

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received APR 2 1986
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Patio del Moro

RECEIVED
DEC 31 1985

and/or common Patio del Moro

OHP

2. Location

street & number 8225--8237 Fountain Avenue

n/a not for publication

city, town West Hollywood

n/a vicinity of

state California

code 06

county Los Angeles

code 037

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Patio del Moro Cooperative Inc.

street & number 8225 Fountain Avenue (Office)

city, town West Hollywood

n/a vicinity of

state CA 90046

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records, Office of Registrar-Recorder

street & number 227 N. Broadway

city, town Los Angeles

state CA 90071

6. Representation in Existing Surveys

title West Hollywood General Plan

has this property been determined eligible? yes no

date 1986 (in preparation)

federal state county local

depository for survey records West Hollywood City Hall, Community Development Dept.

city, town West Hollywood

state CA

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> n/a </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Patio del Moro is a courtyard complex with seven maisonette apartments. Architecturally, the two-story U-parti court is of the Spanish Revival style, with extensive Moorish detailing. The building was designed and built by Arthur and Nina Wilcox Zwebell in 1925, and is located on the north side of Fountain Avenue between Harper and Havenhurst streets, in the city of West Hollywood, California. Alterations are minor.

Structurally, the building is wood, brick, and stucco. The multi-leveled roof is both hipped and shed, and is covered in the original terra cotta tiles. The building occupies a subdivided lot measuring 50 feet wide and 158 feet deep; the building is 42 feet tall. The south façade fronts Fountain Avenue with public pedestrian access through the tunneled entrance to the courtyard. Addresses for the apartments within the complex are 8225 through 8235 (odd numbers) Fountain Avenue.

The Patio's Moorish architecture is manifest in a number of features. They include a copper-domed Tunisian tower, a horseshoe-arched entrance and tunnel, tiled fountains in the public and private patios, horseshoe and pointed-arch doorways, and horseshoe and pointed-arch fireplaces. All totaled, there are eight fireplaces feeding six chimneys, six wrought-iron exterior balconies, three interior balconies, three two-story living rooms with cathedral ceilings, three private patios, four fountains, and one reflecting pool. Many windows are covered with ornamental ironwork, while wall surfaces are frequently decorated with custom-made Moorish tile.

The seven maisonette apartments, with their addresses and significant details, are:

Villa del Rey Moro (8225 Fountain Avenue, Office) -- This is a three-bedroom apartment, on two levels, situated at the southern end of the building, above the entrance tunnel and four garages. Significant interior features include the two-story living room with pointed-arch fireplace with tree-of-life and peacock plaster relief, clerestory windows, oak and tile floors, three wrought-iron balconies with French doors, one interior horseshoe-arch balcony, two horseshoe-arch interior doorways, extensive tiling and niches, and an entryway light fixture made from a Tunisian filigree censer.

La Casita (8227 Fountain Avenue) -- This is a one-bedroom apartment, situated directly above Casita para una Estrellita. Significant features include exposed-beam ceiling in the bedroom, oak floors, one beehive fireplace, one horseshoe-arch interior doorway, and tiling.

Casita para una Estrellita (8229 Fountain Avenue) -- This is a one-bedroom apartment, situated below La Casita. Significant features include a brick fireplace, oak floors, raised bedroom, and wrought-iron grating over living-room window.

Casa del Sol (8231 Fountain Avenue) -- This is a two-bedroom apartment with a third-story study on the roof. Significant interior features include one horseshoe-arch tiled fireplace, one horseshoe-arch interior doorway, oak and tile floors, one wrought-iron balcony with French doors, one stone balcony with French doors, extensive tiling and niches, concealed doorway leading to the apartment next door (8233 Fountain Avenue), third-story rooftop study and adjoining rooftop terrace.

Patio del Fuente (8233 Fountain Avenue) -- This is a two-bedroom two-story apartment, which in many ways is a mirror image of the first two floors of Casa del Sol. Significant interior features include one horseshoe-arch tiled fireplace, one horseshoe-arch interior doorway, oak and tile floors, one wrought-iron balcony with French doors, secret access through a bedroom closet to Casa del Sol, and a private patio with wall-mounted fountain.

Casa del Orienta (8235 Fountain Avenue) -- This is a three-bedroom, two-story apartment. Significant interior features include a pointed-arch fireplace with tree-of-life and peacock plaster relief, cathedral ceiling in the living room, one horseshoe-arch doorway, one horseshoe-arch interior balcony above the living room, oak and tile floors, a private patio with wall-mounted fountain, access to Casa del Alegria from patio, and concealed entry to the Tunisian turret on the roof.

