing as if they were jutting freely up into the sky. They were often composed of multiple stepped volumes, which augmented this prevailing sense of verticality and added a dimension of visual and spatial complexity. Exterior walls were clad with terra cotta, cast stone, or another smooth material and expressed minimal depth or projection; ornament, sculpture, and other details were applied abstractly and in low relief. Classical elements like columns were stripped down to their most rudimentary forms by fluting, reeding, and other reductive methods. Buildings were often polychromatic, an effect that was achieved through means such as the use of faience and the application of hued metals. Façades were replete with abstract, eye-catching geometric motifs that exploited the decorative value of mass-produced products and provided buildings with a glitzy appearance. Ornament was applied superficially to exterior walls and acted as a decorative skin.

⁶ Excerpted and adapted from City of Los Angeles, “Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering L.A. Modernism, 1919-1980,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2021.

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French Renaissance Revival⁷

French Renaissance Revival is an umbrella term for the large number of French-inspired derivatives that appeared in the United States immediately after World War I. While earlier, single-family examples were typically more eclectic and ornate, the style became less refined in later years, and multi-family residential buildings rendered in the style exhibited a range of detail and articulation. French Renaissance Revival buildings within National Register districts in Los Angeles commonly display steeply pitched, hipped roofs, sometimes with flared eaves; stucco exteriors, sometimes with cut stone details; prominent exterior chimneys; and a range of architectural detailing including quoins, pilasters, string courses, belt courses, pediments, and pilasters. Stoops and window bays often feature hipped, standing seam metal roofs and awnings. Later examples from the 1930s and 1940s typically reflect simpler articulation and ornamentation than earlier examples.

Colonial Revival⁸

American Colonial Revival became popular after the Centennial Exposition in Philadelphia in 1876 and even more so after the Columbian Exposition in Chicago in 1896, which showcased Colonial Revival buildings among other styles. Americans looked back to the colonial past idealistically as a time when life was simpler and purer. Early American Colonial Revival was often a looser interpretation of colonial architecture than the contemporaneous Georgian Revival. The earliest examples of the style took design elements or influences, such as columns and pediments, and applied them to otherwise Victorian era buildings. By the late 1910s and early 1920s, the style began to be utilized in a manner that was more faithful to eighteenth century architecture, though it was still not as duplicative as the Georgian Revival style.

Late Moderne Architecture⁹

Late Moderne architecture is a later iteration of the Moderne aesthetic that was popular in the period immediately before, and immediately after World War II. Its essential form, massing, and ornamental catalog incorporated elements of both the Streamline Moderne and International styles. Late Moderne architecture represents a transition between the Moderne movement and postwar Modernism. Its aesthetic was best suited to larger-scale property types including commercial buildings and civic institutions/government buildings. Residential and industrial examples of the style do exist and are extremely rare. Character defining features include horizontal orientation, concrete construction, nearly flat roof, smooth stucco cladding, horizontal

⁷ Excerpted and adapted from National Register of Historic Places, Miracle Mile Apartments Historic District, Los Angeles, Los Angeles County, California, SG100008438.

⁸ Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: American Colonial Revival, 1895-1960," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2016.

⁹ Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering L.A. Modernism, 1919-1980," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2021.

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bands of beveled windows with projecting frames, and unadorned wall surfaces, with minimal ornament.

Hollywood Regency¹⁰

Hollywood Regency has been documented as a local style by the Los Angeles Department of City Planning in their citywide historic context statements. Hollywood Regency, also sometimes referred to as Regency Moderne, charted a parallel course to the Art Deco and Moderne styles. It shares contextual roots with the associated Deco/Moderne movement in that it aspired to be “conservatively modern,” taking well-established architectural precedents and updating them with simple volumes, stripped-down surfaces, attenuated ornament, and other features that reflected the influence of the burgeoning Modern movement. Hollywood Regency’s visual vocabulary differed from that of its Deco/Moderne counterparts in that it drew more explicitly on Neoclassicism and thus assumed a more historicist appearance. On its face, the Hollywood Regency style appeared somewhat similar to the Colonial Revival style that was also rooted in the architecture of the early nineteenth century. Primary forms were favored in the configuration of buildings. Façades were symmetrically composed and were often divided into a series of flattened or gently curved bays. Walls—as opposed to roofs—were treated with emphasis, and exterior surfaces were clad with smooth plaster or sometimes a brick veneer. Prominent entranceways were set within porticos and surmounted by arched fanlights; tall, narrow windows, often set within arched openings, were placed in balanced harmony with other features on the façade.

