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CITY PLANNING
OFFICE OF HISTORIC RESOURCES
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Date APR 02 2009

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: CHC-2008-4979-HCM
VILLA BONITA
1817 HILLCREST ROAD

At the Cultural Heritage Commission meeting of March 19, 2009, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

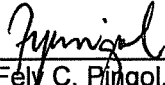
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Louie
Seconded: Commissioner Dake
Ayes: Commissioner Barron
Absent: Commissioners Lehrer and Scott

Vote: 3-0


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

/fcp

Attachment: Staff Report with Findings and Additional Finding

c: Councilmember Tom LaBonge, Fourth Council District
Villa Bonita Partners, Owner/Applicant
Mr. Robert Chattel, Owner Representative

CD 4

Case No. CHC-2008-4979-HCM
VILLA BONITA
1817 Hillcrest Road

Page 1

ADDITIONAL FINDING

In addition to the Staff recommended Findings, the Commission also adopted the Finding that the property is an important example of the high density, multi-family residential type that reflects the explosive growth of Los Angeles between the World Wars.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: March 19, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

CASE NO.: CHC-2008-4979-HCM
ENV-2009-680-CE

Location: 1817 Hillcrest Road
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 3 of Pinehurst Terrace Tract

PROJECT: Historic-Cultural Monument Application for
VILLA BONITA

REQUEST: Declare the building a Historic-Cultural Monument

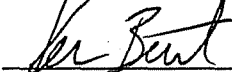
**OWNER/
APPLICANT:** Villa Bonita Partners
17001 Ventura Blvd.
Encino, CA 91316

**APPLICANT'S
REPRESENTATIVE:** Robert Chattel
Chattel Architecture, Planning, and Preservation
13417 Ventura Blvd.
Sherman Oaks, CA 94123

RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning




Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: November, 2008 Historic-Cultural Monument Application

FINDINGS

The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Spanish Colonial Revival style architecture.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Villa Bonita building as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1929 and located in the Hollywood area, the Villa Bonita is a seven-story residential apartment building exhibiting character-defining features of the Spanish Colonial Revival style. The subject building has a rectangular plan, constructed of reinforced concrete with a smooth stucco finish, and organized in the base-shaft-capital composition. The roof is flat with a tower element of the southeast corner capped with tile on a slightly hipped roof. The primary entrance is located in the central bay and set within an arched opening with decorative molding. Windows are wood casement windows with some exhibiting elaborately shaped tops. Projecting angled bay windows define the shaft of the south bay and the main elevation. The seventh floor and rooftop is characterized by elaborately ornamented terra-cotta and window openings. Significant interior features include a lobby space with ceiling molding and metal light fixtures.

The subject building was designed by architect Frank Webster. Various residents of the subject building have been associated with the Hollywood entertainment industry.

The proposed Villa Bonita historic monument appears to be a good example of the luxury apartment home building type designed in the Spanish Colonial Revival style.

The subject building was listed in the National Register of Historic Places in 1986.

Alterations include the addition of a penthouse and a metal roof sign in the early 1930s and addition of a sunroom in 1989.

DISCUSSION

The Villa Bonita building property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As an architecturally significant building designed in the Spanish Colonial Revival style, the property qualifies for designation as a Historic-Cultural Monument based on this criterion.

BACKGROUND

At its meeting of January 15, 2009, the Cultural Heritage Commission voted to take the application under consideration. On February 19, 2009, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Villa Bonita building property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-4979-HCM

HEARING DATE: January 15, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1817 Hillcrest Road
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 3 of Pinehurst Terrace Tract

PROJECT: Historic-Cultural Monument Application for
VILLA BONITA

REQUEST: Declare the building a Historic-Cultural Monument


**OWNER/
APPLICANT:** Villa Bonita Partners
17001 Ventura Blvd.
Encino, CA 91316

**APPLICANT'S
REPRESENTATIVE:** Robert Chattel
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13417 Ventura Blvd.
Sherman Oaks, CA 94123

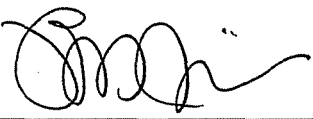
RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10(c)4 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

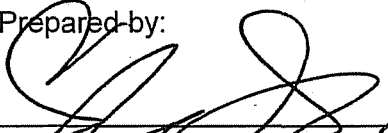
S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: November, 2008 Historic-Cultural Monument Application

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Built in 1929 and located in the Hollywood area, the Villa Bonita is a seven-story residential apartment building exhibiting character-defining features of the Spanish Colonial Revival style. The subject building has a rectangular plan, constructed of reinforced concrete with a smooth stucco finish, and organized in the base-shaft-capital composition. The roof is flat with a tower element of the southeast corner capped with tile on a slightly hipped roof. The primary entrance is located in the central bay and set within an arched opening with decorative molding. Windows are wood casement windows with some exhibiting elaborately shaped tops. Projecting angled bay windows define the shaft of the south bay and the main elevation. The seventh floor and rooftop is characterized by elaborately ornamented terra-cotta and window openings. Significant interior features include a lobby space with ceiling molding and metal light fixtures.

