

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16).
"x" in the appropriate box or by entering the requested information. If an item does not apply to the property being entered, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only the categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

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RECEIVED
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APR - 8 2003
NATIONAL REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

historic name Chateau Colline

other names/site number N/A

2. Location

street & number 10355 Wilshire Boulevard

not for publication

city, town Los Angeles

vicinity

state California

code CA

county Los Angeles

code 037

zip code 90024

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request of 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Ken M. Egan

4/7/02

Signature of certifying official/Title
California Office of Historic Preservation

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of Keeper.

Edson H. Beall

Date of Action

5/22/03

Chateau Colline
Name of Property

Los Angeles, California
County and State

5. Classification

Ownership of Property (Check as many boxes as apply) **Category of Property** (Check only one box) **Number of Resources within Property** (Do not include previously listed resources in the count)

<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> buildings	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>3</u>	<u>0</u> buildings
<input type="checkbox"/> public-state	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>3</u>	<u>0</u> Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th Century & 20th Century Revival

Chateausque

Materials

(Enter categories from instructions)

foundation concrete

walls stucco

roof wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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 value, 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.

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1935

Chateau Colline
Name of Property

Los Angeles, California
County and State

Criteria Considerations

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

Significant Dates

1935 Constructed

Property is:

- 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 of age or achieved significance within the past 50 years.

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

N/A

Lewis, Percy Parke

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical Reference

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 for listing in the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property

Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	<u>368440</u>	<u>3170410</u>	3			
2				4			

Verbal Boundary Description

Lot 52 of Tract No. 8422 in the City of Los Angeles, in the County of Los Angeles, in the State of California as per map recorded in book 117, page 72 and 73 of maps in the office of the County Recorder of said County. (See attached map.)

Boundary Justification

The boundary includes the land area historically associated with the property.

Chateau Colline

Name of Property

Los Angeles, California

County and State

11. Form Prepared By

name/title Teresa Grimes

organization N/A

date July 31, 2002

street & number 4211 Glenalbyn Drive

telephone 323-221-0942

city or town Los Angeles

state California

zip code 90065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Wilshire Chateau, LLC c/o Nexus Development

attn Matt Kaufman

street & number 1 MacArthur Place, suite 300

telephone 714-546-5600

city or town South Coast Metro

state CA

zip code 92707

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined 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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions (102400018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section number 7 page 1

Chateau Colline
Los Angeles County, California

Located in the westside neighborhood of Westwood Village, Chateau Colline is a Chateausque style luxury apartment building. The two-story building sits high above Wilshire Boulevard, and is barely visible from the street. A flight of concrete steps leads to the courtyard, which is densely shaded by several mature pine trees. The building is irregular shape and richly detailed. The central portion of the building has an east-west orientation. A large wing with a north-south orientation extends south from the west end of the central portion, thereby creating the courtyard. A smaller wing with a north-south orientation extends north from the east end of the central portion. The space created by this wing on the rear of the building is occupied by a free-standing garage, which is accessed from Birchwood Drive. A concrete garage is located off of Wilshire Boulevard, in the southeast corner of the property.

Typical of the style, the roof of the apartment building is steeply-pitched and unusual in that it retains its original wood shingles. Intersecting hipped roofs cover the main portion of the building, but are enhanced by a variety of devices especially facing the courtyard. The ridges of the hipped roofs are trimmed with barrel-shaped red tiles. Corner turrets, both large and small, are topped by conical-shaped roofs with metal finials. Cast concrete molding and trim surround gabled dormers. Four stuccoed chimneys, each servicing a vertical pair of the eight apartment, also pierce the roofline.

Stucco is used to sheath the wood-framed building. Corner turrets are sometimes surrounded by criss-crossing brickwork. Doors, windows, dormers, spandrel panels, and other architectural elements are framed with cast concrete, also intended to look like stone. One bank of windows facing the courtyard is flanked by fluted pilasters, while another is trimmed by quoins. Stringcourses are also used to define the upper from the lower story.

There are four main doors along the courtyard. Two provide direct access to apartments, while the others lead to hallways and stairwells where apartment entrances are located. The main exterior doors are recessed in segmental arches, surrounded by quoins and topped by pointed arches filled with relief panels and topped by finials. The doors are wood and feature original brass peepholes framed by pairs of dolphins. Windows are generally multi-paned, wood-framed casements set in pairs. Diamond-paned, leaded glass casements are also found on the front and rear elevations.

