

**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 Sunset Towers

and/or common Sunset Towers

2. Location

street & number 8358 Sunset Boulevard

not for publication

city, town Los Angeles

vicinity of

congressional district 24th District

state California

code 06

county Los Angeles

code 037

3. Classification

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

4. Owner of Property

name Sunset Tower Condominiums, c/o Josef S. Noble & Associates

street & number 1900 Avenue of the Stars, Suite 1140

city, town Los Angeles

vicinity of

state California

90067

5. Location of Legal Description

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

street & number 320 West Temple

city, town Los Angeles

state California

6. Representation in Existing Surveys

title has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition	<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	Check one	<input checked="" type="checkbox"/> unaltered	Check one	<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 _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed					

Describe the present and original (if known) physical appearance

Sunset Towers consists of a Class A apartment complex ranging from twelve to sixteen stories in height. It is built of reinforced concrete construction, concrete roof and floor slabs, steel casements, ornamental iron, marble and tile work, and wood floors with hardwood and pine trim. It is built in a rectangular plan and is designed in an Art Deco/Zig Zag Moderne style. Additional features include a swimming pool, restrooms and cabanas, and a basement garage.

The building is oriented along a north to south axis with the main entrance fronting to the north on Sunset Boulevard. The building is set on a sloping lot covered with mature trees and shrubs. Five tall palm trees and several Italian Cypress are the most prominent landscape features of the Sunset Boulevard facade. The lower or De Longpre St. entrance is surrounded by a variety of shrubs and trees including both pine and ficus. These features serve to screen the garage entrances and to provide a visual base from which the building rises out of the hillside.

The north facade of the building fronts on Sunset Boulevard and is stepped back at the eighth level above the main entrance. The major portion of the Sunset Boulevard facade is composed of five vertical bays. The central bay serves as a recessed fire escape. The two bays flanking the central bay have small fixed upper lights over larger fixed flat casements, with spandrel panels above and below the window which are the same size as the fixed glass lights. The two outer bays are the same as those which flank the fire escape except for the fact that they are triangular casements. These bays further emphasize the effect created by the metal detailing of the casement type of window.

The main portion of the Sunset Boulevard facade is terminated by a frieze with ramhorns and foliated Art Deco patterns. A semi-nude sculpture of a man and a woman stand on either side of a chimera or griffin-like figure. The top of the frieze forms the balustrade wall of the roof terrace, while the scalloped edges of the frieze create an energetic architectural profile.

The Sunset Boulevard facade is joined to the east and west facades by round polygonal corners which are formed by six adjoining vertical window elements. The window elements are similar in detail to the flat casements of the north facade.

The east and west facades have three story projecting bays at the lower level. Above the third story there is a shallow six story projecting bay. At the top of this bay there is a sculpture of a woman with her arms outstretched. At the top of the central or main tower there is a frieze panel which rings the building, featuring flower medallions, foliage patterns and birdlike figures. Above the

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central bays on each of the four facades are vertical rows of cylindrical slabs, (3 on the north and south, 4 on the east and west), projecting in one-quarter relief from the body of the building and rising above the parapet line.

Above the main body of the building a penthouse is set back on all four sides. Each of the four sides has butterfly frieze panels set between blank piers. The top of the butterfly panels are pointed, giving the roofline a serrated profile. The corner sections of the penthouse are polygonal for three-quarters of the height of the penthouse and divided into simple blank panels. Above these corner sections, the building is set back again and appears as a block with frieze ornamentation.

Above the penthouse is a small bunker-like tower, with a square bay projecting from it on the east and west walls. The walls of this tower have a band of ornamentation, and the corners are stepped back to create a vertical emphasis. Above this feature there is a sculptural cap with indented corners and a projecting course with two inverted tiers.

The south facade of the building is similar to the north, except that it has a porte cochere and a garage entrance at its base. The porte cochere wall off of De Longpre is articulated with vertical ribs that rise above the level of the solid balustrade wall of the roof terrace above. A decorative sculpture/lamp is located near the garage entrance. It is composed of inverted concave pyramids, flaring out at the top.