Minimal Traditional Architecture¹¹

The Minimal Traditional style is a mode of architecture that is characterized by simple exterior forms and restrained detailing. Minimal Traditional buildings reflect the form of Period Revival houses with less stylistic and ornamental detailing. The style was well suited to the pre- and post-World War II era, as its simplicity was sympathetic to the restraint of the Depression years and conducive to the mass production of houses in postwar subdivisions. It emerged in response to the design standards of the Federal Housing Authority (FHA) and its emphasis on small, efficient homes. Despite these origins, the Minimal Traditional style was easily, and frequently, applied to multi-family residential buildings on various scales as well as single-family. Minimal Traditional became the dominant residential building style in the United States through the early 1950s. Minimal Traditional style buildings within National Register districts in Los Angeles generally feature simple building forms and basic massing, low-pitched hipped roofs with narrow or boxed eaves; stucco cladding, sometimes combined with wood tongue-and-groove; and minimal applied ornament. Some read as pared-down versions of Period Revival styles; others incorporate some Streamlined Moderne features.

¹⁰ Excerpted and adapted from City of Los Angeles, “Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering Sub-Context: L.A. Modernism, 1919-1980,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2021.

¹¹ Excerpted and adapted from National Register of Historic Places, Miracle Mile Apartments Historic District, Los Angeles, Los Angeles County, California, SG100008438.

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Mid-Century Modern¹²

Mid-Century Modern is a broad classification of postwar Modernism used to describe an array of Modern idioms and sub-styles popular after World War II. These include adaptations of the International Style, the Post-and-Beam aesthetic that was made popular through the Case Study program, and the more organic and expressive iterations of Modernism that characterized the work of architects like John Lautner and Bruce Goff. As an architectural style, Mid-Century Modern is extremely versatile. Its aesthetic was applied to the upper echelons of architecture and to the vernacular built environment, speaking to the extent of its popularity and versatility.

Many of the structural and aesthetic innovations showcased in the Case Study House Program sponsored by *Arts + Architecture Magazine* became standard features in popular house design and lent impetus to a new dialect of architecture that came to be known as the Mid-Century Modern style. Among these innovations included placing emphasis on a building's structural system, open floor plans with minimal interior walls, and the integration of indoor and outdoor spaces through the use of abundant glazing.

As the style began to firmly take root, a cadre of architects, captivated with Modernism's potential to enhance quality of life through good design, took the fundamental tenets of Mid-Century Modern architecture and applied them on a larger scale—incorporating features such as expressed post-and-beam construction, gently pitched roofs with wide eaves, expanses of glass, and economical materials—to mass-produced housing tracts. These same design principles were applied to apartment houses and other types of multi-family properties constructed in the postwar era.

Architects

While many of the district's resources were builder-designed, the district does exhibit the work of some notable architects, listed alphabetically.

Maurice H. Fleishman¹³

Maurice Harry Fleishman (1909-2009) was practicing architecture from an office in Beverly Hills, California until his unofficial retirement in 2002. He was best known for his Mid-Century Modern civic buildings, the most notable being Santa Monica Municipal Courts (1968, extant), Beverly Hills Municipal Courts (1970, extant), and Los Angeles Criminal Courts (1973, extant). His early career included the homes of 1950s era movie stars, producers, and sports greats including David O. Selznick, Leo Durocher and Lorraine Day, Marie McDonald and Harry Karl,

¹² Excerpted and adapted from City of Los Angeles, "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering Sub-Context: L.A. Modernism, 1919-1980," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2021.

¹³ "Maurice Harry Fleishman Obituary," *Los Angeles Times*, 12 September 2009.

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and Ken Murray. He was born in England and graduated from McGill University's School of Architecture in Montreal, Canada.

George J. Fosdyk¹⁴

George J. Fosdyk (1903-1990) designed Weatherwolde Castle (extant) in Tujunga. Los Angeles Historic-Cultural Monument (HCM) 841. In 1932, Fosdyke designed the much-lauded Barcelona & Coruña Apartments at 4615-4621 W. Los Feliz Boulevard (extant), a courtyard apartment complex in the Spanish/Colonial Revival style, which includes lacy wrought-iron balconies, arched entrances, and intricate tile work. In 1933, Fosdyke designed director Ernst Lubitsch's Bel Air home at 268 Bel Air Road (extant). Much later in his career, Fosdyke's firm designed the Culver City Ice Arena (1960, extant), declared a City Cultural Resource in Culver City in 2014.