The subject building was designed by architect Frank Webster. Various residents of the subject building have been associated with the Hollywood entertainment industry.

The proposed Villa Bonita historic monument appears to be a good example of the luxury apartment home building type designed in the Spanish Colonial Revival style.

The subject building was listed in the National Register of Historic Places in 1986.

Alterations include the addition of a penthouse and a metal roof sign in the early 1930s and addition of a sunroom in 1989.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Villa Bonita
2. STREET ADDRESS 1817 Hillcrest Rd.
- CITY Los Angeles ZIP CODE 90068 COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 5549018027
4. COMPLETE LEGAL DESCRIPTION: TRACT Pinehurst Terrace Tract
- BLOCK None LOT(S) 3 ARB. NO. 1
5. RANGE OF ADDRESSES ON PROPERTY 1817 Hillcrest Rd.
6. PRESENT OWNER Villa Bonita Partners, LP
- STREET ADDRESS 17001 Ventura Blvd.
- CITY Encino STATE CA ZIP CODE 91316 PHONE (818) 625-0912
- OWNER IS: PRIVATE Private PUBLIC
7. PRESENT USE Residential ORIGINAL USE Residential

DESCRIPTION

8. ARCHITECTURAL STYLE Spanish Colonial Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
- See attached
- _____
- _____
- _____
- _____
- _____
- _____
- _____

PHYSICAL DESCRIPTION

The Villa Bonita is a seven-story, multi-family residential building positioned at the southwest corner of Hillcrest Road and Bonita Terrace in the Hollywood neighborhood of Los Angeles. Located close to Franklin Avenue, the site slopes down from north to south (Exhibits A-B; Photographs 1-9). Six stories high with penthouse and basement, the building exhibits decorative elements of Spanish Colonial Revival style. It is rectangular in plan with a flat roof, three bays wide along the east façade on Hillcrest Road and four bays wide along the north elevation on Bonita Terrace. The building is constructed using reinforced concrete with a smooth stucco finish, largely covered with vines on the street-facing elevations. Fenestration consists of wood casement windows, some of which have elaborately shaped tops. A tower element at the southeast corner is capped with a Mission tile clad, hipped roof and displays the building name in script surface-mounted letters on the south elevation. An asymmetrical, two-story mechanical penthouse sits at the approximate center of the roof.

The east façade is set back from the sidewalk by a small but densely landscaped gated garden surrounding the building's primary entrance. The tower element at the south side of the façade steps forward. Projecting angled bay windows define the shaft of the south bay while a metal fire escape is located within the central bay and a vertical column of windows extends the length of the north bay.

The main entrance, located in the central bay and accessed by a six-step, tile-clad stoop, is set within an elaborate, arched opening. The arched opening is defined by fluted pilasters, ornamented with an array of decorative motifs, including fleur-de-leis, bows and acanthus leaves. A cornice with several rows of horizontal banding crowns the top of the opening and finishes in a scalloped pediment. A fabric canopy extends from the arched opening. The main entrance is inset and consists of a pair of wood doors with single glass panels and an arched, glass transom. Decorative wrought iron panels cover the glazed panels and a wrought iron ceiling fixture illuminates the recessed entry.

The east façade and north elevations are organized in a base-shaft-capital composition. Ground floor fenestration consists of arched windows while sixth floor fenestration consists of scalloped arched windows, framed by pilasters. On the east façade, decorative moldings surround ground floor windows. Windows in the outer bays of the sixth floor are crowned with broken pediments with central three-dimensional urns that extend slightly above the roofline. Decorative medallions are placed above windows and the wall surface is textured with a geometric pattern.

The north elevation is constructed along the sidewalk edge. Its four bays are each defined by a vertical column of windows. Fenestration pattern along the shaft, the second through fifth floors, consists of pairs of windows within the two center bays flanked by sets of three windows within projecting angled bays.

The south and west elevations are largely utilitarian with painted, board-formed concrete finish. The seventh floor of the south façade has one embellished arched window in the east bay. Visible from the south and west, a portion of the roof was enclosed as an addition to the seventh floor penthouse. The west elevation is equipped with a fire escape that extends to the roof of the building.

On the interior, upper floor apartments are accessed through a small entry lobby, which contains a wrought iron ceiling light fixture, metal mailboxes and decorative plaster ceiling. The

independent city struggling to deal with infrastructural problems, but instead a thriving suburb of Los Angeles, Hollywood increasingly attracted both residential and commercial interests.

Soon after Hollywood's annexation, the fledgling movie industry took hold in the area. The upscale ambience, varied topography, and glamour associated with the rise of the movie industry were some of the qualities of Hollywood that were particularly appealing to potential residents.¹⁰ However, as land values escalated in the 1920s, the large estates of the elite that characterized much of Hollywood's development toward the end of the 19th century and the first decade of the 20th century gave way to the more intensive land use associated with a population boom. While the population of Hollywood had been little over 4,000 people upon incorporation, the area boasted a population of 153,000 by the 1930s.¹¹

Although Villa Bonita residents held a variety of jobs,¹² tenants of the building, particularly in the 1930s and 1940s,¹³ tended to be employed in the local entertainment industry¹⁴ as artists, singers, musicians, film corporation executives, etc. For example, Ethelind Terry is recorded in the 1939 *Los Angeles City Directory* as residing in the Villa Bonita. She was an opera and musical comedy actress starring in several productions, including "Sons O' Guns" at the Carthay Circle Theater in Los Angeles in 1932, and "Rio Rita" on Broadway in New York City.¹⁵ The proximity of Villa Bonita to Hollywood's core commercial and entertainment district made 1817 Hillcrest Road a desirable address for those working in the local industry.