Continued

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1925 **Builder/Architect** Arthur and Nina Zwebell

Statement of Significance (in one paragraph)

Designed and built by Arthur and Nina Zwebell in 1925, the Patio del Moro is a hallmark of Spanish Revival architecture, one of the most important styles in Southern California, which reached its apogee during the 1920s. Moreover, many of the Patio's Moorish elements are unique among other famous courtyard complexes in Los Angeles, while its configuration also shows ingenious architectural virtuosity.

In Richard Requa's foreword to Architectural Details: Spain and the Mediterranean, he prescribes the characteristics of architecture of western Mediterranean countries:

The walls of the buildings were built of rough masonry finished on the exterior with stucco, whitewashed or tined a light pastel... The roofs were either constructed flat or low-pitched, covered with red, burned clay tiles. Ornament was used with great restraint and discrimination... Exterior interest, attractiveness and charm was obtained rather by wrought iron, wood or stuccoed window grilles, shutters, balconies or other similar practical features. The focal point of the exterior design was usually the main entrances, the doors of which were sometimes elaborately paneled and ornamented with wrought iron hardware, studs and bolt heads of beautiful pattern.¹

All of the features Requa prescribes are incorporated into the Patio del Moro. From the rose-washed façade to the bolt-studded 15-foot wooden doors on the horseshoe-arch entrance, the Patio beautifully manifests the hallmarks of Andalusian architecture as it was adapted in Los Angeles during the Spanish Revival period.

In Los Angeles, "the dominant multifamily dwelling type is the low-rise, high-density courtyard building."² Moreover, "the mission saga became the operative legend of the southland's urbanization, and the Spanish Revival was established as the most preferred building style."³ Thus, the structure most representative of southern California architecture is the Spanish Revival courtyard.

Among the architects who created this style, Arthur and Nina Wilcox Zwebell are of primary importance. Prominent professors of architecture are of the opinion that "without doubt, Arthur and Nina Zwebell were the originators of the highly refined deluxe court in Los Angeles. However brief an interlude theirs was in the building history of the region, their contribution is extraordinary, with their concern for traditional urban form, their adaptation and development of the southern California court-type housing, their use of landscape as a discrete formal language, and the richness of the individual units in each court. (They) gave Los Angeles a unique building heritage in a burst of activity that lasted less than a decade (1922–1928). Their fame will, without doubt, rest on eight or so buildings of a character peculiar to Los Angeles..."⁴

The Zwebells' first exceptional courtyard housing experiment was the Villa Primavera, also referred to as the Mexican Village. Situated on the northeast corner of Fountain Avenue and Harper Street in West Hollywood, the Villa Primavera's "Spanish-style wood-and-stucco structure completely surrounds a courtyard that is animated by a tiled fountain, outside fireplace, and lush foliage."⁵ After its completion in 1924, the Zwebells resided there while undertaking their next courtyard-housing experiment on the subdivided plot directly to the east -- the Patio del Moro or Moorish Patio.

With the completion of the Patio del Moro in 1925, the Zwebells designed and built their next court, the Andalusia, a short distance up the block on Havenhurst Street. And following its completion, the Zwebells designed and constructed a double-parti court on

Continued

9. Major Bibliographical References

Polyzoides, Stefanos et al., Courtyard Housing in Los Angeles. Berkeley: University of California Press, 1982.
 Requa, Richard, Architectural Details: Spain and the Mediterranean, Los Angeles: Monolith Portland Cement, 1926.

10. Geographical Data

Acreeage of nominated property 0.185 acre
 Quadrangle name Hollywood, California (N3400-W11815/7.5) Quadrangle scale 1:24,000

UTM References

A	<u>11</u>	<u>373850</u>	<u>3773300</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The east 50 feet of Lot 16 and the east 50 feet of Lot 17, Block E, Crescent Heights Tract as per map recorded in Book 6, pages 92-93 of Maps in the office of the Recorder of Los Angeles County. Boundaries encompass the building on its original 50' x 160' lot.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	n/a	code
state	n/a	code	county	n/a	code

11. Form Prepared By

name/title Stephen Leech

organization West Hollywood Preservation Council date 12/30/85

street & number 7985 Santa Monica Blvd. telephone (213) 656-0258

city or town West Hollywood state CA 90046

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer Kathryn Swathen date 8/5/86

For NPS use only

I hereby certify that this property is included in the National Register

J. Allore Byrum date 9-11-86
 Keeper of the National Register

Attest:

Chief of Registration

**United States Department of the Interior
National Park Service**

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Continuation sheet

Item number 6

Page Two

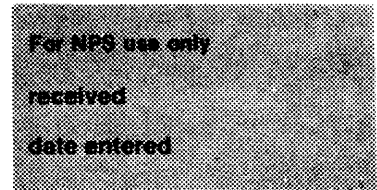
Representation in Existing Surveys (Continued)

Architecture in Los Angeles: A Compleat Guide, by David Gebhard and Robert Winter, published by Peregrine Smith Books, Salt Lake City, 1985.