James Homer Garrott¹⁵

James Homer Garrott (1897-1991) was born in Alabama and moved to Los Angeles at a young age. Though he lacked a formal architectural education, Garrott received a license in 1928 after several years working under Los Angeles architects and builders, most notably Paul R. Williams. He received his first notable commission, the Golden State Mutual Life Insurance Company's first dedicated office building (extant, HCM 580), later that same year. In the 1940s, Garrott partnered with Gregory Ain, with whom he collaborated on several projects, including their offices in Silver Lake (1949, extant). With the sponsorship of Williams and Ain, Garrott became the second Black architect to join the American Institute of Architects.

Arthur W. Hawes¹⁶

Arthur Hawes (dates unknown) was a notable Los Angeles architect who often worked in Period Revival and Streamline Moderne styles and completed single-family and multi-family residences across the city, as well as a number of commercial buildings. Notable examples include his 1940 Crest Theater in Westwood (altered), designed in a Moderne style, and the 1936 rear building of the Hollywood Reporter building (extant), both Los Angeles Historic-Cultural Monuments.

Additional Architects and Builders (alphabetical order following Section 8 page 13)

Anderson, N.L. (builder)
Cavaglieri, G. (builder)
Farrington, R.M. (architect)

¹⁴ Excerpted and adapted from Steven Luftman, "Mendel and Mabel Meyer Courtyard Apartments Case No. CHC-2015-2491-HCM," edited by Los Angeles Department of City Planning (Los Angeles: City of Los Angeles, 2015); "George J. Fosdyke (Civil Engineer, Structural Engineer)" <https://pcad.lib.washington.edu/person/860/> (accessed October 4, 2023).

¹⁵ Excerpted and adapted from Grimes, Teresa. "Loren Miller Residence Case No. CHC-2022-786-HCM." edited by Los Angeles Department of City Planning. Los Angeles: City of Los Angeles, 2012.

¹⁶ Excerpted and adapted from National Register of Historic Places. Miracle Mile Apartments Historic District. Los Angeles, Los Angeles County, California. SG100008438.

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Feldman Investments (builder)
Grundfor, Jack (architect)
J.H. Pine Construction (builder)
Pereira, Raul (builder)
Reese, James (builder)
Retblatt, Harry (builder)
Savin, T. (builder)
Security Realty Co. (builder)
Soderberg, F.A. (builder)
Squiers, lester T. (architect)
Storm, Fred (builder)
Smithley, C.K. (architect)
Weiner, Ralph (builder)

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: American Colonial Revival, 1895-1960," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2016.

_____. "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering L.A. Modernism, 1919-1980," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2021.

_____. "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

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"George J. Fosdyke (Civil Engineer, Structural Engineer)"
<https://pcad.lib.washington.edu/person/860/>. Accessed October 4, 2023.

Grimes, Teresa. "Loren Miller Residence Case No. CHC-2022-786-HCM." Edited by Los Angeles Department of City Planning. Los Angeles: City of Los Angeles, 2012.

Luftman, Steven. "Mendel and Mabel Meyer Courtyard Apartments Case No. CHC-2015-2491-HCM." Edited by Los Angeles Department of City Planning. Los Angeles: City of Los Angeles, 2015.

"Maurice Harry Fleishman Obituary." *Los Angeles Times*, 12 September 2009.

National Register of Historic Places. Miracle Mile Apartments Historic District. Los Angeles, Los Angeles County, California. SG100008438.

Seligman, Donald. "One of America's Most Beautiful Byways." *Los Feliz Observer*, Spring-Summer 2009.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: City of Los Angeles Office of Historic Resources; Los Angeles County Office of the Assessor

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 9.2

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 34.074624 Longitude: -118.314586

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundary is outlined in red on the Sketch Map.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries encompass residential resources with frontage on W. Los Feliz Boulevard, a neighborhood with distinctly different residential development from the blocks north and south. Outside the boundary are large multi-family towers across Hillhurst Avenue to the northeast, a restaurant and its parking lot to the southeast, a post-period of significance apartment building and a gas station to the southwest, and a post-period of significance residence to the northwest.

