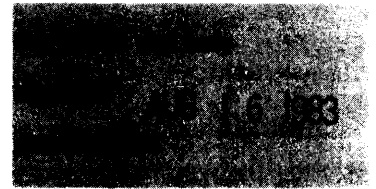


**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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



Frial

1. Name

historic C.E. Toberman Estate

and/or common Same

RECEIVED

FEB 23 1983

2. Location

street & number 1847 Camino Palmero

N/A not for publication

city, town Hollywood

N/A vicinity of

congressional district 24

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 Donald L. Hunt

street & number 424 S. Beverly Drive

city, town Beverly Hills

N/A vicinity of

state CA 90212

5. Location of Legal Description

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

street & number 511 West Temple Street

city, town Los Angeles

state CA 90012

6. Representation in Existing Surveys

title None

has this property been determined eligible? yes no

date N/A

federal state county local

depository for survey records N/A

city, town N/A

state

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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

The Charles Edward Toberman estate is a hillside property situated on a knoll at the end of Camino Palmero in Hollywood. The estate consists of an elegant three story Mediterranean/Spanish Colonial Revival villa, a guest house, pool house, and tennis court. The vehicular entrance to the property is through ornate wrought iron gates set into a concrete wall which surrounds the estate. There is a separate arched entry for pedestrians. Access to the residence is by means of a curving brick-lined drive or by a series of brick and concrete steps leading up the hill to the entrance.

The multi-level main residence ^{concrete} has a slightly pitched red tiled roof. The exterior surface is gunnite. In keeping with the Mediterranean tradition, ornamental wrought iron, arched windows, classical detailing around windows and entry, and French doors punctuate the otherwise plain facade. Second story windows are double hung, often in pairs, flanked by wooden shutters. There is virtually no alteration to the exterior. The massing is assymmetrical, with bays and a conical tower providing visual interest. Windows on the main (south) facade have a commanding view of the Los Angeles basin to the ocean. A series of curved brick steps empty onto a patterned brick terrace. The arched entry is formal, recessed through a cut stone archway which is enhanced with wrought iron and a carved stone medallion. Directly above the entry is a small wrought iron balcony. The French doors which open off this balcony are framed with the same stone as the main entrance.

The main level consists of an entry hall with semicircular stairway, a 20 x 33 foot living room with carved fireplace and stencilled coffered ceiling; a panelled library which opens onto the interior courtyard; and a living "porch" or parlor. There is a formal dining room, octagonal breakfast area, pantry, servants' quarters and kitchen. The main level also contains a separate guest wing (two bedrooms and two baths). The living room also opens onto the enclosed courtyard or patio, which is decorated with a fountain, fireplace, and sculpture. Most wood molding is white cedar. There are a total of eight fireplaces in the house. The second level is devoted to bedrooms, baths, and dressing areas. Two of the five bedrooms have fireplaces. A balcony or passageway across the patio connects the main house with the pool house situated further up the hill. The Olympic sized pool has a tiled deck. Arched windows to the south overlook the city. Dressing rooms are situated on the upper level on the north end of the pool house. The main residence also has a billiard room and walk-in safe on the basement level. There is an attached garage.

The two story guest house originally contained four small sleeping rooms with connecting baths. Removal of one wall has altered the interior to a living room and two bedrooms. A kitchen is included. There has been no exterior alteration to the original Spanish Colonial Revival style. There has been little alteration to the main residence, pool house, or landscaping. Architectural integrity has been retained throughout; no significant details have been removed. Missing lighting and other features are being recreated or restored by current owner.

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 checked="" type="checkbox"/> other (specify) entertainment
Specific dates 1926	Builder/Architect Russell & Alpaugh			

Statement of Significance (in one paragraph)

This residence was the home of one of Hollywood's leading developers. Built in a style which Mr. Toberman believed synonymous with wealth and glamour, the estate was a principal gathering place and social center during the peak of the community's development. Business, civic, and entertainment leaders were frequent guests. Its association with C.E. Toberman as a visible symbol of his success makes the estate a valuable community landmark.