In addition to being associated with an important trend in Hollywood residential development, the Villa Bonita is, both in design and stature, an exemplary representation of Spanish Colonial Revival architecture. Complete with a square tower feature capped in red tile, smooth stucco cladding, carved entry detailing, and shaped focal windows on the ground and top floors, the masterfully integrated design features make this building an outstanding example of 1920s period revival style architecture in Hollywood. While these decorative elements are typical of other neighboring multi-family residential buildings, Villa Bonita remains one of the most elegantly composed and well-maintained examples of period revival style architecture in the area. Other noteworthy extant period revival style buildings constructed around the same date as and in close proximity to Villa Bonita include the Gothic themed First United Methodist Church (1928), located at 6817 Franklin Avenue,¹⁶ the Renaissance Revival style H.L. Farr

¹⁰ Richard Longstreth, *City Center to Regional Mall; Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950* (Cambridge, MA: The MIT Press, 1997), 83.

¹¹ Richard Longstreth, *City Center to Regional Mall; Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950* (Cambridge, MA: The MIT Press, 1997), 83.

¹² Non-entertainment industry tenants of the Villa Bonita included individuals with a variety of occupations, including Margaret Hogan, a Los Angeles County auditor (1939 Directory), Jane Hendricks, a clerk (1942 Directory), and John C. Teague, a draftsman (1942 Directory), to name a few residents listed. (See *Los Angeles City Directories, 1936, 1938, 1939, 1942*).

¹³ Most of the listings for Villa Bonita tenants in the Los Angeles City Directories contain only names and do not list occupations. Further research would have to be done cross referencing the names given with other historic documents in order to determine definitively that the Villa Bonita has or has not housed individuals of profound significance, cultural or otherwise.

¹⁴ The Los Angeles City Directory lists the following Villa Bonita tenants: Fred Locher, an artist (1936 Directory), F.W. Spalding, a singer (1936 Directory), Jaro S. Churain, a musician (1942 Directory), Albert Fiedler, a film corporation executive (1942 Directory).

¹⁵ See "Songster Stars in Musical Comedy," *Los Angeles Times*, 1 March 1932, A7; "Tenor Heads Variety Bill at Downtown," *Los Angeles Times*, 18 Feb 1932, A9; and "Ethelind Terry Here Tells of Juarez Divorce," *Los Angeles Times*, 10 Jan 1932, 12.

¹⁶ Noteworthy design features include a nine story tower, pointed arches, and stained glass windows (See *Hollywood Redevelopment Area Historic Resources Update Survey Report, 2002*).

Architect Frank Webster embraced the turn-of-the-20th century period revival style architecture trend with his design for Villa Bonita.²⁷ Webster lived and worked in the Los Angeles area,²⁸ completing designs for a variety of buildings in southern California, including a two-story multi-family residential building located at 2601-11 Beachwood Drive in Hollywood (c. 1926),²⁹ a three-story hotel in Topanga Canyon (c. 1925),³⁰ several buildings in Santa Monica,³¹ and a five-story hotel and apartment building in San Diego (c. 1925).³² Due to the lack of scholarship regarding his work, it is difficult both to assess the extent of Webster's architectural impact on southern California and whether or not the buildings identified above are extant. The Villa Bonita, however, appears to be among his significant work.

In addition, a review of the Hollywood Redevelopment Area Historic Resources Update Survey Report (2002) indicates that few multi-family residential buildings in Hollywood are extant from Hollywood's "Golden Era" in the early part of the 20th century and possess a quality of design equaling that of Villa Bonita. It also represents the trend in the 1920s and 1930s of increasing urbanization in Hollywood. Highly visible from several major Hollywood thoroughfares, Villa Bonita was originally and is today an architectural focal point in the community. Its masterful assemblage of Spanish Colonial Revival design features, coupled with its location at the base of an upward sloping street, creates a powerful point of entry for the elite residential neighborhoods of the Hollywood Hills. In a community where few multi-family residential buildings executed with such a high level of design remain, the Villa Bonita is an enduring and increasingly rare example of an early 20th century apartment house that retains an exceptional degree of architectural integrity from its period of significance.

²⁷ City of Los Angeles Department of Building and Safety, Building Permit # 1929LA1303.

²⁸ *Los Angeles City Directory*, 1929, 2213.

²⁹ "Tract Adding Many Homes: Hills subdivision developing rapidly as builders weekly begin work on residential projects," *Los Angeles Times*, 28 March 1926, E4.

³⁰ "Change Prices on One Hundred Residence Lots," *Los Angeles Times*, 26 July 1925, G6.