Records c/o Dr. David Gebhard
Department of Art
University of California
Santa Barbara, California

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National Park Service**

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Continuation sheet

Item number 7. Description Page Two

Casa del Alegria (8237 Fountain Avenue) -- This is a two-bedroom, two-story apartment. Significant interior features include a tiled brick fireplace, one horseshoe-arch doorway, one horseshoe-arch interior balcony, cathedral ceilings with painted details, oak and tile floors, extensive niches and tile wall insets, concealed access to Casa del Orienta, secret underground passageway leading to the service entrance, and a private patio running the width of the property with wall-mounted fountain, ramada, and arbor.

Additionally, there is a small one-room ground-level concierge apartment at the end of the entrance passageway.

The central courtyard patio contains a two-story open Spanish baroque fireplace, a wall-mounted tile and bas-relief fountain with tiled holding tank and reflecting pool, extensive arabesque tiled steps, wrought-iron railings, two tiled benches, custom light fixtures, and intricate bricked flooring.

Structurally, very little of the Patio del Moro has been altered since its construction. In the late sixties, two of the three clerestory windows* in the mezzanine-level bedroom were removed and replaced with aluminum-frame windows, while the third was covered with masonry; the original windows are, however, extant. In the Casa del Sol, the room on the third floor was originally a ramada, with half walls and an open-beam roof. In the mid-seventies, windows, upper half-wall panels, and a sliding door were added, making the room into a fully enclosed study that lets onto the private rooftop terrace. At that time, the front door of Casa del Sol was also replaced. Over the years, minor modifications have also been made in each apartment's kitchen, e.g., removing the original built-in ice boxes and retiling countertops. Otherwise, little refurbishing or alteration has been done on the structure since its construction.

*refers to Via del Rey Moro, 8225 Fountain

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Item number 8. Significance Page Two

the opposite side of Havenhurst Street, the Ronda, which is listed on the National Register of Historic Places. Over the decades these four Zwebell courts have been residences for many members of the motion picture industry, including James Dean, Katherine Hepburn (Villa Primavera); Paulette Godard, Charlie Chaplain (Patio del Moro); Claire Bloom, Cesar Romero, and Jay Ward (Andalusia); and Clark Gable (The Ronda).

Although many excellent examples of Spanish Revival courtyard complexes exist in Los Angeles, the Patio del Moro is of particular significance because of pervasive use of asymmetry in its Moorish design elements. None of the other Zwebell courts include the Patio's Moorish features, e.g., the Tunisian tower dome or the horseshoe arches; nor, for that matter, do any of the famous courts designed by the Davis brothers or Charles Gault, other great expositors of the Spanish Revival style.

This point is stressed in Courtyard Housing in Los Angeles: "While most of the Zwebells' buildings are modeled after pure Andalusian prototypes, the Patio del Moro displays a clear influence of Arab form sources: pointed and horseshoe arches, surface arabesque patterns, latticed openings, and countless other details."⁶ The text goes on to attribute the existence of these design elements to the Zwebells' client and the Patio's original owner, "a physician who had traveled widely in North Africa and Spain and had strong preferences for Moorish motifs."⁷

The Patio has additional architectural importance because "the dwelling demonstrates Arthur Zwebell's virtuosity in manipulating standardized elements so that individual identity results."⁸ This is specifically evident in the design of the maisonettes Casa del Sol and Patio del Fuente, which are essentially mirror images, yet which are "perceived as quite different from one another because of their unexpected placement in the building's configuration."⁹ The Patio accomplishes an ingenious puzzle-like assemblage of private units, which, though closely placed, retain their individuality.

Thus the Patio del Moro attains its architectural significance for two reasons. First, it is a hallmark of the southern California Spanish Revival period, and second, it is a superb example of Arthur and Nina Zwebell's dexterity in adapting and manipulating Moorish design elements to a courtyard complex.

1. Requa, Richard. Architectural Details: Spain and the Mediterranean. Los Angeles: Monolith Portland Cement, 1926.
2. Polyzoides, Stephanos, et al. Courtyard Housing in Los Angeles. Berkeley: University of California Press, 1982, p. 9.
3. McWilliams, Carey. Southern California: An Island on the Land. Salt Lake City: Peregrine-Smith, 1963, pp. 118-125.
4. Polyzoides, op. cit, p. 64, 100.
5. Ibid., p. 67.
6. Ibid., p. 71.
7. Ibid.
8. Ibid.
9. Ibid.

