NPS Form 10-900 Historic Resources Group Facsimile Form 12/95

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets(Form 10-900a). Type all entries

900a). Type all entries.							
1. Name of Property				5 P C C T V			
historic name Charmont Apar	tments						
other names/site number Char	mont Apartments			FEB: 1 3 1996			
2. Location				Ohr			
street & number 330 Califor	nia Avenue		□ no	t for publication			
city, town Santa Monica			□ vio	cinity			
state California	code CA	county Los Angeles	code 037	zip code 90403			
		,					
3. Classification							
Ownership of Property	Category of	Property Num	ber of Resources	Within Property			
⊠private	⊠buildings			Noncontributing			
□public-local	□district	1	•	0 buildings			
□public-State	□site						
•		0		0 sites			
□public-Federal	□structure	_ 0		o structures			
	□object	0		o objects			
		1		0 Total			
							
Name of related multiple proper	ty listing:			g resources previously			
		listed	in the National F	Register 0			
4. State/Federal Agency (Sertification						
my opinion, the property demonstration of the signature of certifying official ending of the signature of th	rjoull		Date	6/11/26			
State or Federal agency and bureau		vation					
In my opinion, the property □ n		he National Register criteria	a. □ See continuation	on sheet.			
Signature of commenting or other of	ficial		Date				
State or Federal agency and bureau	l						
5. National Park Service (Certification1	/)/ ^	111				
I, Hereby, certify that this property Ventered in the National Registe □ See continuation sheet. □ determined eligible for the Nati	er.	and A. 13	eall	7.25.9			
Register. See continuation s determined not eligible for the National Register.	heet. ———————————————————————————————————	ational Rogister					
□ removed from the National Reg □ Other, (explain:)	jister. 						
		Signature of Keeper	<u></u>	Date of Action			

6. Function or Use	
Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
Domestic:	Domestic:
Multiple Dwelling	Multiple Dwelling
7. Description	
Architectural Classification	Materials (enter categories from instructions)
(enter categories from instructions)	
	foundation Concrete
Spanish Colonial Revival	walls Stucco
Art Deco	
	roof Terra Cotta
	other Decorative tile

Describe present and historic physical appearance.

Situated in the heart of downtown Santa Monica, the Charmont Apartment building is located on the southwest corner of California Avenue and Fourth Street. Five stories high and L-shaped in plan, the structure is an elegant combination of Spanish Colonial Revival and Art Deco styles. Constructed in 1928 as a load bearing masonry design on a concrete foundation, the main elevations of the Charmont are stuccoed.

A courtyard, elevated slightly above grade, is formed between the wings of the L. A wall, approximately eight to ten feet high, extends from the corners of the building along the property building to completely separate the courtyard from the street. The front doors of the building are found on a diagonal across from a California Avenue entry gate to this court. A two-tiered fountain faced with polychrome tile, is attached to the building across from the gate. The height of the fountain disguises the roof of a Fourth Street vehicular entry ramp which leads to a parking area in the partially subterranean basement. A three-sided tower appended to the western wing of the building projects slightly into the court. On the eastern wing, a square-edged bay faces the court.

Vertically aligned rows of deeply recessed double casement windows provide an organizational rhythm to the asymmetrical massing. The building is divided horizontally into three parts by stringcourses above the first and fourth floors. Doubled chevron patterns in the first floor stringcourse, a simple tripartite molding, signal the location of fenestration lines. Windows between the second and fourth floors are linked by spandrel panels which repeat the chevron motif. At the fifth floor, piers between windows are capped by shallow bracket-like panels. These panels project above the fourth floor stringcourse, a flat band of abstracted dentils. Street-facing facades are capped by a shallow pitch hip roof approximately twenty feet deep and clad in red tile. A metal sign spells out "Charmont" on the southeastern corner of the flat tar roof which covers the remainder of the building.

Certifying official has considered the sig	gnificand						er prop		
			ational	ly	□ state	wide		Iocaliy	
Applicable National Register Criteria	□A	□ B	■ C	□ D					
Criteria Considerations (Exceptions)	□A	□ B	□ C	□ D	σE	٥F	□ G		
Areas of Significance (enter categories from instructions)				Period of Significance				Significant Dates	
Architecture			1928			1928			
				Cul	tural Aff	iliation			
								 	* · · · · · · · · · · · · · · · · · · ·
Significant Person			Architect/Builder Maltzman, Max Architect						
				Fe	ergang	aum,	Will	iam l	Builder

State significance of property, and justify criteria, criteria considerations, and areas of significance noted above.

The Charmont Apartments is eligible for listing in the National Register of Historic Places under criterion C as an excellent example of a luxury high-rise apartment building designed in the unusual combination of Spanish Colonial Revival and Art Deco styles.