The frieze at the top of the main bay on the south side of the building is decorated with a rams head motif, bound sheaves of grain, horned animals, and Art Deco acanthus patterns. This design is similar to the frieze on the north facade.

The building is largely unaltered. The Sunset Boulevard entrance has been remodeled and relandscaped. A decorative frieze directly over the main entrance has been covered over and a marquis has been added. Metal awnings have also been added to the north and south facade roof terraces. The interior has been extensively altered by a 1936 redecoration and by more recent tenant modifications. The exterior is however, virtually intact. The majority of detailing remains and the original architectural intent is still clearly evident.

The building is highly visable from all directions, and is the

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the dominant feature of the West Hollywood, Sunset Boulevard streetscape. Its stylistic characteristics, size, and physical location serve to make it a landmark and visual point of reference in the community.

Item Number 10 continued

three parcels of land.

PARCEL 1:

That portion of Lot 8 of Tract 1501, as per map recorded in Book 23, page 64 of Maps, in the office of the county recorder of said county, described as follows:

Beginning at the most Easterly corner of said Lot 8, thence North 22° 20' 39" West along the Northeasterly line of said lot, a distance of 148.94 feet to a point, thence 2° 00' 00" West 19.91 feet, thence South 25° 56' 10" East 131.05 feet, more or less, to the point of beginning.

PARCEL 2:

Lot 9 of Tract 1501, as per map recorded in Book 23 Page 64 of Maps, in the office of the county recorder of said county.

PARCEL 3:

Lot 10 Of Tract 1501, as per map recorded in Book 23 Page 64 of Maps, in the office of the county recorder of said county.

Except that portion of Lot 10 lying Easterly of a line extending from a point in the Southeasterly line of said lot, a distance Southwesterly 50 feet from the most Easterly corner thereof to a point in the Northwestery line of said lot 10, distant Southwesterly 40 feet from the most Northerly corner thereof.

Justification;

The above boundaries were chosen as a result of the fact that they constitute the legal boundaries of the entire property. The boundaries have been specifically drawn to include all of the building and structural features of the property. To do this it was necessary to include the entire property.

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 checked="" 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 1930

Builder/Architect Leland A Bryant

Statement of Significance (in one paragraph)

Sunset Towers meets the requirements for admission to the National Register of Historic Places for several reasons including, its age, architectural design, its association with a prominent local architect, its importance to the history of apartment design and construction, its recognition by architectural historians as being of significance to the growth and development of the Los Angeles area, and its relatively unaltered exterior appearance.

Sunset Towers was designed by Leland A. Bryant, a prominent local architect known for his design of apartment houses in the Los Angeles area. Bryant's practice was most highly developed during the 1920's and 1930's. At the time that Bryant designed Sunset Towers his offices were located on Hollywood Boulevard and, in fact, he designed several other apartment buildings in the Hollywood area. In addition to Sunset Towers, his designs included plans for the Park Lane Apartments, the Club Manor Apartments, and the Crystal Pier Beach Club.

On September 12, 1930, a notice appeared in the Southwest Builder and Contractor, a local trade journal, recording the fact that Bryan was preparing plans for a sixteen story apartment building. Notice of completion of working plans appeared in the November 14 issue, and subcontracts were let for excavation and installation of concrete piles by the end of November. The initial date of construction is therefore, 1930. The building was completed by November of 1931.

Sunset Towers is perhaps the best example of large scale apartment Art Deco/Zig Zag Moderne architecture in the Los Angeles area. Historians, David Gebhard and Robert Winter have for example, noted in their Guide to Architecture in Los Angeles and Southern California, that "this tower is a first class monument of the Zig Zag Moderne and as much an emblem of Hollywood as the Hollywood sign". In addition, the numerous decorative friezes and sculptures on all four sides of the building are remarkable for their quality, condition, and detailing.