Secondary elevations (west and north) are less detailed than those facing the street and the courtyard, but are similar in their basic elements. Walls are sheathed with stucco and windows are generally multi-paned, wood-framed casements set in pairs. All of the units have secondary doors, off of the kitchen. The doors are made of wood and have lights in the upper halves.

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Chateau Colline
Los Angeles County, California

A reinforced concrete garage is located on the east side of the lot. It is simply skim-coated with plaster to match the main building. The garage is accessed from Wilshire Boulevard. Because of the change in grade from the front of the lot to the rear, the roof of the garage functions as an extension of the courtyard. The garage has no doors or any decorative features, except for the balustrade along the roof that also defines the edge of the courtyard.

A one-story, free-standing garage is located behind the building. It is also sheathed in stucco and covered by a side-facing gabled roof fit with wood shingles. The garage has six tilt-up wood doors along the north elevation, which faces Birchwood Drive. Inside, however, the garage is one large space. On the south elevation, there are six wood doors and small wood-framed windows that correspond with the six parking spaces.

Like the exterior, the eight apartment units on the interior of the building are uniquely detailed. Most consist of sunken living rooms, formal dining rooms, foyers, two bedrooms, kitchens, and bathrooms. Walls and ceilings are finished with smooth plaster. Floors are covered with oak. In a few units the oak has been partially replaced. All of the living rooms feature fireplaces, and most retain their original mantels. Living room ceilings are either coved or trimmed with a heavy crown molding. Dining rooms are also richly detailed with a wainscoting, built in nooks, and crown molding. Most of the kitchens and bathrooms retain their original cabinets, fixtures, and tilework.

The buildings appear to be remarkably intact and retains a high level of integrity, as required for listing in the National Register. According to the City's records, there were no building permits for major alterations, and none are evident. There appears to have been only a few, very minor changes on the exterior of the main building. The metal railing along the staircase on the front elevation does not appear to be original. Nor did the low concrete block wall surrounding a semi-private patio, as well as terra cotta pavers on the steps from this patio. The only aspect of the exterior which appeared to be in poor condition is the concrete balustrade along the front edge of the courtyard. Otherwise, the buildings seems to be in good condition.

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Section 8 Page 1

Chateau Colline
Los Angeles County, California

Chateau Colline is eligible for listing in the National Register under Criterion C as it embodies the distinctive characteristics of a type and period - the Chateausque style.

The building was constructed in 1935 on the southern edge of Westwood Hills, which was developed by the Janss Investment Corporation. The Janss Corporation had been promoting the area as the premier middle-class subdivision on the westside since the early 1920s. Development proceeded slowly, however, until 1925 when 375 acres were purchased by the University of California at Los Angeles (UCLA) for its new campus. The historic core of the campus was constructed between 1927 and 1930.

As soon as the University's plans were announced, the Janss Corporation commenced planning a village with commercial services to support the campus. In addition to businesses, the concept included both multi-family and single-family residences designed to encourage the families of students to settle in the area. The plan was designed by Leon Deming Tilden, the West Coast representative of Harlan Bartholomew, a St. Louis-based urban planning firm. Janss recruited Southern California's most acclaimed architects to contribute their talent within the specified "Mediterranean" design guidelines. Constructed between 1929 and 1931, Westwood Village became Southern California's most recognized regional shopping center. The success of the business district attracted home buyers to the adjacent single-family subdivisions such as the Westwood Hills.

Chateau Colline was one of many multi-family buildings constructed in the area to take advantage of UCLA and Westwood Village. It cannot be said, however, that it played a significant role in the development. The building was constructed by A.A. Zimmerla for Mrs. L.A. Pfeiffer. Research at the Los Angeles Central Library did not reveal any biographical information about either of these individuals.

The significance of the Chateau Colline lies in its architecture. The building is an excellent example of the Chateausque style, of which there are few examples in the Los Angeles area. The Chateausque style of architecture was loosely based upon that of sixteenth-century French chateaus, and combined elements from the Gothic and Renaissance periods. The Chateausque style was one of many historic styles that gained popularity in the United States during the last few decades of the nineteenth century. European-trained architects began to design houses for wealthy clients. These were mostly in the Italian Renaissance, Chateausque, Beaux Arts, Tudor, or Colonial Revival styles. The trend gained momentum with Chicago's Columbian Exposition of 1893, which stressed correct historical interpretations of European styles. This early emphasis on period styles was interrupted and almost overwhelmed by the first wave of architectural modernism which, in the form of the Craftsman and Prairie styles, dominated American houses built during the first two decades of this century.

