

RECEIVED

NPS Form 10-900
(3-82)

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United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places Inventory—Nomination Form

received NOV 25 1986

date entered DEC 29 1986

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

1. Name

historic The Jardinette Apartments

and/or common The Jardinette Apartments

2. Location

street & number 5128 Marathon Street N/A not for publication

city, town Los Angeles N/A vicinity of

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 type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" 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 checked="" type="checkbox"/> park
			<input 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 K.L.C Neutra

street & number 400 S. Main Street

city, town Los Angeles N/A vicinity of state California 90013

5. Location of Legal Description

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

street & number 320 West Temple Street

city, town Los Angeles state California

6. Representation in Existing Surveys

title A Guide to Architecture in Los Angeles
and Southern California has this property been determined eligible? yes no

date 1977 Published by Peregrine Smith, Inc. federal state county local

depository for survey records c/o Dr. David Gebhard, Department of Art
University of California

city, town Santa Barbara state California

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

Describe the present and original (if known) physical appearance

The Jardinette consists of a four story, 43-unit apartment complex. It is built in a shallow U-shaped plan and is of reinforced concrete construction. It is designed in an early expression of the International Style. Alterations are minimal.

The building is located on a gently sloping lot at the southeast corner of the intersection of Marathon and Manhattan Place. The north or entry elevation of the structure contains a partially walled courtyard formed by two short wings which project from the extreme east and west ends of the building. Access to the building is gained from a slightly raised and offset porch set into the western wall of the eastern projecting wing.

The design of the structure is austere, exemplifying the most notable characteristics of the early International Style. The only overt use of decorative detail on the exterior of the building is, in fact, a panel of horizontally incised concrete placed directly over the entry area, and the use of simple string courses which gird the building on the northern, eastern, and western elevations. The major remaining design elements on the northern elevation are carried out in broad alternating bands of concrete and steel casement windows. This banding imparts a strong horizontal character to the building. Cantilevered concrete balconies project from each wing at the second, third, and fourth story levels. Concrete planters are set into each balcony. A single balcony projects from the eastern wing at the roof level as part of an area originally designed as a roof garden. Also constructed atop the eastern wing is a false parapet wall extending to a fifth story height. This wall screens a small roof access enclosure from view at the street level.

The eastern and western elevations of the building are similar in design and detail. Stringcourses band the building either as they project from the top of each balcony across the wall surface or from the sill of each set of casement windows. A metal fire escape is set into the wall surface at the western elevation, whereas a metal fire escape is attached to the exterior of the building's wall surface on the eastern elevation. Window articulation on the eastern and western elevations is irregular and is formed by non-continuous ribbon segments of steel casement windows.

The southern elevation consists of a simple flat wall surface articulated by window openings similar to those of the eastern and western elevations. The horizontal stringcourse banding is, however, not carried out on this elevation.

The roof is flat and is ringed by a concrete parapet. The roof is of composite construction and is broken only by vents and a stairway access and machinery penthouse enclosure.

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 checked="" 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** Architect: Richard J. Neutra
 Builder: State Construction Company

Statement of Significance (in one paragraph)

The Jardinette Apartments are significant in the history of modern architecture as one of the first examples of the International Style built in the United States. The building was also the first major commission of architect Richard Neutra in the United States. Neutra would soon become one of this country's most important architects, and would achieve international recognition following his 1928 design of the Health House for Dr. Phillip Lovell in Los Angeles. The Jardinette is further significant for the quality and integrity of its architecture, surviving virtually unaltered and in good condition.