Sunset Towers is a visual landmark in the community, and a point of reference for travellers along Sunset Boulevard. An article in Saturday Night, a Los Angeles journal of "critical comment", noted in 1936, that "the building itself, erected several years ago, is a landmark in the western end of Hollywood... its southern and western sides command a magnificent view of Los Angeles,

9. Major Bibliographical References

Architectural Digest, 1931, Volume VIII, Number 4, Los Angeles, p.50.

Architect and Engineer, 1934, Volume 117, Number 1, San Francisco, back cover.

10. Geographical Data

INFO NOT VERIFIED

Acreage of nominated property 0.54

Quadrangle name Hollywood, Calif

ACREAGE NOT VERIFIED

Quadrangle scale 1:24000

UMT References

A	1	1	3	7	4	9	0	3	7	7	3	3	5	0
Zone	Easting							Northing						
C														
E														
G														

B	1	1	3	7	4	9	0	3	7	7	3	3	5	0
Zone	Easting							Northing						
D														
F														
H														

Verbal boundary description and justification

The property is located in the unincorporated area of the County of Los Angeles known as West Hollywood and consists of all or portions of

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Roger G. Hatheway (architectural historian)

organization Research, Historical / Architectural date November 28, 1979

street & number 631 Levering #20 telephone (213) 479-1250

city or town Los Angeles state California zip code 90024

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 Tracy Mellon

State Historic Preservation Officer Tracy Mellon date April 21, 1980

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

Keeper of the National Register Tracy Mellon

Attest: Tracy Mellon

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Hollywood and Beverly Hills." In conclusion, it is clear that the building has been a landmark of long standing duration.

The building is also of considerable importance in relation to the history of apartment house construction. It was one of the first and most luxurious Limit-Height apartment buildings in the Los Angeles area and was for a considerable period of time one of "the tallest in the city". In addition, when the interior of the building was remodeled in 1936, it incorporated a number of advanced features including all-electric service, and the first reported apartment telephone-jack system in California.

Furthermore, with the exception of rather extensive remodeling to the interior of the building the original design and architectural intent are clearly evident. The building has maintained its architectural integrity of exterior design and detailing, and has consequently retained and increasingly developed a profound sense of time and place.

In conclusion, Sunset Towers can be said to be eligible to the National Register at the local level of significance as the result of a number of contributing factors. In a sentence, like the Hollywood sign, it is a recognizable symbol of the history, growth and development of Los Angeles.