³¹ The *Santa Monica Historical Resources Inventory, 1985-86* indicates that "Frank Webster" is the architect responsible for the design of a building located at 1337-39 Third Street and originally owned by National Investment Company. It also notes that an individual by the name of "F.H. Webster" (presumably Frank Webster) is responsible for the design of a building located at 933 Ocean Avenue. Both buildings are dated 1925.

³² "Cahuenga Plan Aid to Highland," *Los Angeles Times*, 20 December 1925, E7.

Johnson Heumann Research Associates, consultants to the City of Santa Monica, *Santa Monica Historical Resources Inventory 1985-86*.

Myra L. Frank & Associates, *Hollywood Redevelopment Area Historic Resources Update Survey Report, 2002*.

Magazine and Newspaper Articles:

"Apartment Furnishings Made Here," *Los Angeles Times*, 7 June 1931, E4.

"Cahuenga Plan Aid to Highland," *Los Angeles Times*, 20 December 1925, E7.

"Change Prices on One Hundred Residence Lots," *Los Angeles Times*, 26 July 1925, G6.

"Deals Closed for \$500,000," *Los Angeles Times*, 6 Jul 1941, A6.

"Ethelind Terry Here Tells of Juarez Divorce," *Los Angeles Times*, 10 Jan 1932, 12.

Gebhard, David, "The Spanish Colonial Revival in Southern California (1895-1930), *The Journal of the Society of Architectural Historians*, Vol. 26, No. 2 (May 1967), 131-147.

"Penthouses on Three Buildings Now Completed," *Los Angeles Times*, 9 August 1931, D2.

"Songster Stars in Musical Comedy," *Los Angeles Times*, 1 March 1932.

"Tenor Heads Variety Bill at Downtown," *Los Angeles Times*, 18 Feb. 1932, A9.

"Tract Adding Many Homes: Hills subdivision developing rapidly as builders weekly begin work on residential projects," *Los Angeles Times*, 28 March 1926, E4.

