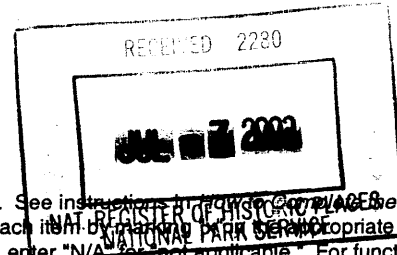


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1776



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in NPS Form 10-900a, National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for not applicable. For functions, architectural classification, materials, and areas of significance, enter only 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.

1. Name of Property

historic name Andalusia

other names/site number City of Los Angeles Historic Cultural Monument No. 435

2. Location

street & number 1471-1475 Havenhurst Drive NA not for publication

city or town Los Angeles NA vicinity

state California code CA county Los Angeles code 037 zip code 90046

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for 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. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Stephen P. Nelson, DSHPO 7-3-04
Signature of certifying official/Title Date

California Office of Historic Preservation
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 commenting or other official 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): _____

Edson H. Beall 8/21/03
Signature of the Keeper Date of Action

Andalusia

Name of Property

Los Angeles County, California

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>3</u>		buildings
		sites
		structures
<u>1</u>		objects
<u>4</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)

Spanish Colonial Revival

Materials

(Enter categories from instructions)

foundation concrete
roof terra cotta
walls stucco

other wood, brick, iron, ceramic tile

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 values, 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.

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1926

Significant Dates

1926

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Zwebell, Arthur and Nina Wilcox

Narrative Statement of Significance

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

9. Major Bibliographical References

(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 by 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

Acreege of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	373900	3773640	3	---	---	---
2	---	---	---	4	---	---	---

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Marsha Croninger, Managing Member

organization Andalusia Partners LLC date 12/30/02

street & number 1601 Lasuen Road telephone 805-966-2024

city or town Santa Barbara state CA zip code 93103

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 the SHPO or FPO.)

name Andalusia Partners LLC

street & number 1601 Lasuen Road telephone 805-966-2024

city or town Santa Barbara state CA zip code 93103

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine 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 the 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 Project (1024-0018), Washington, DC 20503.

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Section 7 - Narrative Description

The Andalusia is a two-story stucco and tile Spanish Andalusian style courtyard apartment. It was designed and built in 1926 by Arthur Zwebell and Nina Wilcox Zwebell, accomplished designers of several courtyard buildings in the Los Angeles area. The Andalusia is considered perhaps their best building. The building includes nine living units arranged around a central garden courtyard, plus a caretaker basement apartment. There are two free standing garage buildings containing four garages each. The walls of the Andalusia are primarily stucco with terra cotta tile roofing, wooden balconies and ceramic tile details. The Andalusia fronts on Havenhurst Drive near Sunset Boulevard and Laurel Canyon Boulevard in a neighborhood that includes several apartment buildings from the 1920s. The property borders on the City of West Hollywood. The design incorporates eight garages, four facing on the street, and four surrounding a tiled courtyard for automobiles. From this entry court there is an arched passage into the central garden courtyard, which includes a tiled fountain, outdoor fireplace and some original plantings. A third courtyard is located at the back of the property. The property consists of three contributing buildings and one contributing object, a fountain. The Andalusia is in fine condition and has had few alterations since its original construction.

A summary of the work of the Zwebells including plans, pictures and a narrative on the Andalusia is contained in *Courtyard Housing in Los Angeles* by Stephanos Polyzoides, Roger Sherwood and James Tice, Princeton Architectural Press, 1992.

Each of the apartments is unique. All have at least one fireplace and many have access to a private or shared balcony. Five units have living rooms with high ceilings

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and clerestory windows. Many of the interior lighting fixtures are original and several windows have original exterior decorative ironwork. Most of the tile in the bathrooms and kitchens is original.

There are two two-story apartments on either side of the front (east) side each with a front doorway and an original exterior tile stairway to the maid's bedroom. These units consist of a total of three bedrooms (one with fireplace), two baths, a living room with fireplace, separate dining room, original tiled entry and stairs, and a small basement. Both units open on a shared balcony overlooking the central garden courtyard.

On the left (facing west) units 3 and 4 were temporarily combined into one unit joined by a single doorway. Both units have double height living rooms with fireplaces, clerestory windows and original tiled stairways from the living room leading to an upstairs bedroom and bath. Unit 3 has a private balcony overlooking the interior garden courtyard of the upstairs bedroom. The original kitchen and dining room in unit 4 has been changed into a large ground floor bath and walk-in closet, but all original plumbing, windows and walls remain in place.