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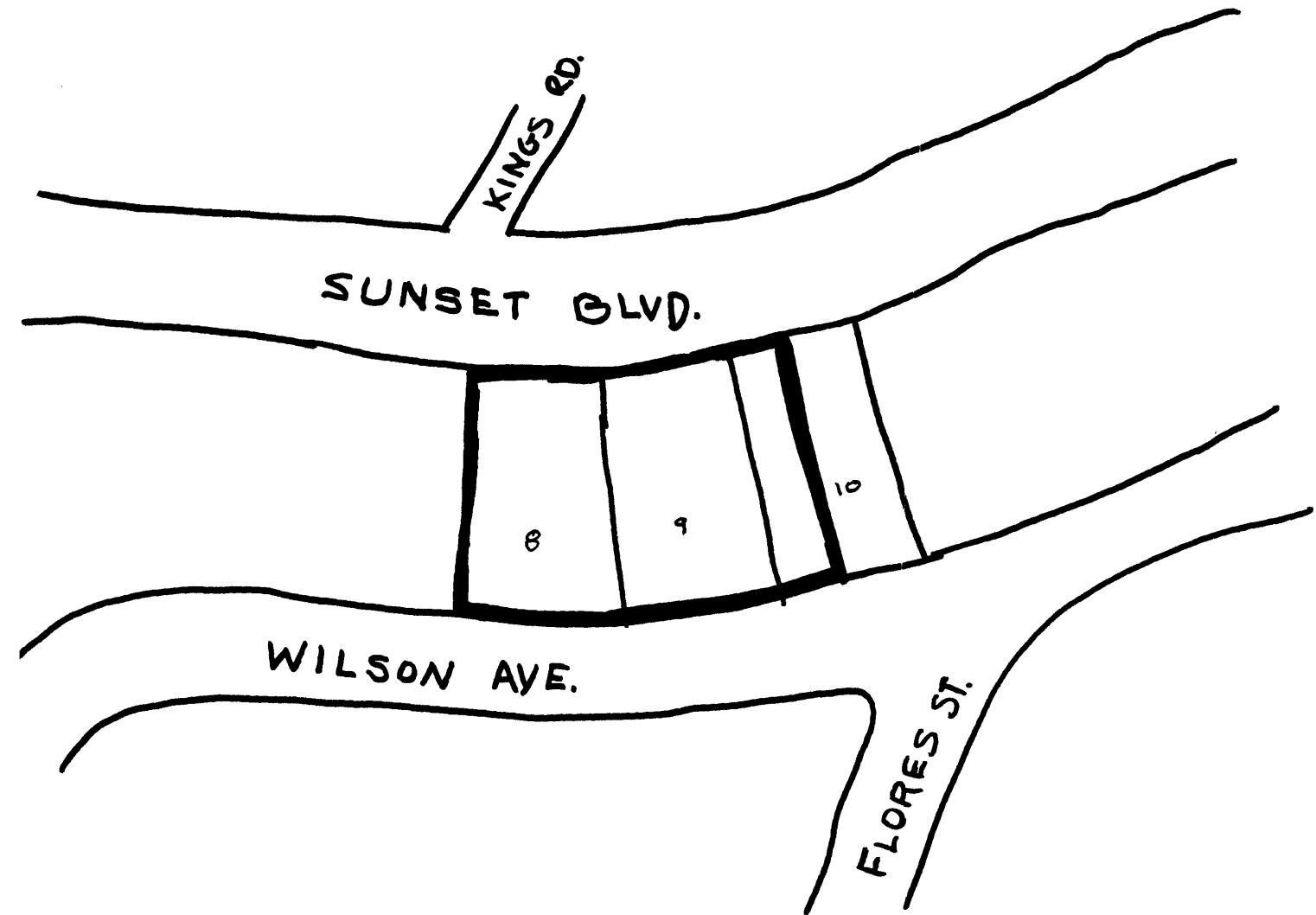
ITEM NUMBER 9 PAGE 1

Gebhard, D., Winter, R., A Guide to Architecture in Los Angeles & Southern California, Peregrine Smith, Santa Barbara, 1977, p. 133.

Los Angeles Times, September 7, 1930, Part V, Page 1., illus.

Saturday Night, 1936, October 31, Volume 44, Number 6, p.8., illus.

Southwest Builder and Contractor, Los Angeles.
September 12, 1930, building notes.
November 14, 1930, building notes
November 28, 1930, building notes.
January 2, 1931, building notes
November 2, 1931, p. 36.



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Los Angeles, Los Angeles County, California
Book 23 Page 64
Tract 1501 Lots 8, 9 and part of 10

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Sunset Towers Los Angeles County CALIFORNIA
80000812

ADDITIONAL DOCUMENTATION APPROVED

George M. Lapsley 3/17/94

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

**National Register of Historic Places
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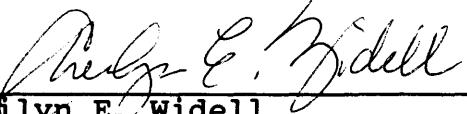
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**AMENDMENT: Sunset Towers
Los Angeles County, California**

Address Change:

In 1984, the City of West Hollywood, formally a part of the City of Los Angeles, was incorporated. The new address for Sunset Towers is as follows:

Sunset Towers
8358 Sunset Boulevard
West Hollywood, California


Cherylyn E. Widell
State Historic Preservation Officer

2/22/94
Date