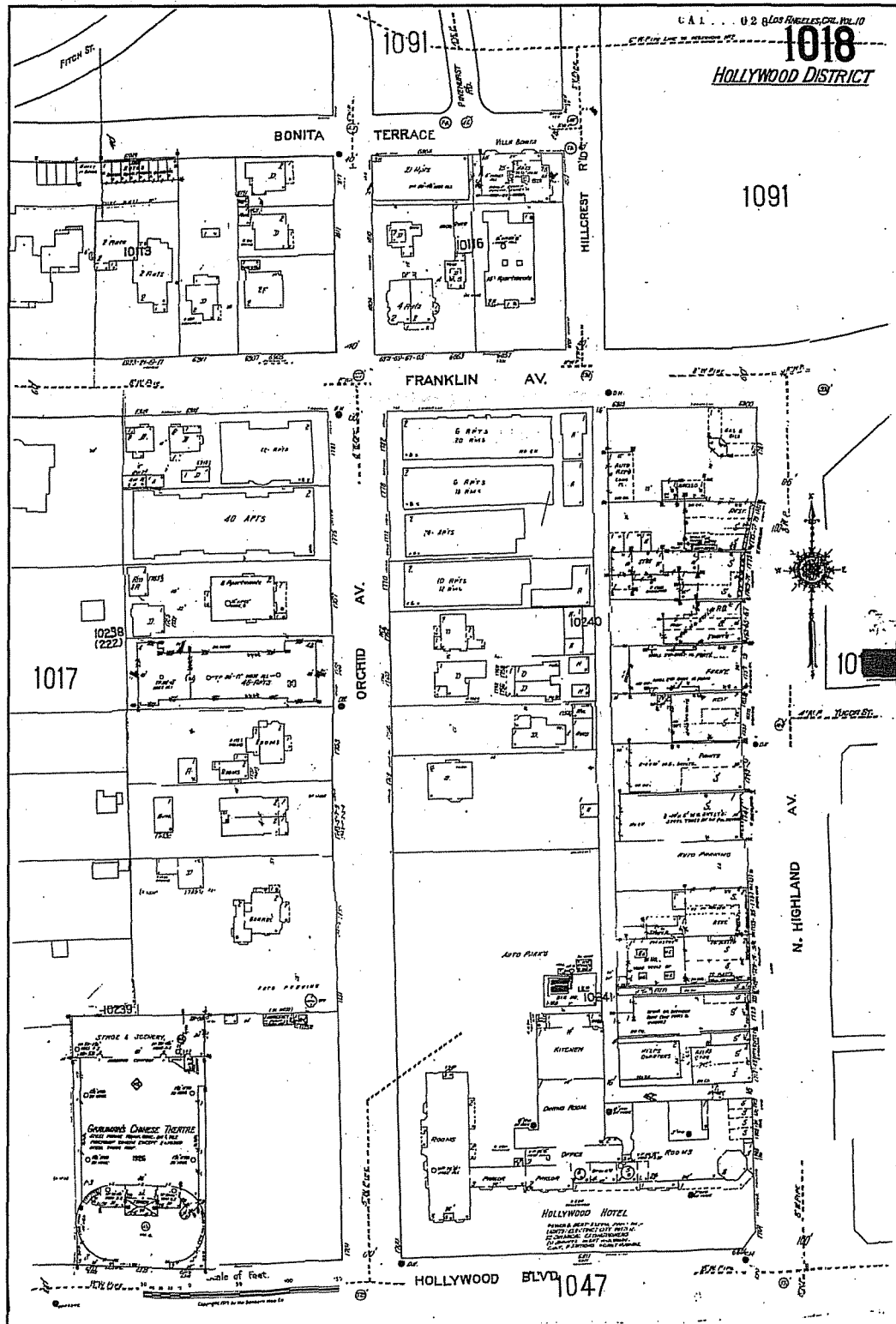


Exhibit A: Sanborn Map, showing proximity of Villa Bonita to Hollywood Boulevard and Highland Avenue, with subject property highlighted in yellow (Los Angeles 1906-Jan. 1951, vol. 10, 1919-Nov. 1950, Sheet 1018)

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreage of nominated property 0.1 acre

Quadrangle name Hollywood

Quadrangle scale 1:24,000

UTM References

A

1	1	3	7	6	5	2	0	3	7	7	4	3	8	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

The east 90 feet of Lot 3 of Pinehurst Terrace Tract, Page 90 of Maps, office of the Los Angeles County Assessor. Boundaries encompass the building on its original 50' x 90' lot.

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

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Dawn T. Jacobson/Christy Johnson McAvoy

organization Johnson Research Associates

date September 1985

street & number 3103 Lindo Street

telephone (213) 851-8854

city or town Hollywood

state CA 90068

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

Kathryn Mestieri

title State Historic Preservation Officer

date 6/18/86

For NPS use only

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

William B. Bishop
for Keeper of the National Register

date 9/12/86

Attest:

Chief of Registration

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Item number 7

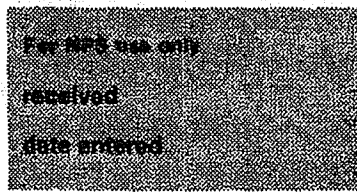
Page 2

The building has a small lobby with marble floor, ornate moldings and brackets, and original chandelier. Metal mailboxes occupy a portion of the north wall. An original panelled elevator and a central stairway provide access to the upper floors. The building is bisected by an east-west hallway. Each of the twenty-four apartments contain living/dining area, kitchens with breakfast nooks, and baths. Interiors are largely intact, featuring casement windows, entry halls, original cabinetry, and hardware.

A low wall surmounted by an ornamental iron fence encloses a small landscaped courtyard at the front of the building. No other features are present within the boundaries.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 8

Page 2

building of the 1920s. Views were a primary consideration, and roof gardens a popular component of the major buildings. Few examples remain. Along with the neighboring Methodist Church of Gothic design, the Villa Bonita provides a buffer for its hillside neighbors from the busy flatlands of Hollywood. The building was constructed in 1929 by Sidney Ullman, well known in Hollywood as Rudolph Valentino's agent. Like many in the industry, Ullman used his profits to invest in real estate. This tremendous source of capital enabled Hollywood buildings to exercise their creativity without regard to cost, as each builder tried to outdo the others. Local architect Frank Webster designed this building, which was built at a cost of \$75,000 in May of 1929. Webster also built several less ornate four- and five-story structures in the flatlands of Hollywood, and designed a number of Spanish Colonial Revival and bungalow residences. The Villa Bonita is the best intact example of his extant work. Webster's extraordinary attention to detail, from the siting of the building to both the interior and exterior detailing, is remarkable. Although still close by to the studios, and the shopping areas of Hollywood Boulevard, the apartment's proximity to homes and churches made it appealing to those wishing for a haven from the hustle and bustle of the Boulevard. Restored by the current owner, the Villa Bonita is in excellent condition, and continues to provide a comfortable retreat for its residents. There is no other comparable resource of its type and style in the area.

The Villa Bonita
1817 Hillcrest Road
Hollywood, CA 90028

(Los Angeles County)

