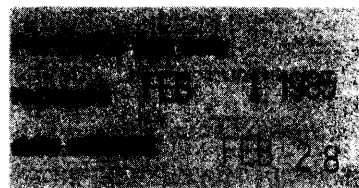


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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



1. Name

historic The Ronda

and/or common Mi Casa Apartments

2. Location

street & number 1400-1414 Havenhurst Drive N/A not for publication

city, town West Hollywood N/A vicinity of congressional district 24

state CA 90046 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 checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Maury Grossman

street & number 1412 Havenhurst Drive

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 Administration

street & number 500 W. Temple Street

city, town Los Angeles state CA 90012

6. Representation in Existing Surveys

title A Guide to Architecture in Los Angeles and Southern California
(By David Gebhard and Robert Winter) has this property been determined eligible? yes no

date 1977 federal state county local

depository for survey records Published by Peregrine Smith, Inc., Salt Lake City
Records c/o Dr. David Gebhard, Dept. of Art History

city, town University of California, Santa Barbara state CA

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date N/A

Describe the present and original (if known) physical appearance

The Ronda is a Spanish Colonial Revival apartment complex consisting of five buildings constructed around two parallel courtyards. The structure has a stucco exterior with a red tile roof, and exhibits the decorative elements of colored ceramic tile, wrought iron carved wood, and brick associated with the style. All units face the lushly landscaped courtyard which are a fine example of the indoor/outdoor lifestyle typical of Southern California.

The Ronda/Mi Casa is a multi-story concrete and stucco apartment complex designed in the Spanish Colonial Revival style. The buildings are constructed around two parallel open courtyards, one a street-like passage; the other a more casual patio. The focus of the complex is internal; there is no interaction with the street. The main (west) building is four stories in height, stepping down to two. Access is gained through a gated entry or through an underground parking garage. The main facade exhibits characteristic elements of the Spanish Colonial Revival style: French doors with wrought iron balconies, small paned windows flanked by wooden shutters, arched openings, wrought iron grill work, colorful glazed tile, and a red tiled roof. A few terra cotta medallions decorate the plain surfaces. The entry passage opens onto the south courtyard, a tree-lined brick street with a variety of units fronting on it. One has its own miniature bell tower. The three back buildings are set perpendicular to the street. The south courtyard is a miniature Mediterranean streetscape, with brick paving and individual entrances set back from the public space. A tiled octagonal fountain graces the north courtyard. Glazed tile in a variety of patterns is set into the steps leading to each level or unit. Tile is a feature of many interiors as well. The multi-level design allows for cottages, units with two-story living areas and mezzanines, as well as split-level units. The building contains a total of 17 units. Some retain original baths and kitchens. Many have fireplaces and beamed ceilings. All have wrought iron and tile indicative of the period. Upstairs units are reached by a series of semi-private stairways which create additional open space, balconies, or atriums adjacent to the courtyards. Minor alterations have occurred in the kitchens of some units. The complex remains intact both in the courtyards and on the street (west) facade.

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1927 **Builder/Architect** Arthur and Nina Zwebell

Statement of Significance (In one paragraph)

The Ronda is one of the best examples of courtyard housing in Southern California. Designed by master builders, Arthur and Nina Zwebell, the Spanish Colonial Revival style apartment complex is typical of the intensely private, yet urban, environment sought by members of the film industry in the 1920s. The Zwebells' use of parallel courtyards with different landscaping patterns is a sophisticated design unique in their Los Angeles work.

The Ronda/Mi Casa is one of the most complex Spanish Colonial Revival apartments in Southern California. It is designed around two separate and distinct courtyard environments, thereby allowing for a variety of open space within one context. The complexity of open space within this walled setting allows for the juxtaposition of city-country living, a combination of working-leisure atmosphere that was the essence of Southern California during the 1920s. The blend of formal design and ornate elements (wrought iron, glazed tile, terra cotta decoration) contrasts with the informal garden setting. The complex is very private, creating a separateness from the street and the city. The two linear spaces created by the main courtyards were unique to the work of Arthur and Nina Zwebell, a husband and wife design team renowned for their contribution to courtyard housing. Their short career (10 years) in this genre gave Los Angeles several courtyard housing units of exceptional merit. The large lot of the Ronda allowed them to complete the most complex of their designs. Many of the tile designs, woodwork configurations, and other decorative elements were the result of a trip to Spain made by the builders in the previous year. The spaces appear to be Andalusian streets, with the streetscape changing with each progressive step. The double courtyard configuration and the multi-level design of the buildings has produced an exceptionally quiet interior from an acoustical standpoint. La Ronda is an exceptional example of Spanish Colonial Revival architecture in Southern California. It displays many of the architectural elements associated with the style: thick stucco walls, red tile roof, patterned glazed tile, wrought iron, arches, French doors, and small paned windows. Its configuration ensures privacy, a commodity valued by the members of the entertainment industry who lived in this fashionable West Hollywood area. Among the residents of the building were Clark Gable, Randolph Scott, director Frank Lloyd, and the Marx Brothers. The building is a fine representation of Southern California's most prevalent architectural style during the 1920s. The courtyard design gave residents privacy in an urban setting, an important component of the Hollywood lifestyle.

