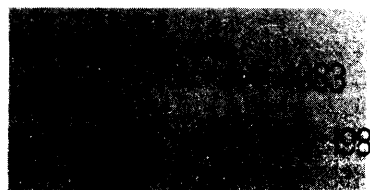


United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

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

RECEIVED  
MAY 27 1983



1983

*Final*

OPP

1. Name

historic Hacienda Arms Apartments

and/or common Coronet Apartments

2. Location

street & number 8439 Sunset Boulevard<sup>Bldg.</sup> N/A not for publication

city, town Los Angeles N/A vicinity of congressional district 23rd

state California code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<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 checked="" type="checkbox"/> other: unoccupied

4. Owner of Property

name See continuation sheet

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

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

street & number 227 North Broadway

city, town Los Angeles state California 90012

6. Representation in Existing Surveys

title None has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records

city, town \_\_\_\_\_ state \_\_\_\_\_

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>		
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	N/A	
<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

The Hacienda Arms Apartments is a five-story brick structure, including a full, ground level concrete basement, faced with cream and tan colored plaster and ornamented with intricately molded cast stone. (The building is faced with plaster on three sides; the back is painted, exposed brick.) Built to resemble an Italian Renaissance villa, the structure is U-shaped, with a central section, set back behind a raised concrete courtyard, flanked by two matching symmetrical wings which project south towards Sunset Boulevard. Virtually unaltered since its construction\* in 1927, the structure still dominates the rise upon which it was constructed, offering a sweeping view of Los Angeles. It has retained its historic integrity over the years,\*still projecting a refined, elegant facade towards Sunset and the city.

The full basement which comprises the building's first floor, built flush to the sidewalk on Sunset to the south and Queens Road to the west, lifts the apartments above the activity of the street and contains enclosed parking spaces. That portion of the basement which supports the two wings is marked by large concrete and plaster quoins, square windows surrounded by simple cast stone moldings, and horizontal moldings at the ground level and above the windows, dividing the basement from the second story.

A grand entrance stairway and fountain dominate the central section of the basement. Fashioned of cast stone, the fountain is attached to the basement at the center of the facade. Two fish, water spouts in their mouths, face out of the fountain to the left and right. Between them a grimacing face, with cheeks puffed out, lips pursed around a spout and curly hair flowing behind, glares out towards the street. To either side of the fountain matching flights of stairs climb diagonally up the basement wall, join at a landing above and behind the fountain and continue up to the courtyard. Classical balustrades of cast stone flank the stairs and guard the forward edge of the courtyard. (In the early 1930's an awning covered the stairs and ran the length of the courtyard to the arched entrance, protecting patrons from the elements.)

Elaborately molded cast stone decoration marks the otherwise smoothly and elegantly articulated facade of the building's upper four stories. The tall, rounded arched entranceway is formed of ornately modelled blocks of cast stone. The bottom blocks of the archway are cast with the image of a nude cherub, arms upraised, supporting the urns in the blocks immediately above. Vines and flowers spring from the urns, climbing the remaining blocks until they meet at the console which forms the keystone of the arch. Grillwork fills the upper part of the arch and lanterns project out to either side of it.

(See Continuation Sheet attached)

\*Subsequent to the submission of this application, the building was damaged by fire. An addendum has been attached which details the effects of the fire upon the building's integrity.

## 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 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** Charles Sherman Cobb

### Statement of Significance (in one paragraph)

The Hacienda Arms Apartments, an apartment building modelled after Italian Renaissance villa architecture, is a rare extant example of the style in the Los Angeles area. Its scale, proportions, smooth articulation of surfaces and finely crafted cast stone work set it off as an elegant embodiment of the style, reflective of the wealth and growth of the Hollywood area in the 1920's. Perched upon the north side of Sunset Boulevard, with a sweeping view of Los Angeles, the structure is virtually unchanged since its construction in 1927, having maintained not only its integrity of design, materials and workmanship, but also its integrity of location, setting, feeling and association. \* Designed by a prominent Toronto architect who had recently relocated in Los Angeles, its spacious, first-class apartments were home to wealthy Hollywood area residents in the 1930's.