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Chateau Colline

Section 8 Page 2

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World War I brought an abrupt end to this first phase of the Modern movement. After the war, fashions in domestic architecture shifted quickly toward the period styles which had hitherto been favored by principally in architect-designed landmarks. Here, as in Victorian times, a change in technology facilitated a change in fashion. The European models for period styles were almost exclusively built of solid masonry, often with elaborate patterns of decorative stonework or brickwork exposed on the facades. Most domestic architecture in America, in contrast, was of wooden-framed construction; solid masonry was generally confined to expensive houses and luxury apartment buildings. In the early 1920s, inexpensive techniques were perfected for adding a thin veneer of brick or stone to the exterior of traditional wood-framed buildings. The resulting burst of period fashions drew on the complete historical spectrum of European and Colonial American styles and dominated domestic building during the 1920s and 30s. (McAlester, p. 319)

In contrast to the Victorian era, when elements of historical styles were freely combined, often resulting in bizarre architectural hybrids, the period revival movement stressed correct interpretations. Richard Morris Hunt, the first American architect to study at the Ecole des Beaux-Arts in Paris, is most closely associated with the Chateausque style. His most famous work is the G.W. Vanderbilt estate "Biltmore," which was constructed between 1888 and 1895. As Virginia and Lee McAlester explain in their *Field Guide to American Houses*, "the Chateausque style required massive masonry construction and elaborate, expensive detailing and was therefore unsuitable for vernacular imitation. It thus remained a relatively rare, architect-designed fashion throughout its brief period of popularity." (McAlester, p. 373)

The form and dissemination of the Chateausque style in Southern California, as expressed in the Chateau Colline, was somewhat different from that of the rest of the country. On the East Coast and Midwest, the style was most popular in the design of large, single-family houses between 1890 and 1910. While there are several Victorian-era mansions in the Los Angeles basin that draw upon the Chateausque style, their clapboard and shingle exteriors belie the true nature of the style, which requires stonework or at least the appearance thereof. An 1895 house, which still stands at 1036-38 South Bonnie Brae Avenue in MacArthur Park, is one of the few examples of the style constructed of wood. It is designated Los Angeles Historic-Cultural Monument (LAHCM) #99. Designed in 1906, the Ringe House at 2247-71 South Harvard Boulevard in the West Adams area has the monumental stature associated with the style. It is also a designated LAHCM (#95). Another important example of the style, as applied to and institutional use, is the Mary Andrews Clark Memorial Home at 306 Loma Drive, a YWCA building dedicated in 1913. The building is designated LAHCM #158 and is listed in the National and California Registers.

With the exception of these isolated early examples, the style did not gain popularity in Southern California until the 1920s. It was most frequently used in the design of luxury apartment buildings, as illustrated by the Chateau Colline. The highest concentration of Chateausque style apartment buildings is in Hollywood, with fine examples in the adjacent areas of West Hollywood and Mid-Wilshire as well. Important examples which still stand in Hollywood are the Chateau Marmont

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Chateau Colline

Section 8 Page 3

Los Angeles County, California

(1925) at 8215-21 Sunset Boulevard and Chateau Elysee (1928) at 5930-36 Franklin Avenue. Both are designated LAHCM (#151 and #329, respectively.) In West Hollywood are La Fontaine (1928) at 1285-89 Crescent Heights Boulevard, Beau Sejour (1928) at 5320 Fountain Avenue, and Les Maisonnets (1927) at 8250-62 Fountain Avenue. All are designated as West Hollywood Cultural Resources and are either listed or eligible for listing in the National Register. The El Royal (1929), located at 450 North Rossmore Avenue in Hancock Park, is designated LAHCM #309 as an excellent example of the style. The Heinsbergen Building (1927) is located at 7415-27 Beverly Boulevard. It was constructed as a workshop for the noted muralist, Anthony Heinsbergen, and is one of the few examples of the style applied to a commercial building. It is designated LAHCM #275. At 277 feet, the Villa Riviera in Long Beach is arguably the most monumental example of the style in Southern California. Constructed in 1929, it is listed in the National Register.