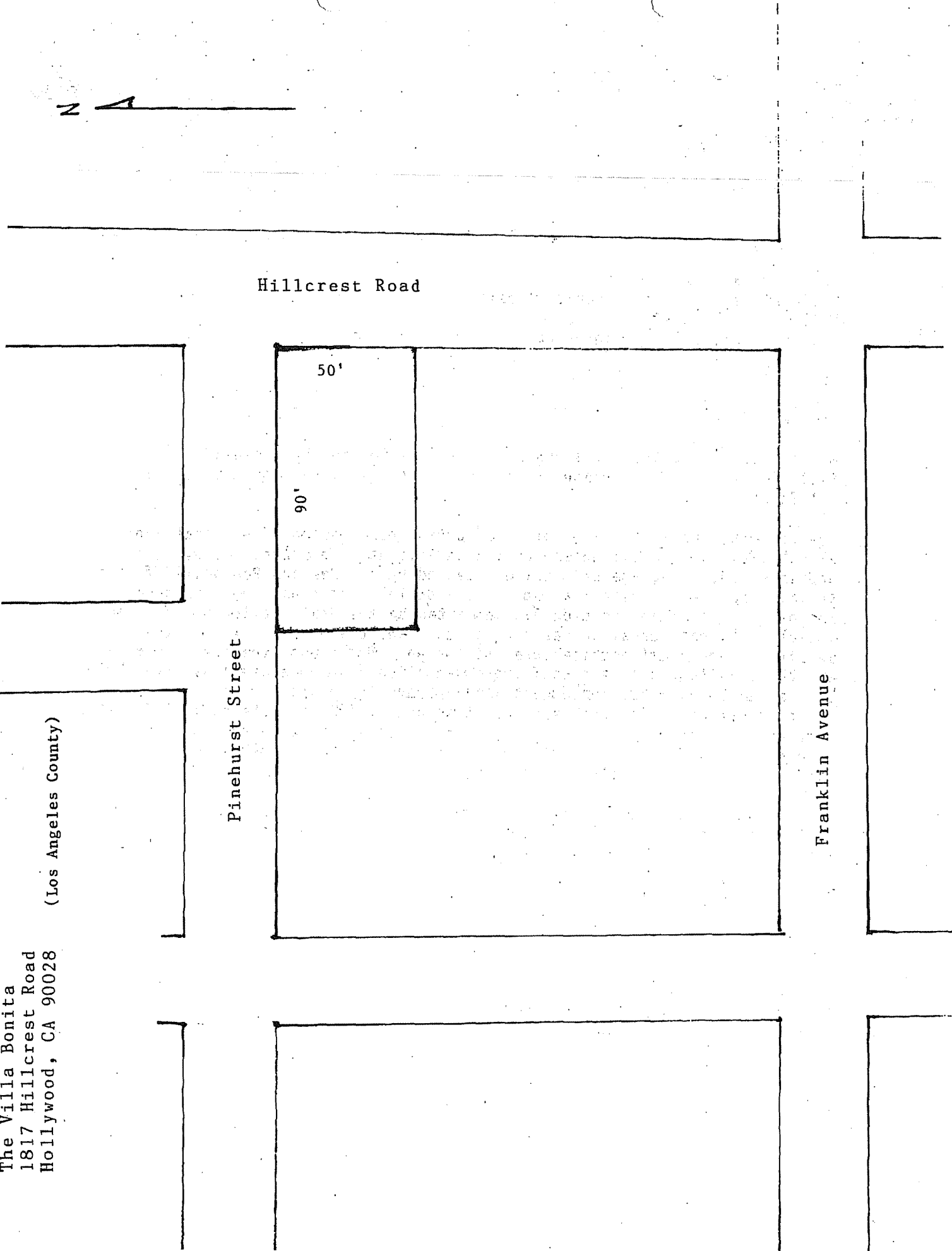
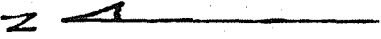
Pinehurst Street

Hillcrest Road

Franklin Avenue

90'

50'



9
PALL

RECEIVED
SEP 21 1983
OHP

F76 (WR)RR

September 13, 1983

Mr. Albert V. Siniscal
Villa Bonita Properties
1817 Hillcrest Road
Hollywood, California 90068