There are four units to the rear (facing west) separated by an arched passage and tile stairways leading up to the second floor units and down to the rear courtyard. There is an exterior wooden balcony along the second story looking down on the central garden courtyard. Unit 5 is on the lower left. It has one bedroom, one bath, a living room with fireplace and adjacent raised dining area and a kitchen all on one floor. Unit 8 is directly above unit 5. It has two bedrooms, one bath, a kitchen, raised dining area, a living room with fireplace and a small balcony office/library alcove overlooking the living room. The living room has a high ceiling with clerestory windows. Unit 6 is on the right to the

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rear and unit 9 is above unit 6. Unit 6 has one bedroom, a bath, a living room with fireplace, raised dining area and kitchen. Unit 9 has a living room with fireplace, high ceiling and clerestory windows; a kitchen; raised dining area; bedroom and bath. Both Units 8 and 9 have access to the exterior wooden balcony above the central garden courtyard as well as another wooden balcony along the second story above the rear courtyard.

The original owner's apartment, unit 7, is on the right side of the central courtyard (facing west), across from units 3 and 4 and facing the outdoor fireplace. It has a large double height living room with clerestory windows and original tile stairway to an upstairs bedroom and one bath. The living room was designed with a balcony to accommodate a pipe organ for Nina Zwebell, but the pipe organ is no longer there. A portion of the second floor area for the pipe organ appears to have been converted into the second floor bathroom. The upstairs bedroom is in a circular tower which is of brick construction with a high beamed ceiling and fireplace. Beneath this bedroom, on the ground floor and also in the tower, is a circular dining room with fireplace. Additional rooms downstairs are a kitchen, pantry/bar, one downstairs bedroom, a study and one bathroom.

There are eight brick garages in two freestanding buildings with detailed decorative wooden sliding doors and decorative ironwork. The wooden doors to the garages have been repaired in some places, but appear largely original. Four of the garages face on Havenhurst and four surround the interior tiled motor courtyard. There are exterior lighting fixtures most of which are believed to be original. In the 1990s the plumbing and electrical systems for the building were modernized, cable television added, and some units have air conditioning, security, music and/or computer wiring, all without

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significant alteration to the original architecture. Although the building has been repainted from time to time, it appears that it was never restuccoed and that the stucco is in fine original condition.

The landscaping in the interior garden courtyard was restored in the 1990s, retaining the original tiled central fountain, a large bird of paradise plant and possibly some other original plants. Also in the 1990s the original raised swimming pool in the rear courtyard was removed and a new fountain/spa built using tiles from the original stoves found in the units in 1989. The rest of the stoves was discarded by the previous owners. In the interior garden courtyard there are two original molded sculptural heads set into the south wall (external to units 3 and 4) which appear to be continuous with the exterior stucco and made of stucco.

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Section 8 - Narrative Statement of Significance

As noted in *Courtyard Housing in Los Angeles*, the Andalusia, built in 1926, is perhaps the most accomplished building by Arthur and Nina Zwebell who were master building designers and the originators of the "highly refined deluxe court in Los Angeles."¹ As a deluxe court, the Andalusia is both an extraordinary building in its own right, and a wonderful exemplar of the broader architectural type, courtyard housing, that is indigenous to Los Angeles and expresses and reflects the favorable location and unique history and culture of that city. A confluence of gentle weather, broad open spaces, the movie industry, and a burgeoning mobile population led to a flowering of different courtyard variations throughout the city between 1910 and the 1930s. The Andalusia is among the most elaborate and successful of this southern California architectural icon.² The property is significant under Criterion C in the area of architecture as an excellent example of Spanish Colonial Revival design and as an excellent example of the work of Arthur and Nina Zwebell.

"Arthur and Nina Zwebell gave Los Angeles a unique building heritage in a burst of activity that lasted less than a decade. During the 1920s, this team designed and built several single-family houses, but their fame will, without doubt, rest on eight buildings of a character peculiar to Los Angeles, which we have termed 'courtyard housing'.³ They are Quaint Village, 1921, demolished; "Hansel-and Gretel," 1922; Villa Primavera, 1923; Patio del Moro, 1925, listed in the National Register 1986; Andalusia, 1926; Ronda, 1927; El Cabrillo, 1928; Casa Laguna, 1928

¹ *Courtyard Housing in Los Angeles* p. 64 and p. 77.

² See generally *Courtyard Housing in Los Angeles* pp. 1-61.

³ *Courtyard Housing in Los Angeles* p. 64.