The complex is featured in several publications as a particularly fine example of the Spanish Colonial Revival style in courtyard housing. Among them are Arts and Decorating Magazine (1947), Courtyard Housing in Los Angeles (1982), and Guide to Architecture in Los Angeles and Southern California (1977).

9. Major Bibliographical References

Polyzoides, Stephanos, et al., Courtyard Housing in Los Angeles. (Berkeley: University of California Press, 1982), pp. 82-89.
 Rorbach, Eloise, "Picture Homes for Picture-Making People," Arts and Decorating Magazine, May 1937, pp. 28-30.

10. Geographical Data

Acreage of nominated property 0.5 acre (116' x 188')
 Quadrangle name Hollywood Quadrangle scale 1:24,000

UMT References

A	<u>11</u> Zone	<u>373960</u> Easting	<u>3773510</u> Northing	B	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification

Crescent Heights Lot 22 and the south 36 feet of Lot 23, Block D. MB 5554 PG 007 P#006.

Boundaries encompass the apartment complex on its original lot.

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

state	<u>N/A</u>	code	county	<u>N/A</u>	code
state		code	county		code

11. Form Prepared By

name/title Christy Johnson
 organization Hollywood Heritage date March 5, 1984
 street & number P.O. Box 2586 telephone (213) 650-5122/874-4005
 city or town Hollywood state CA 90028

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Marion Mitchell Wilson

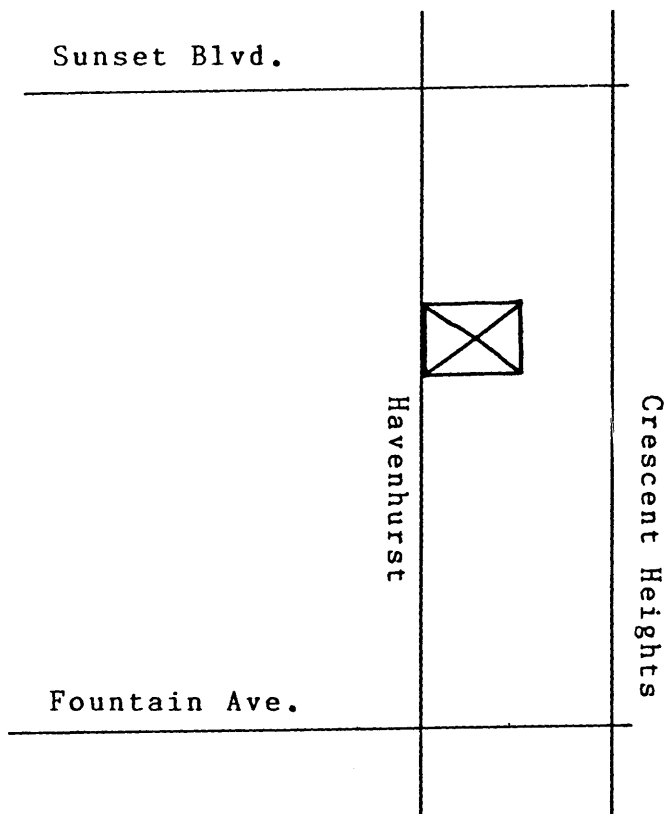
title Deputy State Historic date 1/2/85

For HCRS use only Preservation Officer
 I hereby certify that this property is included in the National Register
 National Register
for Sharon Byers date 2-28-85
 Keeper of the National Register
 Attest: _____ date _____
 Chief of Registration

THE RONDA

1400-1414 Havenurst Drive

West Hollywood
Los Angeles County
California



7
-KEY 1
80

SUNSET UN

PIECE 175 BLD

SUNSET

BLVD

The Ronda/Mi Casa
1400-1414 Havenhurst Dr.
West Hollywood
Los Angeles County, CA

DR. 8

CODE 67
CODE 193
CODE 1317

BLVD.