The Hacienda Arms was built in 1927 for Alexander R. Gollos for a reported cost of \$382,000.00. Arthur Bard & Company served as the contractors and Charles Sherman Cobb was the architect. It rose in a newly developing area west of Hollywood - the tract dates from 1923 - as a villa in Italian Renaissance style. While there are extant commercial examples of Italian Renaissance style commercial buildings constructed in the Los Angeles area in the 1920's - particularly a number of commercial buildings constructed at that time in downtown Los Angeles - the application of the style in villa form to a residential building is perhaps unique among remaining local buildings from the era. The Garden Court Apartments, built in Hollywood in 1920, was also designed as an Italian villa, but its effusive, Baroque ornamentation sets it well apart from the quiet elegance of the Hacienda Arms. The building's status as a rare, characteristic type is particularly pronounced when it is compared with the Moderne Sunset Towers which rise across the street, a block to the east. The gulf between the two seems far greater than the three years which separate their construction dates. Viewed together, they stand as models to their respective styles.

Not only significant as an unusual and distinct type, the building is also a particularly fine example of a transplanted Italian Renaissance villa. The full, ground level, quoined basement serves the requirements of the style, while further housing parking spaces and raising the upper four stories of apartments above the noise and prying eyes of Sunset Boulevard. Coupled with the building's location on a rise, it also provides the apartments with grand vistas of the city. The scale and proportion of the building is refined, as is the smooth articulation

\*See footnotes under Section 7.

# 9. Major Bibliographical References

See Continuation Sheet attached

# 10. Geographical Data

Acreage of nominated property .5

Quadrangle name Hollywood

Quadrangle scale 1:24,000

### UMT References

A 

1	1	3	7	3	3	0	0	3	7	7	3	3	6	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** Tract No. 7737, lot 506 and western portion of lot 501 as shown on attached boundary map. Boundaries are drawn on lot lines encompassing historic resource.

### 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 Marvin A. Brown

organization The Los Angeles Conservancy date 5/25/83

street & number 849 South Broadway Suite M-22, phone 213-623-2489

city or town Los Angeles state California 90014

# 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 M Ollon

title State Historic Preservation Officer date 10/21/83

For HCRS use only

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

W M Ollon

date 12/15/83

Keeper of the National Register

Attest:

Chief of Registration

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

FOR HCRS USE ONLY  
RECEIVED  
DATE ENTERED

CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 1 of 1

At the third story of the central section, to the left and right of the entranceway, are the elaborate window groupings which are the decorative hallmarks of the building - ornate, Classical/Gothic cast stone frames encasing three ten-light, arched casement windows. Each stone frame is bordered by tall Corinthian pilasters, with shorter attached Corinthian columns rising up between the windows. Surmounting the windows are trefoil arches. Quatrefoils are incised between the trefoils and the remainder of the spandrel surface is adorned with flowing patterns. Two pairs of the cast stone, triple window groupings also decorate the south facing facades of each of the wings at the fifth story and identically decorated double window groupings adorn the southeastern and southwestern corners of each wing, also at the fifth story.

Cast stone was further utilized in the large, round cartouches which face Sunset at the center of the top story of each wing and of the central section. A small face, framed by wings, with the words "A.D. 1927" cast below it, stares out from the bottom of each cartouche.

The remainder of the detailing of the building is restrained in Renaissance fashion, giving it a refined character which it maintains to this day. A simple stringcourse of bricks, laid with their corners facing out, divides the fourth and fifth floors of the facades which face the courtyard. Smooth plaster pilasters, in contrasting tan color like the quoins beneath them, rise up the southeastern and southwestern corners of each wing, from the top of the basement to the roof. The cornice of the building is of frame construction capped by red tiles. A small tiled, hipped roof structure peers above the top of each wing.\*

The exterior of the building is well preserved (although the building is now unoccupied) and is virtually unaltered.\* Awnings hang from some of the windows and a large billboard, which could easily be removed, rests atop the west wing.\* The interior of the top four floors retains few original decorative details.\* The lobby was largely taken apart during remodelling attempts a few years ago. Its original hand painted ceiling has been painted over a solid brown and is only visible in spots where the paint has peeled away. Concrete fireplaces, their mantels supported by Corinthian columns, still adorn the front rooms of the apartments, although they were concreted in some years ago. The spacious apartments, their rooms divided by arched doorways, still project the ambiance of the earlier days of the building.