Charles Edward Toberman came to Hollywood in 1907 from Texas. As a real estate developer, he helped to shape the tiny rural community into the home of the motion picture industry. Although not wealthy when he arrived, he worked hard and still found time to participate in civic activities. He was an official of Hollywood when it incorporated as an independent city before its annexation to Los Angeles. Active in many civic and fraternal organizations, he was instrumental in the founding of the Hollywood Bowl and other cultural institutions. He is also credited with forming an alliance between the community and motion picture people and with easing the animosity toward actors which characterized the early years of film development in Hollywood. Toberman was active in both residential and commercial real estate, and many of his ventures have become Hollywood landmarks. Among his most important commercial ventures were Grauman's Egyptian Theatre, Grauman's Chinese Theatre, the El Capitan Theater, Hollywood Roosevelt Hotel, the Montmartre Cafe, and Hollywood Masonic Temple. Residential developments included Outpost Estates, a hillside subdivision popular with the film industry. Toberman was known for his attention to detail; he worked with the finest architects and designers to create a "glamorous" image for Hollywood. As he became a successful entrepreneur, he decided to design a residence in keeping with his status as a civic leader. The Camino Palmero residence was commissioned in 1922, and architects Russell and Alpaugh designed an ornate structure with many amenities. The hillside setting was uniquely landscaped, providing formal gardens, a tennis court, and riding trails in addition to the luxurious swimming facility.

Events at the residence ranged from the formal reception for four hundred for daughter Jeannette's wedding to picnics held by various civic groups such as the Hollywood Round Table. In addition to swimming and tennis, there was a pitch and putt golf course, indoor and outdoor barbecues, and a horseshoe pitching range.

As well as his real estate company, Mr. Toberman became director of Hollywood's Citizen's Trust and Savings, president of Hollywood Studios, president of Federal Trust and Savings Bank and of First Federal Savings and Loan Association of Hollywood (now Pacific Federal Savings). He was active in the Hollywood Chamber of Commerce, the Hollywood Bowl Association, Rotary Club of Hollywood, the Hollywood Athletic Club, and Al Malaikah

9. Major Bibliographical References

Architectural Digest, Vol. I, 1925 (p. 62-65)
Johnson, Christy, Architecture & Society in Hollywood, 1900-1930.
Koopal, Grace, Free Enterprise (Anderson, Ritchie & Simon: 1970).
Palmer, E.O., History of Hollywood (Cawston Press: 1937)
Torrence, Bruce, Bruce Torrence Historical Collection, Hollywood

10. Geographical Data

Acreage of nominated property 1.75

Quadrangle name Hollywood

Quadrangle scale 1:24,000

UMT References

A

1	1	3	7	5	5	5	0	3	7	7	4	4	9	0
Zone		Easting						Northing						

B

Zone		Easting						Northing						

C

Zone		Easting						Northing						

D

Zone		Easting						Northing						

E

Zone		Easting						Northing						

F

Zone		Easting						Northing						

G

Zone		Easting						Northing						

H

Zone		Easting						Northing						

Verbal boundary description and justification

Las Colinas Heights Lots 1,2, and 3 and west 154.44 feet of lots 11, 12, and 13. Los Angeles County Map Book 5572, Page 29, Parcel 8. Estate occupies its original 189' x 355' parcel.

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 Christy Johnson McAvoy

organization Johnson Research Associates

date February 15, 1983

street & number 3103 Lindo Street

telephone (213) 851-8854

city or town Los Angeles

state CA 90068

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

K. Miller

title State Historic Preservation Officer

date August 9, 1983

For HCRS use only

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

for [Signature]
Keeper of the National Register

Entered in the
National Register

date 9/15/83

Attest:

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET 1

ITEM NUMBER 8

PAGE 2

Temple.

C.E. Toberman was one of Hollywood's true "pioneers", helping to shape the face of a city with an international reputation. His residence, with its fine Mediterranean/Spanish Colonial Revival detailing, is an example of the meticulous care with which he concerned himself in such endeavors. It retains the same ambience and graciousness today as it had during Hollywood's Golden Era of the Twenties and Thirties.

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Common Area			Subdivision of Airspace
	Tract No.	Lots	Units	
#924260 8-21-79	34545	1	--	Shts. 2 & 3

*Diagrammatic depicts approximate dimensions.

C. E. Toberman Estate
1847 Camino Palmero
Hollywood, California



LAS COLINAS HEIGHTS

M. B. 24 - 92

CODE 67

CONDOMINIUM
TRACT_NO_ 34545

M.B. 918 - 73 - 74

