

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received OCT 20 1986

date entered NOV 20 1986

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

1. Name

historic Granada Shoppes and Studios

and/or common Granada Buildings

2. Location

street & number 672 South LaFayette Park Place N/A not for publication

city, town Los Angeles vicinity of N/A

state California code 06 county Los Angeles code 037

3. Classification

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

4. Owner of Property

name Dorothy Steiner Corporation

street & number 672 South La Fayette Park Place

city, town Los Angeles vicinity of N/A state California 90057

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records

street & number 227 North Broadway

city, town Los Angeles state California

6. Representation in Existing Surveys

Historic-Cultural Monuments  
title of the City of Los Angeles has this property been determined eligible?  yes  no

date April 9, 1981  federal  state  county  local

depository for survey records Cultural Heritage Commission, City of Los Angeles

city, town Los Angeles state California

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## 7. Description

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|   |                                       |   |   |            |
|---|---------------------------------------|---|---|------------|
| <b>Condition</b>                              |                                       | <b>Check one</b>                              | <b>Check one</b>                                  |            |
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |            |
| <input type="checkbox"/> good                 | <input type="checkbox"/> ruins        | <input type="checkbox"/> altered              | <input type="checkbox"/> moved                    | date _____ |
| <input type="checkbox"/> fair                 | <input type="checkbox"/> unexposed    |   |   |            |

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### Describe the present and original (if known) physical appearance

**SUMMARY:** The Granada Buildings are a complex, rectangular in exterior outline, of four three-story buildings, each in turn rectangular, constructed of brick covered with beige stucco, utilizing picturesquely diverse elements of Spanish architectural styles, and separated by intersecting courtyard/passageways designed to create, with the buildings, the images of "streets of Spain." The principal facades are those facing the street and the four longer facades facing the interior courtyard. These six facades are each unique; those on the street feature different programs of windows, towers and balconies for each separately-tenanted segment of the front buildings, while those on the courtyard place more emphasis on the ground-floor shops and offices, with some diversity retained for the second-floor entrances and windows fronting on long balconies. The Buildings have retained their original exterior appearance with virtually no alterations, to the extent determinable from currently available documentation; some interior spaces have received minor alteration involving reorganization of non-structural walls and ceilings. The Buildings are roofed with red clay tile, and their neighborhood includes many physical reminders of social and architectural elegance, including the Bryson Apartments (Photograph 3, left background) and Bullock's Wilshire department store (Photo 9, center background). Directly across the street is a portion of Lafayette Park, with its landscaping (Photo 1, foreground) and tennis courts.

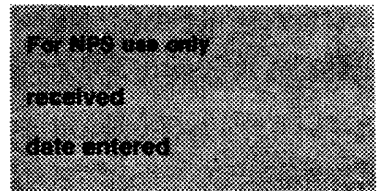
The principal (or street) facades of the front two buildings (Photos 1, 2, and 3) reveal their tiled gable roofs at the top, while second-story segments are often topped by tiled shed roofs. Each building has a three-story tower at the sidewalk line, the north being rectangular with a hipped tile roof and the south cylindrical with a conical tiled roof, topped by a decorative iron weathervane. Each building appears thematically divided into three segments, each having a separate door and window program to emphasize the separate tenancies. Windows vary in rectangular and arched patterns. A bridge-like, tile-roofed structure, from which a metal marquee, bearing the Buildings' name highlighted in neon, projects over the sidewalk, connects the two front buildings, which are separated at ground level by the shorter courtyard/passageway.

The side facades of the four buildings (Photo 3) are plain and unornamented, as are the rear facades of the rear two buildings, the difference being that the former are virtually devoid of openings, while the latter are generously supplied with utilitarian windows, with the third floors being set back to provide for sun decks on that level.

The facades having the greatest interest other than the fronts are those facing the interior courtyard/passageways, which meet at right angles in the center. The short facades are used (Photos 5, 6, 7, 9) to support four stairways leading from the ground floor up to two second-floor walkways running the length of the Buildings. Between the two rear buildings is a rectangular (nearly square in plan) elevator tower with a hipped roof. The long facades (Photos 8, 10) have a series of unique storefronts with distinctive doors and windows on the ground floors. The second floor tenants are served by projecting overhead walkways supported by heavy brackets and carrying delicate iron balustrades (handrails); these become bridges connecting all four buildings

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at the point where the two courtyards intersect. Like those on the front facades, the doors and windows vary in their use of rectangular and arched designs. Some include art glass of various types (Photo 7). The third floor contains windows only, access being from within the buildings.

The courtyard/passageways are paved in clay tile and feature planters (centered in the north-south courtyard) and a reflecting pool (centered in the courtyard separating the front buildings).

## 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** 1927 **Builder/Architect** Franklin Harper (1881-1957)

### Statement of Significance (in one paragraph)

**SUMMARY:** The Granada Buildings (originally the Granada Shoppes and Studios) were the outstanding single creation of Franklin Harper, a builder/developer of vision not trained as an architect. While maintaining an overall unity of style, these buildings are virtually unique in distinguishing the various segments to be separately tenanted by means of continually varying architectural detail, in an effort to realize Harper's vision of a "street in Spain." They thus possess "high artistic values" making them eligible to the National Register. The buildings are also distinctive because they were originally designed to accommodate mixed residential and commercial uses.