Although smaller in scale than some of the buildings referred to above, Chateau Colline is comparable in the quality of its design. The building exhibits the most important characteristics of the Chateausque style with its Gothic and Medieval imagery. The stucco applied to the exterior is painted to resemble stone. Doors, windows, dormers, spandrel panels, and other architectural elements are framed with quoins, also intended to look like cut stone. Typical of the style, the roof is steeply-pitched and unusual in that it retains its original wood shingles. Corner turrets are surrounded by criss-crossing brickwork and topped by conical-shaped roofs. Gabled dormers pierce the roofline. Doors are recessed in segmental arches, surrounded by quoins and topped by pointed arches filled with relief panels. Windows are generally multi-paned, wood-framed casements set in pairs. Diamond-paned, leaded glass casements are also found on the front and rear elevations.

The building was designed by P.P. (Percy Parke) Lewis, who appears to have been a talented architect, but not a master. Lewis received his license to practice architecture in California in 1924. He worked for the Janss Corporation, which was a full service company employing its own architects and engineers. Between 1929 and 1938, Lewis designed several notable buildings in Westwood, Holmby Hills, and Beverly Hills. In Westwood, Lewis designed the Mortgage and Investment Co. (1929), the Fox Westwood Village Theater (1930), the Potter Warehouse Company Store Building (1930), the Master Service Garage Building (1930), and apartment building on Overton Avenue (1930), and the 28th Church Christ Scientist (1934). It is not known if these buildings were designed when he was employed by the Janss Corporation or when he was self-employed. In any case, they all exhibit the hand of a skilled architect. In addition, Lewis designed several large homes in Holmby Hills, St. Alban's Episcopal Church in Westwood (1938), and the First Church of Christ Scientist in Beverly Hills (1938). A notation in a 1938 edition of the Southwest Builder and Contractor mentions that Lewis moved to a new office that year. What happened to his career at this point in time is unknown. After 1938, there were no more citations to his work in the newspapers and journals in the California Index at the Los Angeles Central Library.

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Chateau Colline

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Los Angeles County, California

McAllester, Virginia and Lee, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1996, pp. 372-375.

Gebhard, David, and Robert Winter, *Los Angeles: An Architectural Guide*. Salt Lake City: Gibbs-Smith Publisher, 1994.

Advertisement for Westwood Hills, *Los Angeles Times*, 5/25/1930, pt. V., p. 5.

Cultural Resource Documentation Report, Westwood Village, Johnson Heumann Research Associates, 1985.

McGroarty, John Steven, "Westwood Village: A Year and A Day to Build," in *Architect and Engineer*, August 1930, pp. 28-41.

Ingersoll's Century Annals of San Bernardino County, 1769 to 1904. Los Angeles: L.A. Ingersoll, 1904, p. 845.

Guinn, J.M., *A History of California and an Extended History of Its Southern Coast Counties, vol 2*. Los Angeles: Historic Record Co., 1907, pp. 2265-66.

"Prepares Plans for J.D. Sievers Residence, Whittier," *Southwest Builder and Contractor*, 10/31/1930, p. 57.

"Residence in West L.A.," *Southwest Builder and Contractor*, 3/31/1930, p. 57. (No such issue found.)

"Interesting Solution of Site Problem In New Church at Beverly Hills," *Southwest Builder and Contractor*, 4/8/1938, pp. 12-13.

"New Office," *Southwest Builder and Contractor*, 9/20/1938, p. 17. (No such issue found.)

"Plans for Apartment Building in Westwood," *Los Angeles Times*, 6/29/1930, pt. V, p. 5.

"Plans for the Master Service Garage Building, Westwood Village," *Los Angeles Times*, 5/25/1930, pt. V, p. 5.

"Plans for 28th Church Christ Scientist, Westwood," *Southwest Builder and Contractor*, 2/9/1934, p. 51.

"Granted License to Practice Architecture," *Southwest Builder and Contractor*, 5/16/1924, p. 46.