The Charmont was built in 1928 as one of a number of fashionable luxury apartment buildings in the City of Santa Monica. During the first few decades of the twentieth century, most of Santa Monica's population was housed in tourist hotels and single family residences. During the 1920s, the demand for multifamily housing developed with the burgeoning population. Bungalow courts, duplexes, and larger apartment buildings began to appear on the landscape. Most of the multifamily housing was concentrated south of Montana Avenue and west of Seventh Street, near the beach and central business district. A number of large luxury apartment buildings were constructed in this area during the 1920s.

Apartment buildings, such as the Charmont, offered not only the most modern of architectural innovations, but was also equipped to appeal to the upscale lifestyle of most of its tenants. Popular amenities during the 1920s included underground parking, gracious lobby spaces, expensive detailing in both interior and exterior spaces and varied apartment plans. Often, maid service and fully furnished apartments were offered, making these establishments resemble hotels more than standard apartment buildings. The Charmont was designed to be a fully furnished apartment building, and offered underground valet parking, and a dining room, beauty parlor and barber shop all on the site.

At four and five stories, these buildings stood well above the mostly one- and two-story scale of the surrounding neighborhood. For a short period of time, the leaders of Santa Monica put a stop to the densification of multifamily housing. A year after the Charmont was completed, the City of Santa Monica established a four story or seventy foot height limit on buildings in this neighborhood. Of course, the Great Depression of the 1930s also brought a near halt to the development of luxury apartment buildings. Today, there are six 1920s luxury apartment buildings in Santa Monica including the Charmont. Of these three others retain a high level of integrity including the Embassy, the El Cortez, and the Sovereign.

Lee, Portia. Application for Landmark Designation available from the City of Santa Monica.	n Charmont Apartments. Undated. Also				
Roth, Leland M. A Concise History of American Arc	chitecture. (New York: 1980).				
Previous documentation on file (NPS):	□ See continuation sheet				
■ preliminary determination of individual listing (36 CFR 67)	Primary location of additional data:				
has been requested	State historic preservation office				
□ previously listed in the National Register	□ Other State agency				
☑ previously determined eligible by the National Register	□ Federal agency				
□ designated a National Historic Landmark	■ Local government				
□ recorded by Historic American Buildings	□ University				
Survey #	□ Other				
□ recorded by Historic American Engineering	Specify repository:				
Record #	openity represents.				
10. Geographical Data					
Acreage of Property Less than one acre					
UTM References					
A [1 1 3 6 1 5 6 0 3 17 6 5 2 0 0	B				
Zone Easting Northing	Zone Easting Northing				
Verbal Boundary Description	□ See continuation sheet				
Lots A, B, C and Y, Block 96 of the Town of Santa	Monica, in the City of Santa Monica, as per				
map recorded in Book 3 Pages 80 and 81 of miscella					
Of miscellaneous record, in the office of the coun					
Affects Lot Y: 4292-20-9, Parcel No. Affects Lots C: 4292-20-2. Commonly known as: 330 California Av					
C: 4292-20-2. Commonly known as. 330 California Av	enue, Santa Monica, Carriornia 90403.				
	□ See continuation sheet				
Boundary Justification					
This is the historic lot on which the building was	constructed.				
	□ See continuation sheet				
11. Form Prepared By	2 dec continuation street				
name/title Teresa Grimes, Architectural Historian					
organization Historic Resources Group	date 1/31/96				
street & number 1728 N. Whitley Avenue	telephone <u>213-469-2349</u>				
city or town Hollywood	state CA zip code 90028				

Building permit, available from the City of Santa Monica. September 24, 1929.

9. Major Bibliographical References

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 8

Page 1

Charmont Apartments
Los Angeles, California

Stylistically, the Charmont represents a crossroad of traditional and modern design impulses, in this case, Spanish Colonial Revival and Art Deco. While this combination is not necessarily unique, it is rarely carried out with such skill and exuberance. The most prominent example of this blend of the traditional and modern in the Los Angeles basin is the Los Angeles Union Passenger Station which exhibits both Spanish Colonial Revival and Moderne elements. Characterdefining features of the Spanish Colonial Revival style are its smooth unadorned plaster walls, clay tile roofs, glazed tile and wrought iron decoration. Moderne elements are evident in stylized geometric motifs for decoration, lighting, massing, and proportion. During the late 1920s and early 1930s, the popularity of architectural styles based upon historical images and theories began to wane, while modernists styles gained acceptance. Although the Spanish Colonial Revival became synonymous with Southern California architecture and continues to be utilized today, as time passed, it was not designed with the same degree of historical accuracy. In many instances, the decorative elements of the style were replaced with ones based upon modern design motifs while the other elements of the style were retained. Such was the with the Charmont where the courtyard plan, massing, smooth stucco walls, clay tile roofs, and fountain are characteristic of the Spanish Colonial Revival, the vertical orientation and extensive use of the chevron motif are classic Art Deco traits.

In conclusion, the Charmont is important as an example of a unique combination of architectural styles and a relatively rare example of a 1920s luxury high apartment building. As such, it evokes a period of Santa Monica history that still impacts architectural and historical images of the city.