CODE 67
CODE 1317

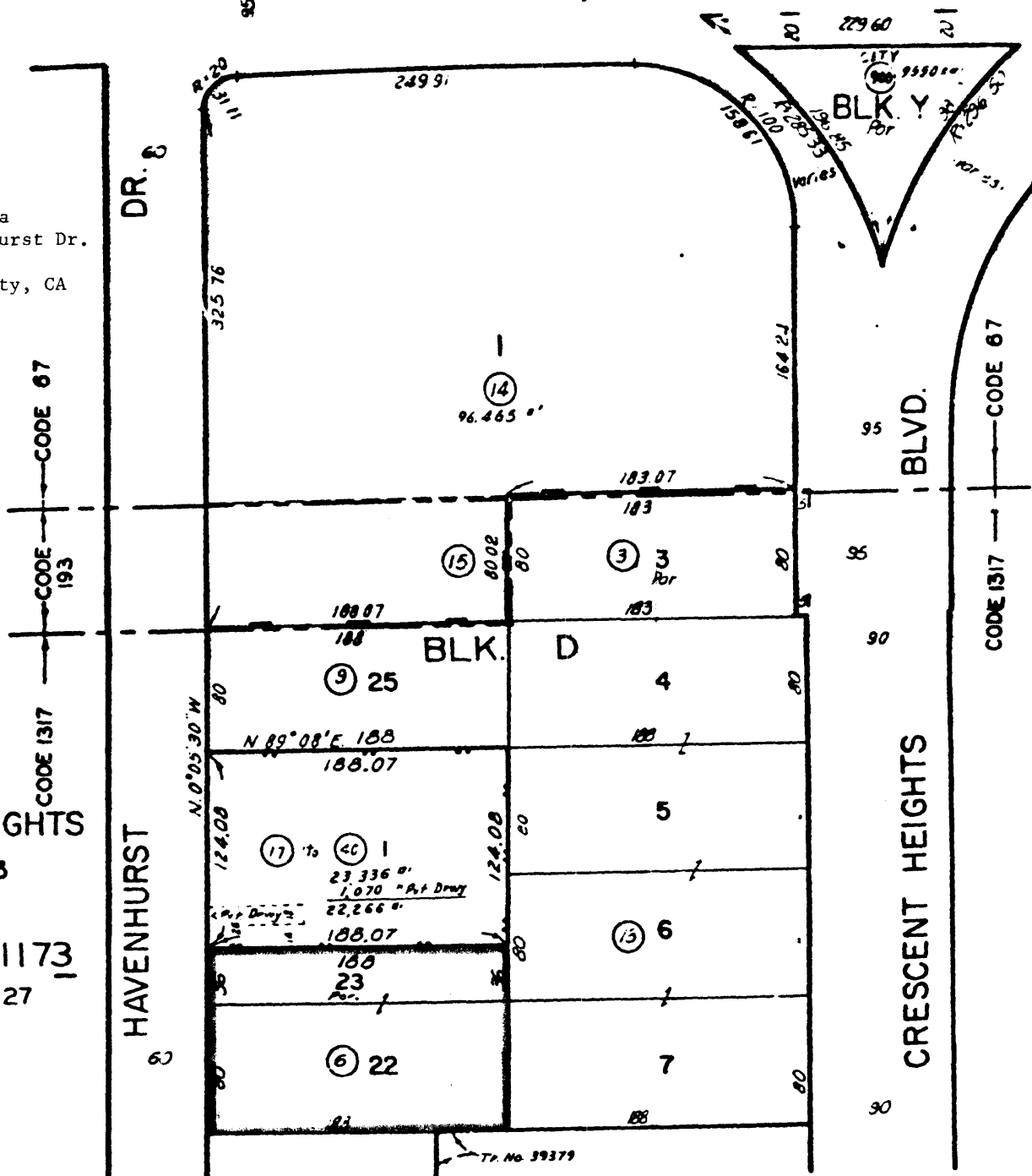
CRESCENT HEIGHTS
M.B. 6-92-93

TRACT NO 31173
M.B. 860-26-27

CODE
67
1317
193

HAVENHURST

CRESCENT HEIGHTS



FOR PREV ASSMT SEE 311-31