\*See addendum for detailed discussion of fire damage. Damage was confined largely to the roof and the interior of the fifth floor; the billboard was destroyed in the fire.

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

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET    Significance    ITEM NUMBER    8    PAGE 1 of 2

of the wall surfaces. The understated nature of the facade and its stately grand stairway serve as a counterpoint to the cast stone ornamentation of the entrance arch, cartouches and Classical/Gothic window frames. The workmanship of these decorative flourishes is of the highest quality, as are their aesthetic values.

Virtually unaltered since its construction, the building retains its integrity of location, feeling and association, as well as that of design, materials and workmanship.\* It still offers a vista of the city (now in part impeded by a hotel across the street) and projects the same aura of wealth, dignity and leisure it projected in the boom years of the late 1920's. A former resident, who lived there in the early 1930's, remembers it as a first-class residence which was the home of numerous wealthy Hollywood residents. A number of residents housed their servants in smaller apartments in the building; the Hacienda Arms provided full service for those who did not. With the coming of World War II the building began to decline. Its name was changed to the Coronet Apartments in the 1940's and it began to serve a more transient clientele. Plans to develop the building in the late 1970's as a luxury hotel fell through, but not until the developers had torn apart and redone many of the interior walls and painted the exterior.

Charles Sherman Cobb, the building's architect, was a prominent Toronto architect who relocated in the Los Angeles area in the mid-1920's. Born in Albany, New York, Cobb received his B.Arch and M.S. in Arch. from Cornell University. In 1912 he moved to Toronto to open up offices and to teach architecture at the Toronto Technical School. Among the buildings he designed in Canada prior to his departure for the United States were: Gage Institute, Toronto; Hospital Buildings at Gravenhurst and Weston; Fairweather's Store, Toronto; Imperial Bank Buildings, Toronto and Windsor; Canada Bread Company's Plant, Toronto; and the monumental Beaux Arts style Registry Office, built for the city of Toronto in 1917. (See Lost Toronto, pp. 150-151) A Canadian architectural periodical, in commenting upon his departure to the United States, stated that Cobb was "one of Toronto's most prominent architects" and had designed "several of the province's fine buildings." (See Contract Record, April 18, 1923, p. 377)

(See Continuation Sheet attached)

\*See footnotes under Section 7 regarding recent fire damage.

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    Significance    ITEM NUMBER    8    PAGE 2 of 2

---

Cobb retained offices in downtown Los Angeles and a residence in Pasadena in the late 1920's, during which time he designed the Hacienda Arms. During the 1930's he was a member of the Pasadena Architects Association and he was a member of the Pasadena chapter of the AIA from 1948 through 1956. Although his obituary of May 4, 1964, states that he designed many public and private buildings in the Los Angeles area, there is no record, other than the Hacienda Arms Apartments, of any other buildings that he designed in Southern California.

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

FOR HCRS USE ONLY  
RECEIVED  
DATE ENTERED

CONTINUATION SHEET Bibliography ITEM NUMBER 9 PAGE 1 of 1

---

Dendy, William, Lost Toronto (Oxford University Press:  
Toronto, 1978) pp. 150-151.

Insurance Maps of Los Angeles California, Vol. X (Sanborn Map  
Company: New York, 1955) pp. 1001, 1009.

Los Angeles City Directory (The Los Angeles Directory Company:  
Los Angeles, 1925 through 1928).

Who's Who and Why in Canada, Vol. 5, 1921, p. 1304.