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Item number 9

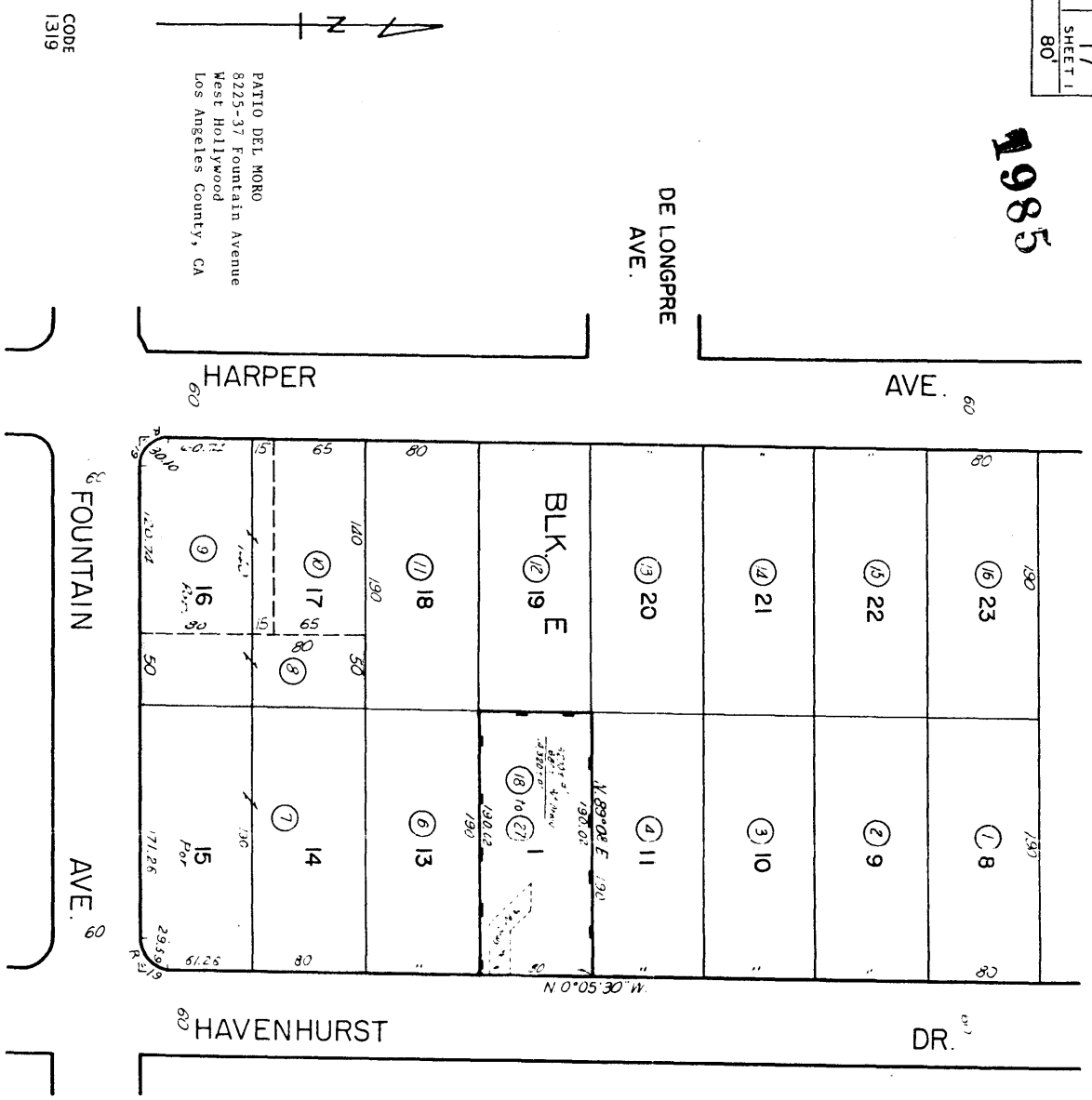
Page Two

Bibliography (continued)

McWilliams, Carey, Southern California: An Island on the Land, Salt Lake City: Peregrine Smith, Inc., 1963.

Gebhard, David, and Robert Winter, Architecture in Los Angeles: A Complete Guide, Salt Lake City: Peregrine Smith Books, 1985.

4985



FOR PREV. ASSMT. SEE: 311-36

CRESCENT HEIGHTS
 M.B. 6-92-93

Diagrammatic floor representation

The assignment of units to the floor plan is for informational purposes only. Plans, including floor plans, are subject to change without notice. Units are not to be used for any other purpose.

Condominium Plan E.F. No.	Unit No.	Area	Notes
693091	7-27-98	1,300	

CONDOMINIUM
 TRACT NO. 35358
 M R 919-25-26

ASSessor's MAP
 COUNTY OF LOS ANGELES, CA