Franklin Harper was born in Kentucky, attended school in Kansas City, Missouri, and worked as a journalist for a number of years before entering real estate development around the time of the First World War. The Granada Shoppes and Studios were his principal achievement in this line. Harper acquired the northerly 150 feet of the site (originally developed in 1902 with three residences, later moved, by Arthur Letts, proprietor of the Broadway (and later Bullock's) department store in June and July of 1917, and the southerly 75 feet in June of 1926. The building permit was issued on April 8, 1927, and showed a valuation for the proposed work of \$250,000. Harper was listed as owner and architect; under contractor's name "day work" appeared. The Certificate of Occupancy from the City Department of Building and Safety is dated December 13, 1927. Harper lost the property in 1932 during the Depression, and the present owners acquired it in 1951. Over the years use of the buildings evolved from the original commercial and residential purposes to current office use.

At the time of construction contemporary reports noted the unique qualities of the Granada. A major front page article in the real estate section of the Los Angeles Times noted the unique qualities of the Granada Shoppes stating that:

"...The building, which is being designed and built by Mr. Harper, is declared to be something entirely new in Los Angeles, although the idea of incorporating apartments with shops and studios is said to be similar in design of speciality shops in Europe...Another unusual feature will be the elimination of all interior hallways, the approach being made to all upstairs studios by exterior balconies...Although the building is of one unit, it has an individual front for each store or studio, thus give the appearance of many different buildings."

Subsequent architectural publications have recognized the Granada Shoppes as a significant contribution to the popular early 20th century Spanish Colonial Revival movement in southern California in terms of quality of design and innovation. The 1982 publication, Courtyard Housing in Los Angeles: a Typological Analysis, states

# 9. Major Bibliographical References

Books: Gebhard, David and Winter, Robert, A Guide to Architecture in Los Angeles and Southern California (Santa Barbara: Peregrine Smith, Inc., 1977).  
 Polyzoides, Stefanos, et al., Courtyard Housing in Los Angeles: a Typological Analysis (Berkeley, California: University of California Press, 1982).

# 10. Geographical Data

Acreage of nominated property .638 acres

Quadrangle name Hollywood, California

Quadrangle scale 1:24,000

### UTM References

A 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1    | 1 | 3       | 8 | 1 | 6 | 4        | 0 | 3 | 7 | 6 | 9 | 4 | 2 | 0 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |

B 

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| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

C 

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| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

D 

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E 

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F 

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|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

G 

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|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

H 

|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
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|      |  |         |  |  |  |          |  |  |  |  |  |  |  |  |
| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |

**Verbal boundary description and justification** Legal Description: Lots 4, 5, 6 and 7 and the northeast rectangular one-half of Lot 3 of Letts' Resubdivision of Lots 11 through 17 of Block 7 of the Wilshire Boulevard Tract. Verbal Boundary Description: A rectangle fronting 225 feet on La Fayette Park Place, with a uniform depth of 123.52 feet, bounded (cont.)

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

| state | N/A | code | county | N/A | code |
|-------|-----|------|--------|-----|------|
|       |     |      |        |     |      |

| state | code | county | code |
|-------|------|--------|------|
|       |      |        |      |

# 11. Form Prepared By

name/title Dorothy Steiner Corporation

organization (owner)

date revised September, 1986

street & number P.O. Box 611

telephone (213) 452-0914

city or town Santa Monica

state California 90406-0611

# 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 Kathryn Guallone

title State Historic Preservation Officer date 10-15-86

### For NPS use only

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

Entered in the  
National Register

for Alfred Byer  
Keeper of the National Register

date 11-20-86

Attest:

C 1 1 1

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that "the Granada Buildings have attained an almost mythic quality in the Los Angeles design world, as architects, graphic designers, and artists have made it their home. The court is one of the monuments of Southern California architecture and one that contains the seeds of an urban existence whose promise was never fulfilled."

David Gebhard's A Guide to Architecture in Los Angeles and Southern California (1977) documents the Granada Shoppes as a "full block of stores and offices designed as a single Spanish Colonial Revival composition" which is "handsomely sealed in relation to the park across the street."

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Articles: Anon., "Trio of Major Units to Rise," Los Angeles Sunday Times,  
October 2, 1927, Part V, p. 1.

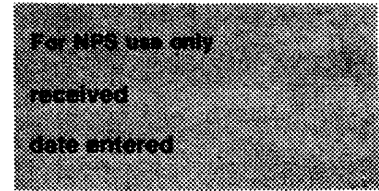
Pastier, John, "New Appeal in an Old Tradition," Los Angeles Times,  
June 17, 1974, Part IV, p. 1.

Wharton, Mel, "Color and Charm Keynotes of Unique Restaurant,"  
Southwest Restaurateur, June, 1928, pp. 11-12.

Correspondance: Letter, Ethel Hughart (daughter of Franklin Harper) to  
David G. Cameron, November 19, 1984.

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on the northeast by an alley and on the southwest by a line parallel to, and 142.5 feet distant (measured at right angles) from the northeast line of Seventh Street. Justification: This parcel is identical to that which Franklin Harper owned when he built the Granada Shoppes.

Assessor's Parcel Number: Map Book 5141, Page 11, Parcel 15.