The Jardinette Apartments were constructed as the prototype of a series of luxurious apartment buildings to be built in Hollywood by developer J.H. Miller.¹ Miller commissioned architect Richard Neutra to design the series, but the Jardinette would ultimately be the only one constructed due to Miller's subsequent bankruptcy. Neutra was an Austrian immigrant who had apprenticed in Berlin with the firm of Erich Mendelsohn. Berlin of the early 1920's was the site of some of the world's most advanced architectural concepts: the principles of the Bauhaus and the teachings of Walter Gropius. Briefly, these new principles combined architecture with sculpture and painting, executed in unornamented style devoid of class distinction. Neutra, greatly influenced by these principles, emigrated to the United States in 1923 and subsequently joined the firm of Holabird and Roche in Chicago. It was here, at the 1924 funeral of Louis Sullivan, that Neutra first met Frank Lloyd Wright. He studied with Wright at Taliesin in the fall and winter of that year. Neutra was convinced by Wright that California was the most conducive area for modern architecture, and he moved to Los Angeles in 1925. Neutra resided at the King's Road residence of another progressive architect, Rudolph Schindler. In 1925, Schindler designed what is generally regarded as the earliest example of the International Style in the U.S., the Lovell Beach House in Newport Beach; Neutra was landscape architect. Schindler and Neutra formed a partnership called the "Architectural Group for Industry and Commerce". It was under this heading that Neutra designed the Jardinette.

¹ Hines, Thomas S. Richard Neutra and the Search for Modern Architecture. New York: Oxford University Press, 1982, p. 73.

9. Major Bibliographical References

See Continuation Sheet, Item 9.

10. Geographical Data

Acres of nominated property 0.21 acre

Quadrangle name Hollywood

Quadrangle scale 1:24000

UTM References

A

1	1	3	7	9	2	4	0	3	7	7	2	1	3	9
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

Tract 3783, Lot 16 as recorded in Book of Maps No. 41, Page 44, of Los Angeles County. Boundaries are drawn on lot lines which encompass the historic property.

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 Roger G. Hatheway and Richard Starzak

organization Roger G. Hatheway & Assoc.

date July 5, 1985

street & number 25283 Cabot Road #218

telephone (714) 472-8648

city or town Laguna Hills

state California 92653

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

Roger G. Hatheway

title State Historic Preservation Officer

date 11/17/86

For NPS use only

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

date 12/29/86

for [Signature]
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
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Continuation sheet

Item number 7

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The interior of the structure is simply laid out. At the first story level, it consists of a single narrow corridor leading east to west off of a small reception area which also serves as an elevator lobby. Interior detail is minimal, consisting of industrial type doors and wire glass windows. A simple geometric wood screen shields the corridor from the reception area. The lobby area is eliminated from the design at the second, third, and fourth story levels with only the narrow corridor remaining. The overall impact of the interior of the structure is, therefore, one of stark and reductive architectural realism.

The structure has been modified only by the removal of small awnings on the eastern elevation. The building is, therefore, architecturally unaltered, retaining and presenting the architect's original design intent to an unusual and remarkable degree.

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Construction of the Jardinette was begun on September 24, 1927.² The design of the apartments was Neutra's first major commission in the United States. Although designed under the name of the firm created with Schindler, the design and client contact was undertaken entirely by Neutra. The client, J.H. Miller, contracted the State Construction Company to build the apartments for an estimated cost of \$105,000. Before construction was completed, Miller was bankrupt and the contractor acquired control of the building and finished the construction. The financial failure of Miller ended the possibility of erecting any future luxury apartments in the planned series although Neutra had already completed the designs. The Jardinette was clearly a major departure from popular architecture in Los Angeles in 1927. It was featured in several American and European journals. The open balconies were originally landscaped, appearing to the observer as terraced gardens.

Immediately following construction of the Jardinette Apartments, Neutra received one of his most important commissions, the design in 1928 of the Health House for Dr. Phillip Lovell on Dundee Drive in Los Angeles. The design of Health House gained Neutra international acclaim and Neutra eventually became one of the foremost worldwide practitioners of the International Style. His subsequent designs included: the Van der Leeuw Research House in Silver Lake (1932); motion picture director Josef Von Sternberg's residence in Los Angeles (1935); the Catalina Ticket Office (1937); and the Los Angeles County Hall of Records (1960).