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11. Form Prepared By

name/title: James Dastoli
organization: Los Feliz Improvement Association
street & number: P.O. Box 29395
city or town: Los Angeles state: CA zip code: 90029
e-mail: james.dastoli@gmail.com
telephone: _____
date: August 2023; Revised October 2023, November 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Los Feliz Boulevard Courtyard Apartments Historic District
City or Vicinity: Los Angeles
County: Los Angeles
State: California
Photographer: James Dastoli
Date Photographed: April 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 20 Looking northeast at 4505 W. Los Feliz Boulevard (Resource #1)
2 of 20 Looking north at 4519 W. Los Feliz Boulevard (#2)
3 of 20 Looking south at 4520 and 4526 W. Los Feliz Boulevard (#3 & #4)

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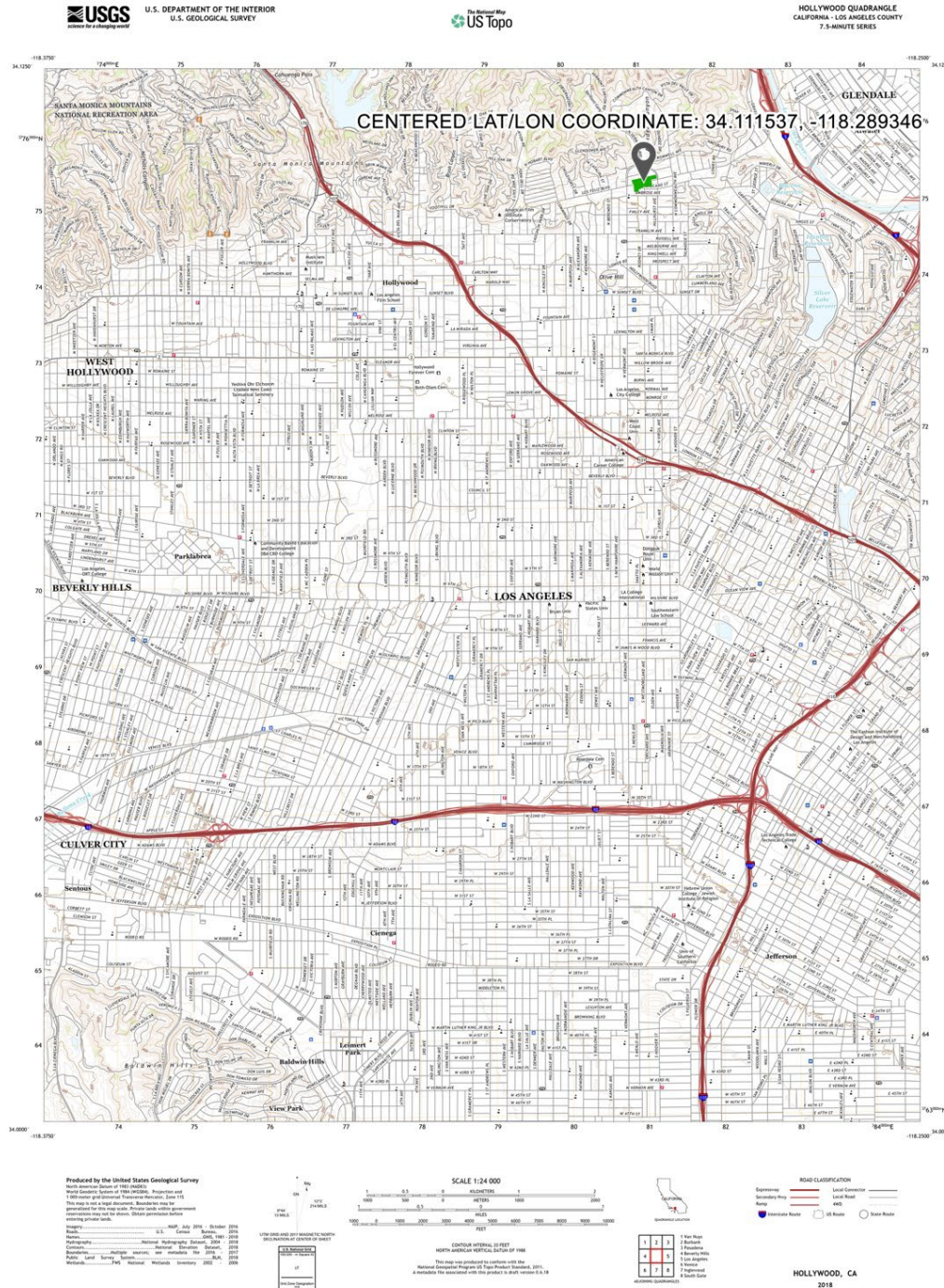
- 4 of 20 Looking south at 4526 W. Los Feliz Boulevard (#4)
- 5 of 20 Looking north at 4533 W. Los Feliz Boulevard (#5)
- 6 of 20 Looking south at 4534 W. Los Feliz Boulevard (#6)
- 7 of 20 Looking east at 4544 W. Los Feliz Boulevard (#7)
- 8 of 20 Looking northwest at 4545 W. Los Feliz Boulevard (#8)
- 9 of 20 Looking south at 4600 W. Los Feliz Boulevard (#9)
- 10 of 20 Looking southwest at 4600 W. Los Feliz Boulevard (#9)
- 11 of 20 Looking northwest at 4603 W. Los Feliz Boulevard (#10)
- 12 of 20 Looking south at 4604 W. Los Feliz Boulevard (#11)
- 13 of 20 Looking south at 4614 W. Los Feliz Boulevard (#12)
- 14 of 20 Looking north at 4615 W. Los Feliz Boulevard (#13 & #14)
- 15 of 20 Looking north at 4615 W. Los Feliz Boulevard (#13 & #14)
- 16 of 20 Looking south at 4626 and 4634 W. Los Feliz Boulevard (#15 & #17)
- 17 of 20 Looking north at 4629 and 4637 W. Los Feliz Boulevard (#16 & #18)
- 18 of 20 Looking northwest at 4637 W. Los Feliz Boulevard (#18)
- 19 of 20 Looking north at 4643 W. Los Feliz Boulevard (#19)
- 20 of 20 Looking northeast at 4643 W. Los Feliz Boulevard (#19)