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In name, the Andalusia reflects its architectural sources. California's early Spanish and Mexican heritage included missions, generally organized around a courtyard space with patios, verandas or arcades and sometimes a central fountain. "The rediscovery of this mission-rancho background coincided with one of the great real estate booms in American history: between 1883 and 1890, more than 200 towns were platted in Los Angeles County, and the population in southern California increased from 64,000 to 200,000. The mission saga became the operative legend of the southland's urbanization, and the Spanish revival was established as the preferred building style...In his preface to Austin Whittlesey's book *The Minor Ecclesiastical, Domestic and Garden Architecture of Southern Spain*, Bertram Goodhue outlines the process by which Andalusia was discovered by young and ambitious American architects. When the traditional grand tour was suspended because of the First World War, Spain became one of the few countries open to architectural touring and study. ...Of all the regions of Spain, Andalusia was the most visited and most admired, both because of the extreme purity of its settlements and buildings, and because of the climate, landscape and sharp clear light that so resembled elements found in southern California."⁴

In location the Andalusia is part of a neighborhood that includes several other luxury 1920s apartments including three of the Zwebell's other Spanish revival courtyards. The neighborhood is frequented then and now by aspiring and established Hollywood celebrities. Among the many well known past residents of the Andalusia are

⁴ *Id.* p. 20.

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Louis L'Amour, Clara Bow, Cesar Romero. Claire Bloom, Marlon Brando and Teresa Wright.⁵

In its basic construction materials, the Andalusia reflects the typical materials of the period - stucco, wood, brick, terra cotta roofing - but in its extraordinary details it exhibits the talents of the artisans and craftsmen who realized the Zwebell's designs. "In 1926, the Zwebells sold the Villa Primavera to develop the Andalusia, the court that firmly established their reputation. By now Arthur Zwebell had mastered a daring and pure Andalusian style and was supported by a wide array of craftsmen. Perhaps the Zwebell's most accomplished building, the Andalusia incorporates the best features of all the[ir earlier] experiments. Its overall form and the dwelling pieces are beautifully resolved."⁶

The Zwebells grew up in the midwest and moved to Los Angeles in 1921, about ten years after their marriage. Almost immediately they began to design and build housing. Their first court was Norman style and their second, in 1922-3, a Hansel and Gretal fantasy style. The Villa Primavera was their first known Spanish revival style courtyard built in about 1923. It was followed by the Patio del Moro in 1925 and then the Andalusia in 1926. Several other courts followed for a total of at least eight.⁷

"Without a doubt, Arthur and Nina Zwebell were the originators of the highly refined deluxe court in Los Angeles. Though their interlude in the building history of the region was brief, their contribution was extraordinary, including their concern for

⁵ *Courtyard Housing in Los Angeles* p. 77 and *Casa California* p. 141.

⁶ *Id.* p. 77.

⁷ *Id.* p. 64

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traditional urban form, their adaptation and development of the southern California court type of housing, their use of landscape as a discrete formal language, and their ability to produce richness in individual units in each court. ... Both Zwebells were consciously opposed to the forms of modern architecture and design. They were 'ancients' who sought inspiration in the imagery of the past. This, however, is only part of their story; for, paradoxically, Arthur demanded and finally achieved an architecture that in a planning sense was as rational as any truly modern work was supposed to be. ... The Zwebell's complete control of their projects, from finance to construction, and their unique combination of business and design skills generated a set of exemplary buildings that served as a standard for most examples of courtyard housing that followed. From our perspective today, their work is valid as more than just a model for future housing experiments; it is also architecture of the highest quality - some of the finest ever created in Los Angeles."⁸

Reportedly the Zwebells lived at the Andalusia from its construction until about 1929 when the housing market crashed and it was sold to Mrs. Uhl, a niece. Mrs. Uhl lived there from 1929 until her death.⁹ In 1989 The Andalusia was purchased by Don and Alice Willfong and Craig Wright. In 2002 the present owners acquired it.

⁸ *Id.* pp. 64-5.

⁹ Don Willfong.

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Section number 9 Page 9 Andalusia, Los Angeles County, Ca.

Section 9 - Major Bibliographical References

Courtyard Housing In Los Angeles, Stephanos Polyzoides, Roger Sherwood and James Tice, Princeton Architectural Press, 1992.

Casa California, Spanish-Style Houses from Santa Barbara to San Clemente, Elizabeth McMillian, Rizzoli International Publications Inc., 1996

California Colonial, the Spanish and Rancho Revival Styles, Elizabeth McMillian, Schiffer Publishing Ltd., 2001

Red Tile Style, America's Spanish Revival Architecture, Arroll Gellner, the Penguin Group, 2002.

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Section 10 - Geographic Data

Verbal Boundary Description:

Lot 3 in Block "E" of Crescent Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6 Page(s) 92 and 93 of maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5554-018-009.