Who's Who and Why in Canada, Vol. 6, 1922. p. 44.

The Builder, November 11, 1921, p. 631.

Construction (Toronto), October, 1912, p. 78.

Construction (Toronto), June, 1921, p. 169.

Contract Record, April 18, 1923, p. 377.

Los Angeles Times, May 22, 1927, Part V, p. 3.

Pasadena Star-News, May 4, 1964 (Obituary).

Conversation with Theodore Pletsch, Pasadena architect/contemporary  
of Charles S. Cobb, 5/19/83.

Conversation with Lucius Foster, former resident of Hacienda Arms  
Apartments, 5/23/83.



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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

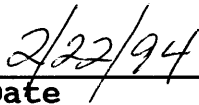
AMENDMENT: Hacienda Arms Apartments  
Los Angeles County, California

**Address Change:**

In 1984, the City of West Hollywood, formally part of the City of Los Angeles, was incorporated. The new address for the Hacienda Arms Apartments is:

Hacienda Arms Apartments  
8439 Sunset Boulevard  
West Hollywood, California

  
\_\_\_\_\_  
Cheryl E. Widell  
State Historic Preservation Officer

  
\_\_\_\_\_  
Date

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

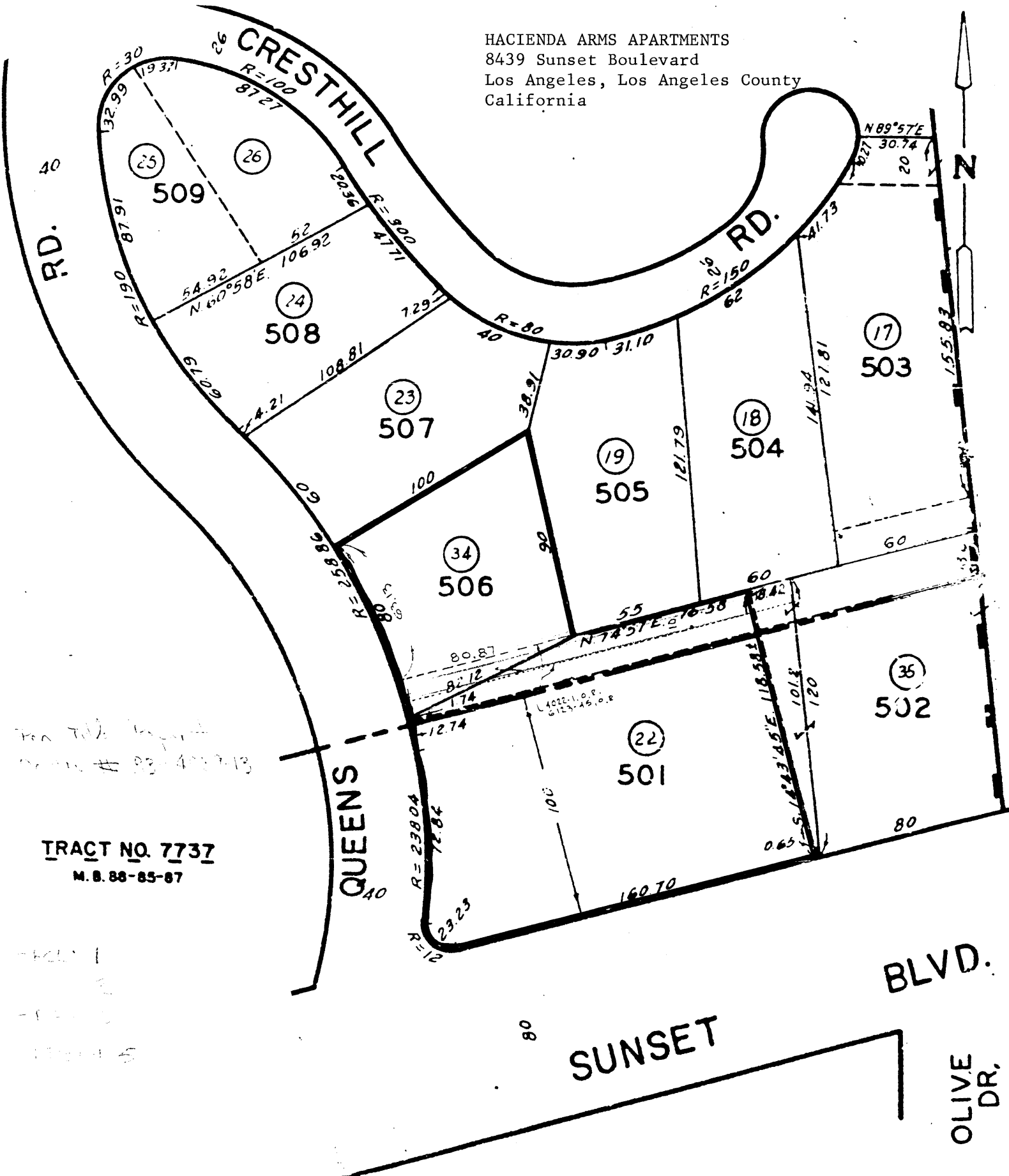
---

Hacienda Arms Apartments Los Angeles County CALIFORNIA  
83003531

ADDITIONAL DOCUMENTATION APPROVED

Gregory Rappley 3/17/94

HACIENDA ARMS APARTMENTS  
 8439 Sunset Boulevard  
 Los Angeles, Los Angeles County  
 California



See Title Report  
 # 83-4037-13

**TRACT NO. 7737**  
**M. B. 88-85-87**

1  
 2  
 3  
 4

THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY FROM DATA SHOWN BY OFFICIAL RECORDS.

First American Title Company of Los Angeles

## ADDENDUM TO APPLICATION FOR NOMINATION

### HACIENDA ARMS APARTMENT BUILDING

On July 18, 1983, a fire broke out in the top floor of the subject building and was contained shortly thereafter by the Los Angeles Fire Department. The fire apparently started in several locations simultaneously, and the Fire Department suspects arson.

The building's roof and the top floor interior partitioning were destroyed. Interior partitioning and floors were destroyed down to the second floor in the Northeast corner of the building, and minor smoke and water damage extend downward to the ground floor throughout the building.

Prior to the fire, there was little extant interior detailing of significance. Stone fireplaces and some crown molding were about the only items. With the exception of the top floor, most of that remaining interior detailing was unharmed. The fireplaces and remaining crown molding, and the lobby beamed ceiling are still in place.

The building's exterior makes up most of its architectural and historical significance, and it is fortunately relatively unharmed. Some smoke damage occurred to the cast stone detailing at the top of the building. The masonry exterior walls and their cast stone detailing and plaster finish are almost completely unharmed. The cast stone cartouches, the stone entry stairway and fountain, and the wrought iron lamps, grillwork, and balconies are all intact and unharmed.

Preservation of the building's architectural and historical significance will require:

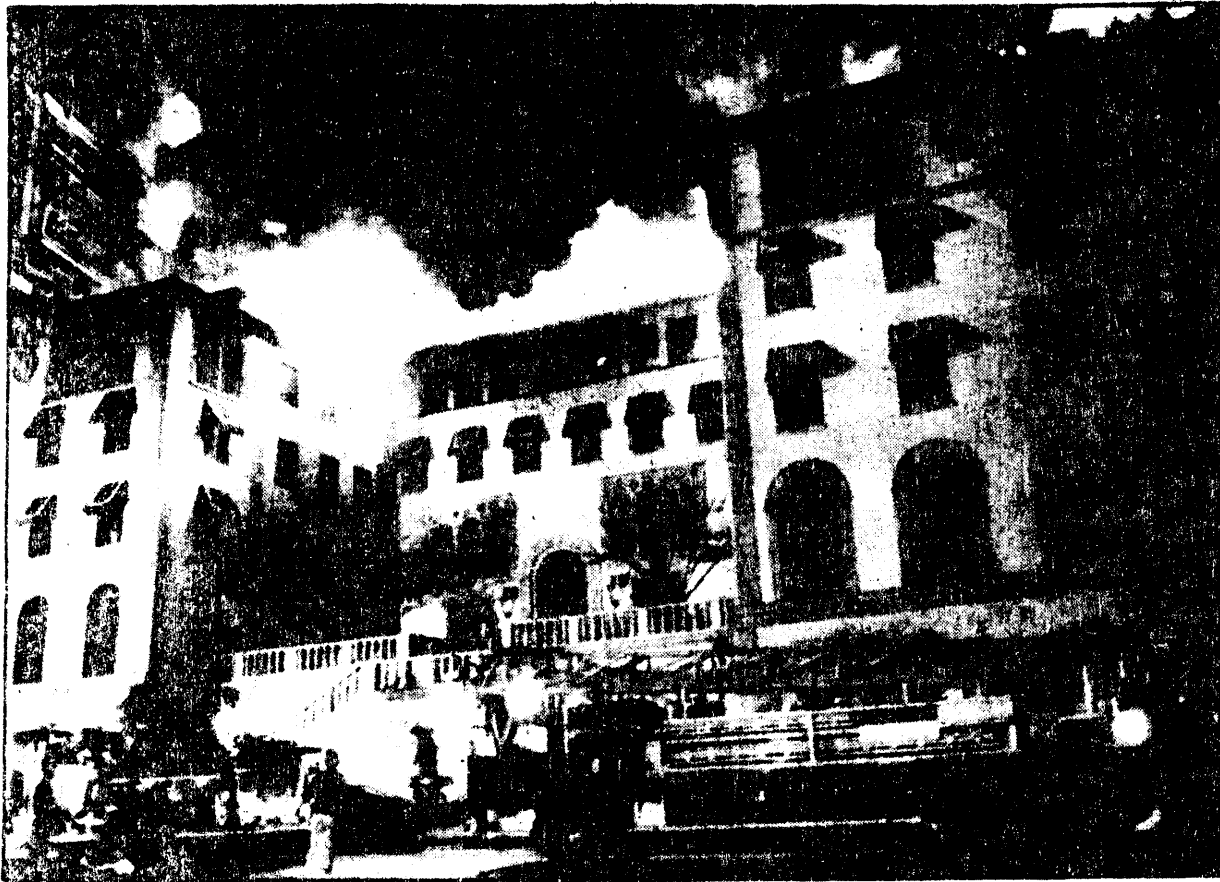
- replacing and rebuilding the damaged upper floor and roof, including its tile mansard.
- earthquake stabilization of the masonry outer walls.
- rebuilding of the arched french doors and windows.
- reparation of the smoke and water damage on the lower floors, and general interior renovation.

Westcap Financial Group originally initiated the purchase of the building with the intent of completing the renovation of the building and preserving its architectural and historical significance. The building has been vacant and derelict since early 1980, and has become increasingly subject to damage and vandalism.

Westcap still desires to and intends to renovate the building, repair the fire damage, and restore and maintain those architectural elements which make the building historically significant. Westcap intends to grant to the Los Angeles Conservancy a conservation easement to preserve the buildings architectural significance.

The listing of the Hacienda Arms building on the National Register is necessary for the continued commitment of Westcap to restore and preserve the building, so that Westcap's investor partners are able to take advantage in 1983 of available tax benefits. A delay in the listing of the building could cause Westcap to be unable to continue with its plans to renovate and save the building. We are fortunate that the fire damage was not greater and that the building was not totally destroyed. We look forward to completing a successful preservation project and saving a unique and valuable structure.

Auburn Journal  
July 19, 1983



UPI TelePhoto

### ***Arson suspected in blaze***

Flames shoot from the roof of a vacant Sunset Strip hotel during a \$1.5 million fire in Los Angeles early Monday. No injuries were reported in the blaze. The five-story building is reportedly owned by rock star Rod Stewart. Arson is suspected in the fire and an investigation is pending.