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Location Map

Latitude: 34.074624 Longitude: -118.314586

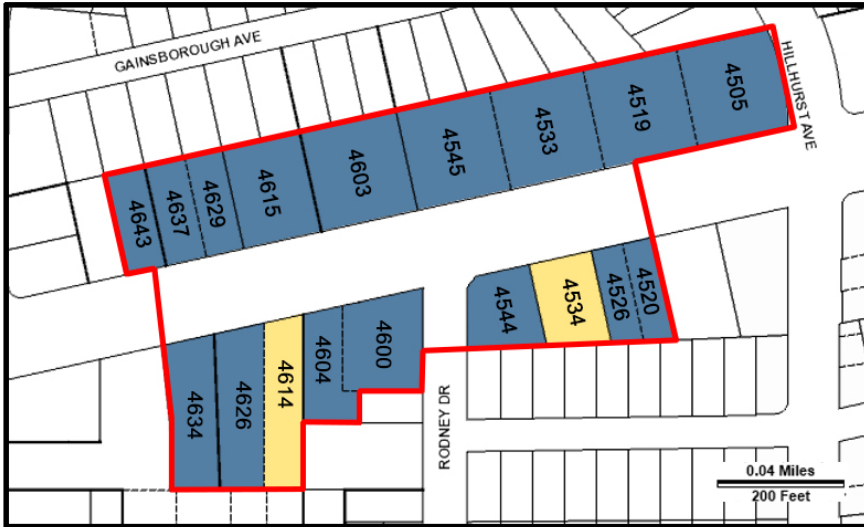


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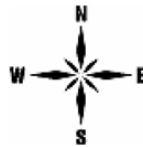
Sketch Map

Base map excerpted from ZIMAS PUBLIC Generalized Zoning, City of Los Angeles,
Department of City Planning