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Chateau Colline

Section 9 Page 2

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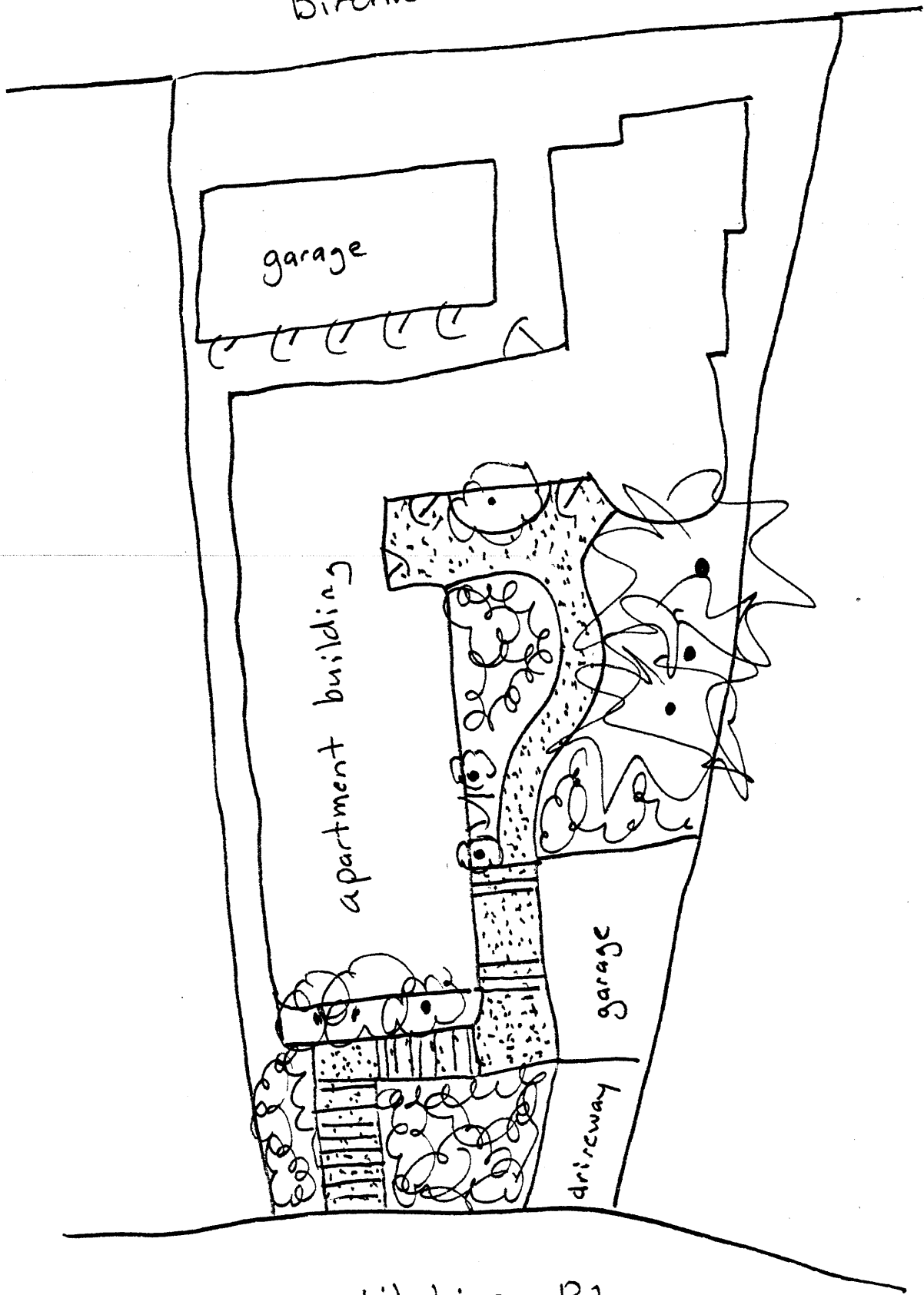
"Charter Member of the Newly Organized Certified Architects Association of Beverly Hills,"
Southwest Builder and Contractor, 5/25/1928, p. 44.

"Two Residences in Holmby Hills," *Los Angeles Times*, 2/3/1929, pt. V, p. 6.

"Residence for R.W. Hickman", *Southwest Builder and Contractor*, 8/8/1930, p. 51.

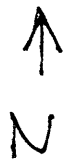
"Plans for the Fox Westwood Village Theater," *Southwest Builder and Contractor*, 8/15/1930, p. 51.

Birchwood



Wilshire Blvd

Chateau Colline
Los Angeles Co.
CA





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Chateau Colline, Los Angeles County, California

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The correct address for this property is 10335 Wilshire Boulevard in Los Angeles.