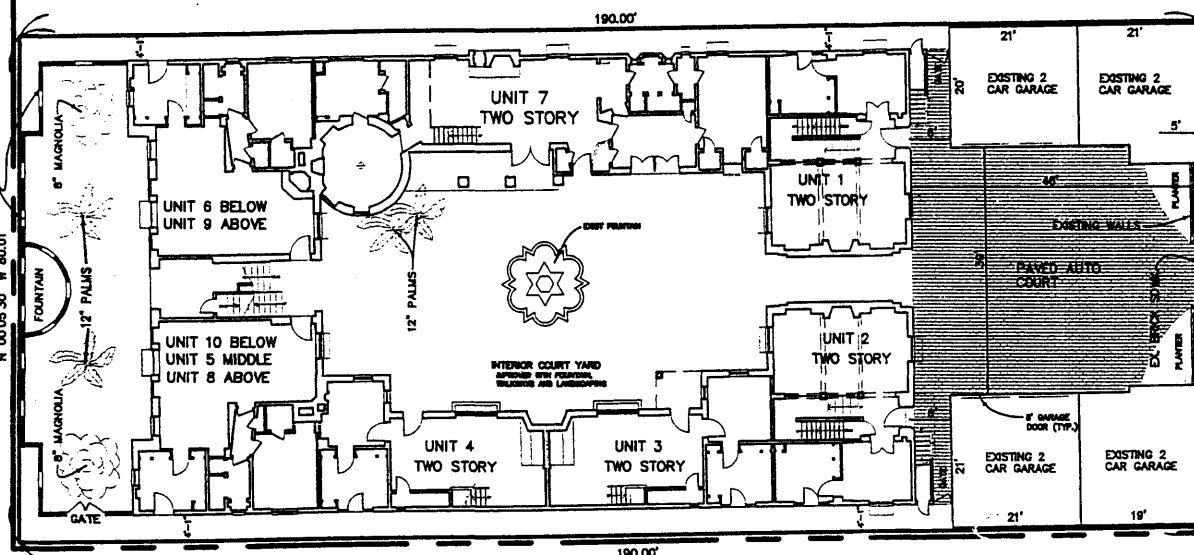
Boundary Justification:

The boundary corresponds to the city lot on which the building is located and has always been associated with.

CITY OF LOS ANGELES

N 89°04'30" E 220.00'
190.00'

CITY OF WEST HOLLYWOOD
EXISTING WALLS
N 00°05'30" W 80.01'



CITY OF WEST HOLLYWOOD

N 89°04'30" E 220.00'

NOTES:

1. LEGAL DESCRIPTION:

ASSESSOR'S PARCEL NO. 5054-018-008
LOT 3, BLOCK E, CRENSHAW HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2. OWNER:

ANDALUSIA PARTNERS LLC
1801 LASUN ROAD
SANTA BARBARA, CA 93103
PH: (805) 966-2024

3. ADDRESS:

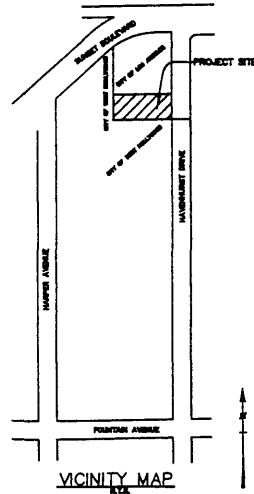
1471-1475 N. HAVENHURST DRIVE
LOS ANGELES, CA 90048

4. AREAS:

NET = 15,200 SQ.FT. OR 0.35 AC.
GROSS = 17,800 SQ.FT. OR 0.40 AC.

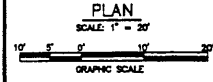
5. GENERAL DATA:

THE SITE IS FLAT.
SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
THE SITE IS NOT IN HAZARDOUS AREAS INCLUDING GEOLOGICAL HAZARD AREA OR FLOOD HAZARD AREA.
PROPERTY IS NOT IN WILDFIRE GRADING AREA OR MOUNTAIN FIRE DISTRICT.
THOMAS GUIDE LOCATION: PAGE 563, GRID AS
DISTRICT MAP NO.: 147 B 173
CENSUS TRACT NO.: 1842.000



PREPARED UNDER THE DIRECTION OF:

Tom Stenrock
TOM STENROCK
R.C.E. 18862
DATE: 4/16/24



PTT
23' E/C
4" SCG
12' E/C
8" DN/WS
13' W/C
DN/WS
15' W/C
8" SEWER PER D-2285
6' E/C
36" R.C.P. S.O. PER D-4921
6' E/C

PLANNING ASSOCIAT
1801 LASUN ROAD
SANTA BARBARA, CA 93103
(805) 966-2024

ANDALUSIA PARTNERS LLC
1801 LASUN ROAD
SANTA BARBARA, CA 93103
(805) 966-2024

SITE PLAN