LEGEND

- District Boundary 
- Contributors 
- Non-Contributors 

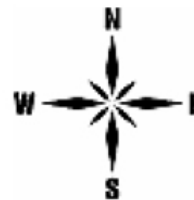
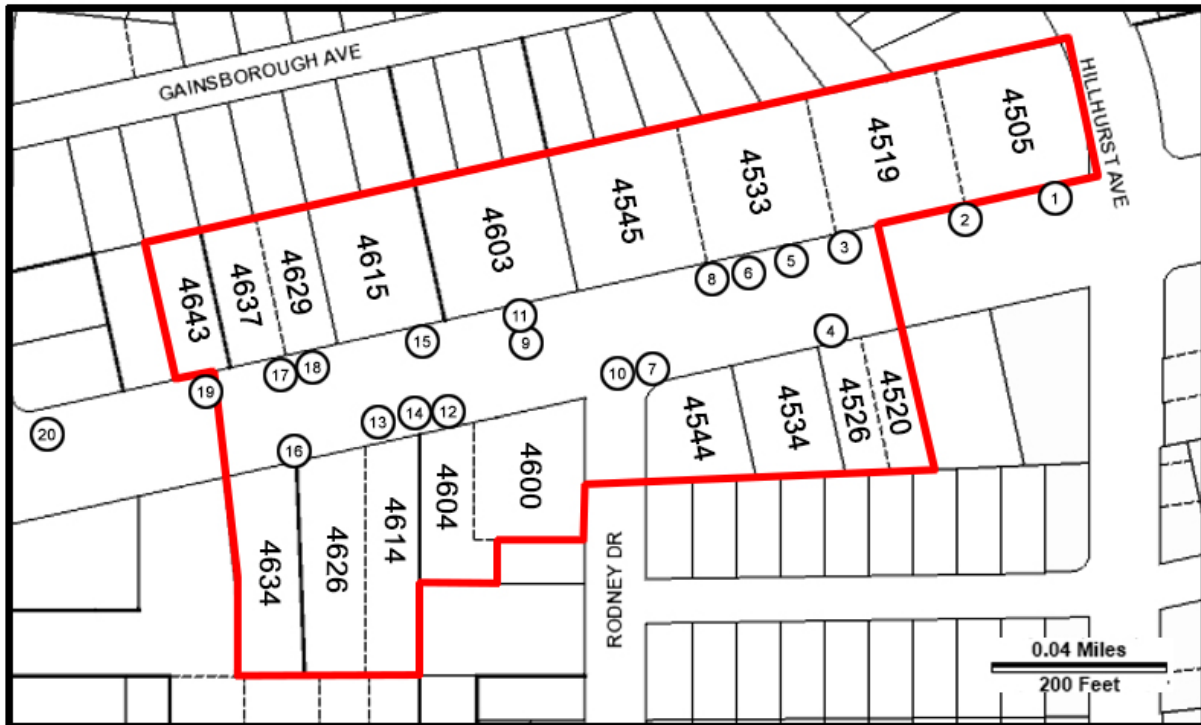


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Photo Key

Base map excerpted from ZIMAS PUBLIC Generalized Zoning, City of Los Angeles, Department of City Planning



Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Figure 1

Los Angeles Times Ads 1930-1961

REAL ESTATE AUCTIONS

HOLLYWOOD 16-UNIT FLATS
Auction, Monday, April 14-11 A.M.



Sale on Premises—4600 Los Feliz Blvd.
Southwest Corner of Los Feliz Blvd. & Rodney Drive
Just 1 block east of Vermont.

Palatial, brick constructed, 16-unit apartments of 5 rooms each, 8 garages. Latest architecture. Large spacious rooms, electric refrigeration. Beautiful lawn, flowers, shrubs. Large patio. School, business and transportation. 130 feet Los Feliz Blvd. corner by 160 feet on Rodney Dr., more or less. Average Present Rentals, \$828.50 Per Month.

POSITIVE SACRIFICE AUCTION

TERMS: Cash over \$41,000. T.D. Interest 5 1/2% per annum. Finest section of Los Angeles, among beautiful homes and estates. **INSPECT THIS PROPERTY TODAY AND ATTEND SALE.**