The Jardinette Apartments stand today both as Neutra's first major commission in the United States, one of the earliest American examples of the use of the International Style. In addition, they represent experimental architecture at its finest in terms of concept, for the basic design principles expressed in the Jardinette Apartments would reappear throughout Neutra's career.

² Building Permit Application. Issued and compiled by the Los Angeles Department of Building and Safety, 1905-present, September 24, 1927 #27954.

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Building Permit Application. Issued and compiled by the Los Angeles Department of Building and Safety, 1905-present.

Frampton, Kenneth. Modern Architecture: A Critical History. New York: Oxford University Press, 1980, 324 pp.

Gleye, Paul. The Architecture of Los Angeles. Los Angeles: Rosebud Books, 1981, 240 pp.

Hines, Thomas S. Richard Neutra and the Search for Modern Architecture. New York: Oxford University Press, 1982, 356 pp.

Roth, Leland M. A Concise History of American Architecture. New York: Harper & Row, 1979, 400 pp.

"The Garden Apartment House," Christian Science Monitor, July 12, 1928.

Hitchcock, Henry-Russell, Jr. "Foreign Periodicals," Architectural Record, 64 (December 1928), p. 537.

Morgan, Willard D., "C. M. D. Architecture Receives Editorial Acclaim," Central Manufacturing District Magazine, (Los Angeles) April 1930, pp. 32-35.

The Jardinette Apartments
 5128 Marathon St., Los Angeles
 Los Angeles County, California

Copy of:
 LOS ANGELES CO. ASSESSOR'S MAP
 5535:17

5535 17

60'

WESTERN

AVE.

MARATHON ST.

ST.

MANHATTAN

TRACT NO. 3783

M.B. 41-44

PL.

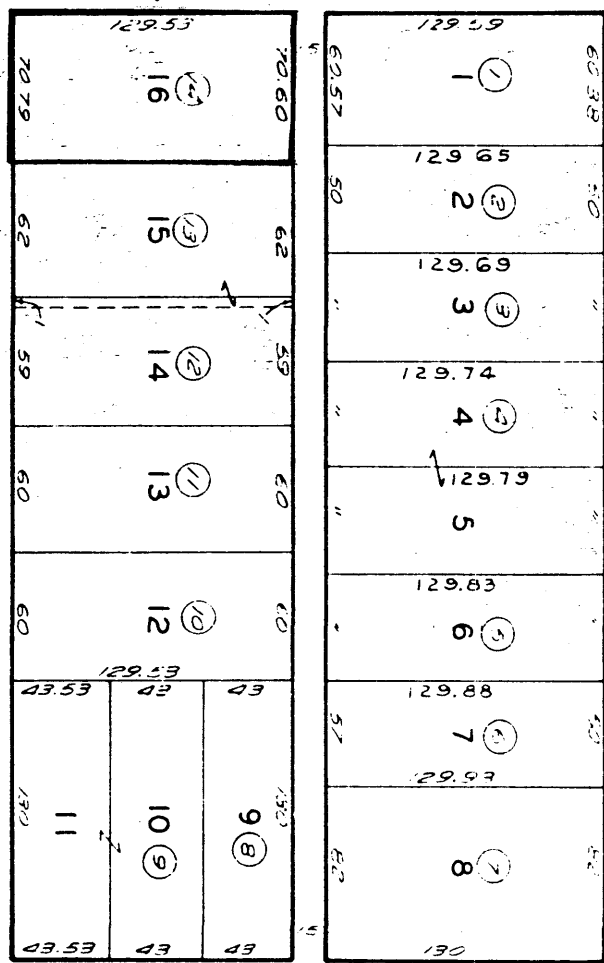
MELROSE

AVE.

CODE
4



RECORDS & MAPS DIVISION 1973-17



The Jardinette Apartments
 5128 Marathon St., Los Angeles
 Los Angeles County, California

SANBORN INSURANCE CO. MAP