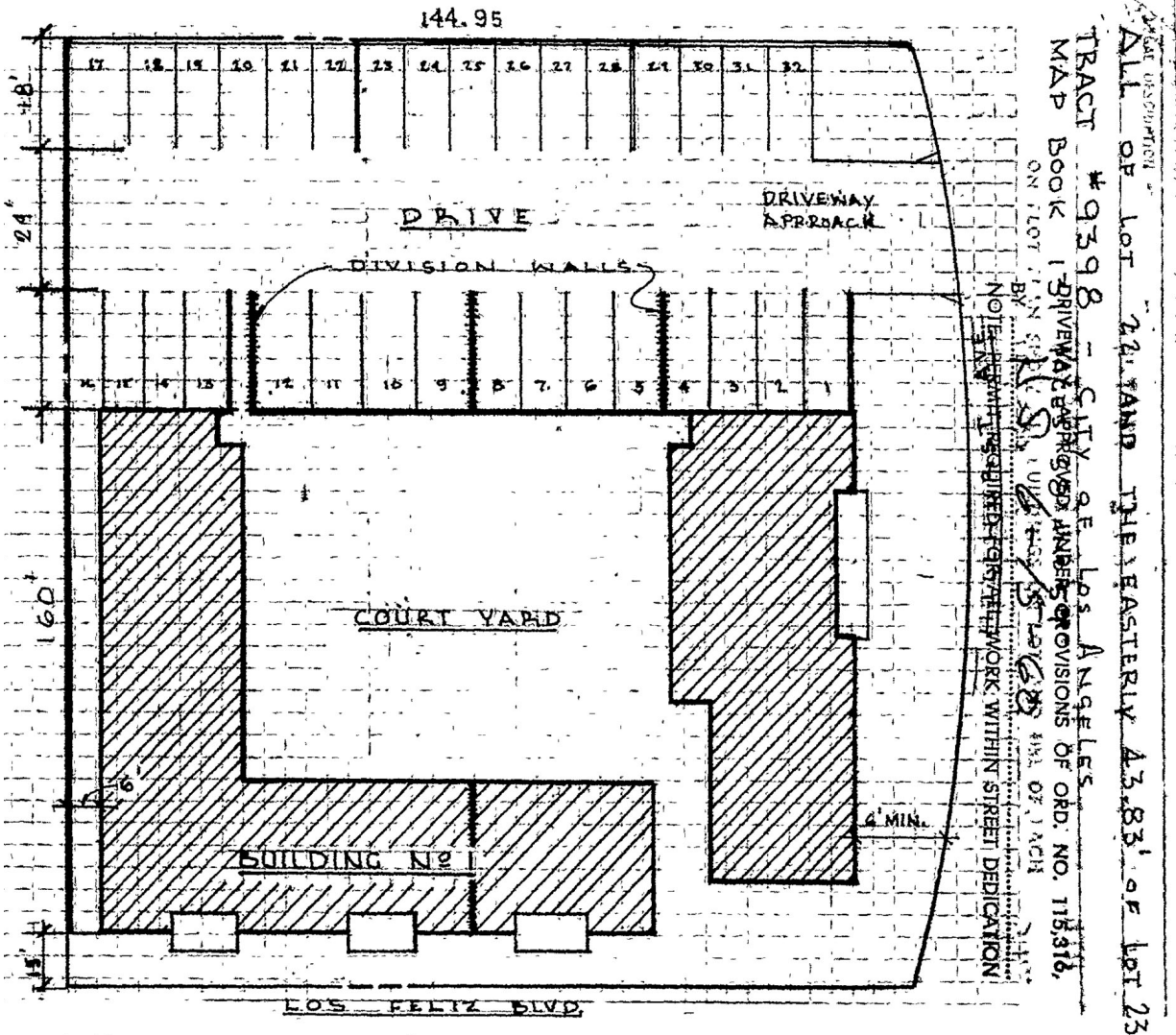
See the deluxe model apartment in Montclair Park,
furnished by Robinson's Studio of Interior Design.
The address: 4505 Los Feliz Boulevard, Los Angeles

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Figure 2

Plot Plan of 4505 W. Los Feliz Boulevard (Resource #1) from original permits

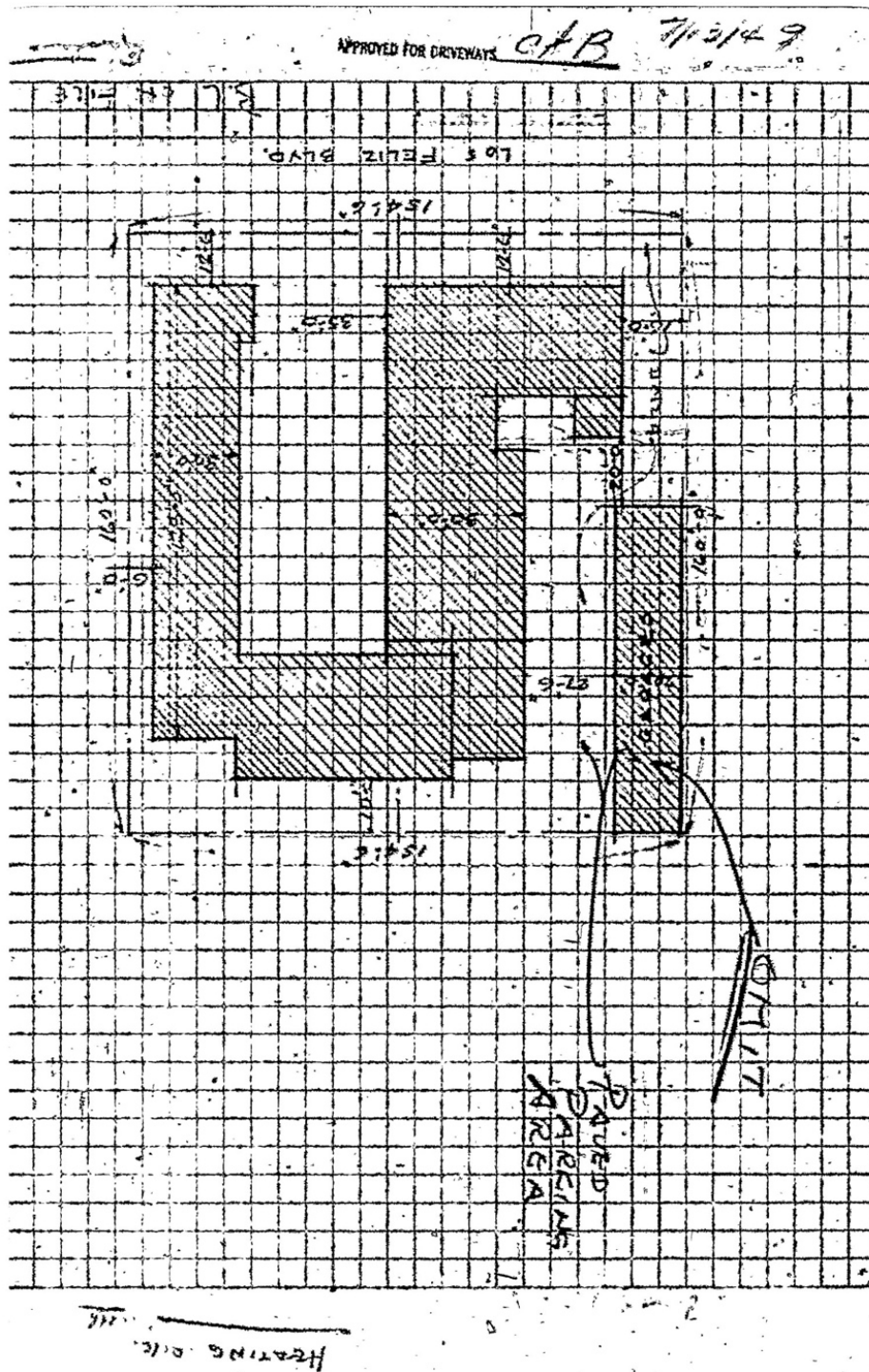


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Figure 3

Plot Plan of 4603 W. Los Feliz Boulevard (Resource #10) from original permits



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Photo 1 Looking northeast at 4505 W. Los Feliz Boulevard (Resource #1)



Photo 2 Looking north at 4519 W. Los Feliz Boulevard (#2)



Los Feliz Boulevard Courtyard Apartments Historic District
Name of Property

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Photo 3 Looking south at 4520 and 4526 W. Los Feliz Boulevard (#3 & #4)



Photo 4 Looking south at 4526 W. Los Feliz Boulevard (#4)



Los Feliz Boulevard Courtyard Apartments Historic District
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Photo 5 Looking north at 4533 W. Los Feliz Boulevard (#5)



Photo 6 Looking south at 4534 W. Los Feliz Boulevard (#6)



Los Feliz Boulevard Courtyard Apartments Historic District
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Photo 7 Looking east at 4544 W. Los Feliz Boulevard (#7)



Photo 8 Looking northwest at 4545 W. Los Feliz Boulevard (#8)



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Photo 9 Looking south at 4600 W. Los Feliz Boulevard (#9)



Photo 10 Looking southwest at 4600 W. Los Feliz Boulevard (#9)



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Photo 11 Looking northwest at 4603 W. Los Feliz Boulevard (#10)



Photo 12 Looking south at 4604 W. Los Feliz Boulevard (#11)



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Photo 13 Looking south at 4614 W. Los Feliz Boulevard (#12)



Photo 14 Looking north at 4615 W. Los Feliz Boulevard (#13 & #14)



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Photo 15 Looking north at 4615 W. Los Feliz Boulevard (#13 & #14)



Photo 16 Looking south at 4626 and 4634 W. Los Feliz Boulevard (#15 & #17)



Los Feliz Boulevard Courtyard Apartments Historic District
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Photo 17 Looking north at 4629 and 4637 W. Los Feliz Boulevard (#16 & #18)



Photo 18 Looking northwest at 4637 W. Los Feliz Boulevard (#18)



Los Feliz Boulevard Courtyard Apartments Historic District
Name of Property

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Photo 19 Looking north at 4643 W. Los Feliz Boulevard (#19)



Photo 20 Looking northeast at 4643 W. Los Feliz Boulevard (#19)