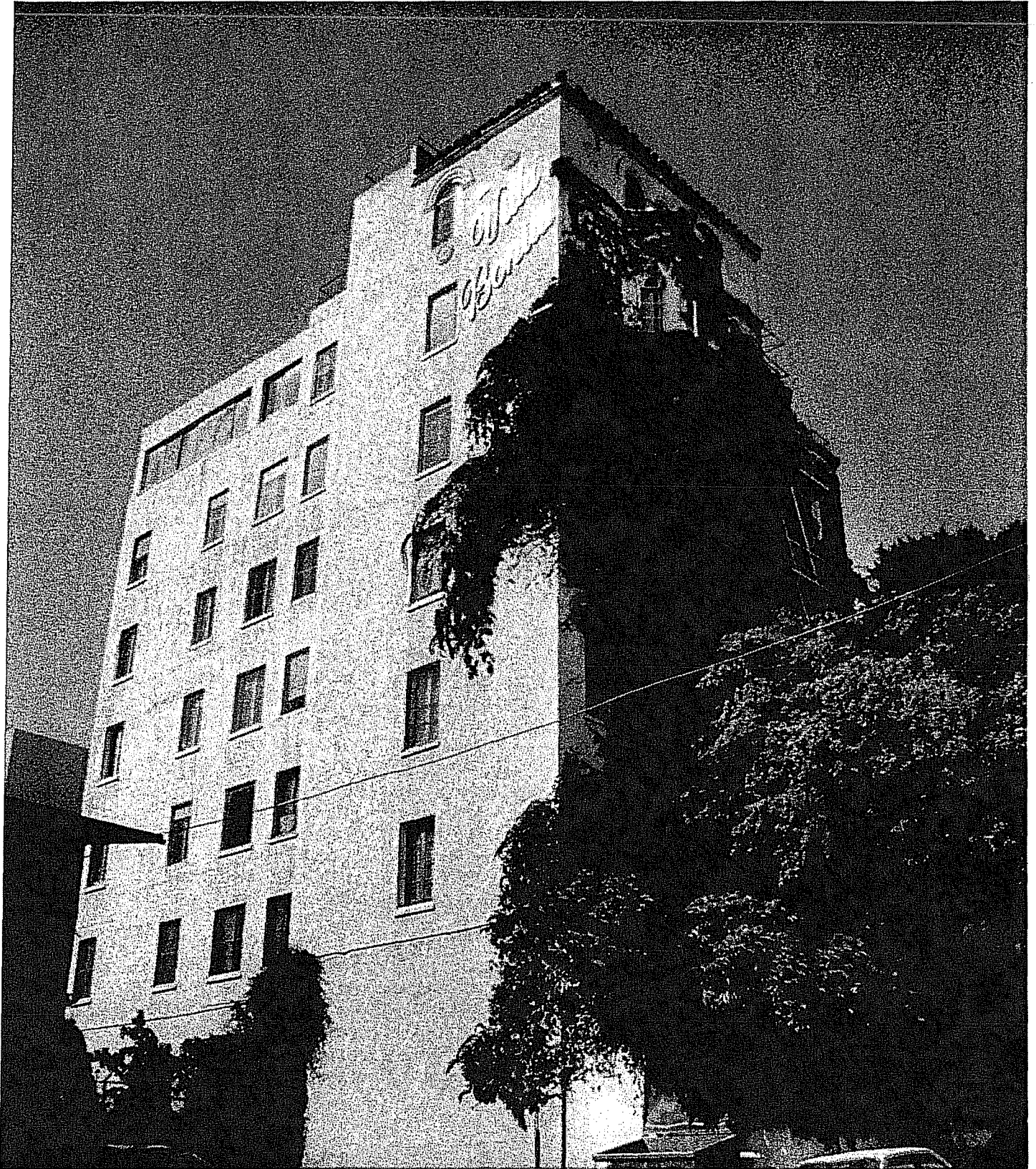
Re: Villa Bonita Apts., 1817 Hillcrest Rd., Hollywood, CA. 90068
Project No.: 0301-83-CA.

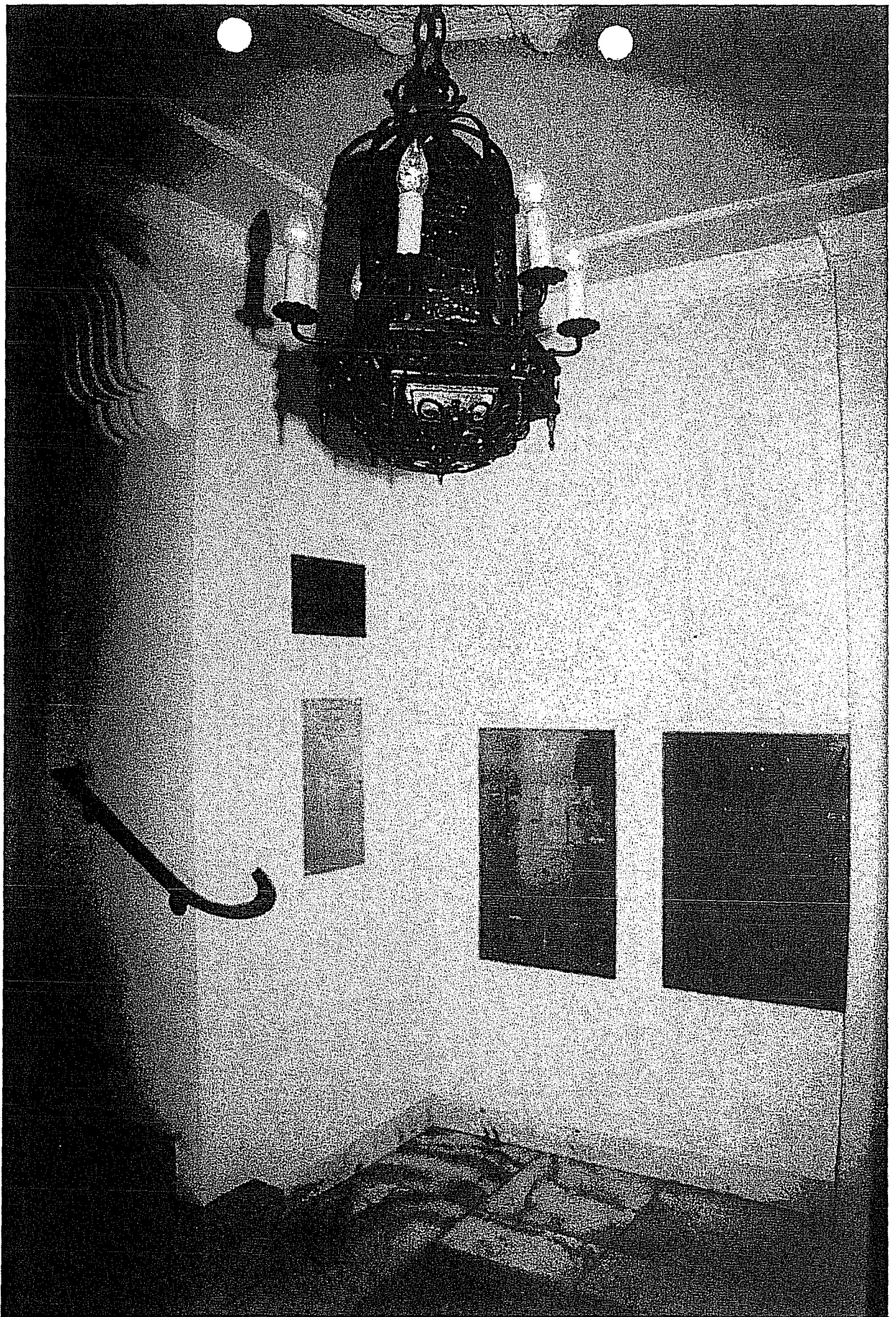
Dear Mr. Siniscal:

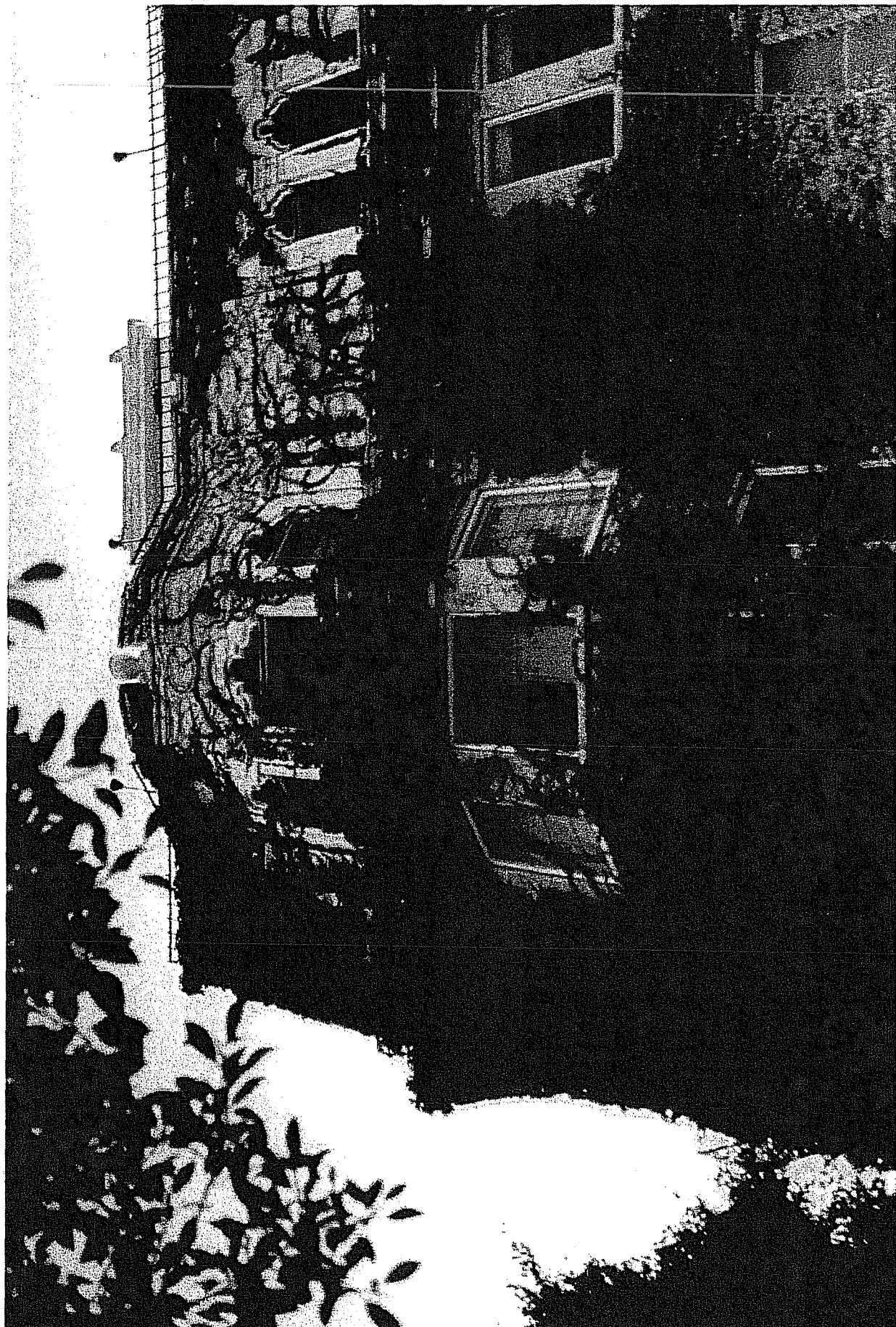
The Division of National Register Programs has completed review of your Part 1 application for a preliminary certification of the above property as being eligible for individual listing in the National Register of Historic Places. After considering the documentation submitted and the recommendation of your State Historic Preservation Officer (SHPO), your request has been denied. This property therefore will not qualify preliminarily as a "certified historic structure" for purposes of the Economic Recovery Tax Act of 1981, as amended.

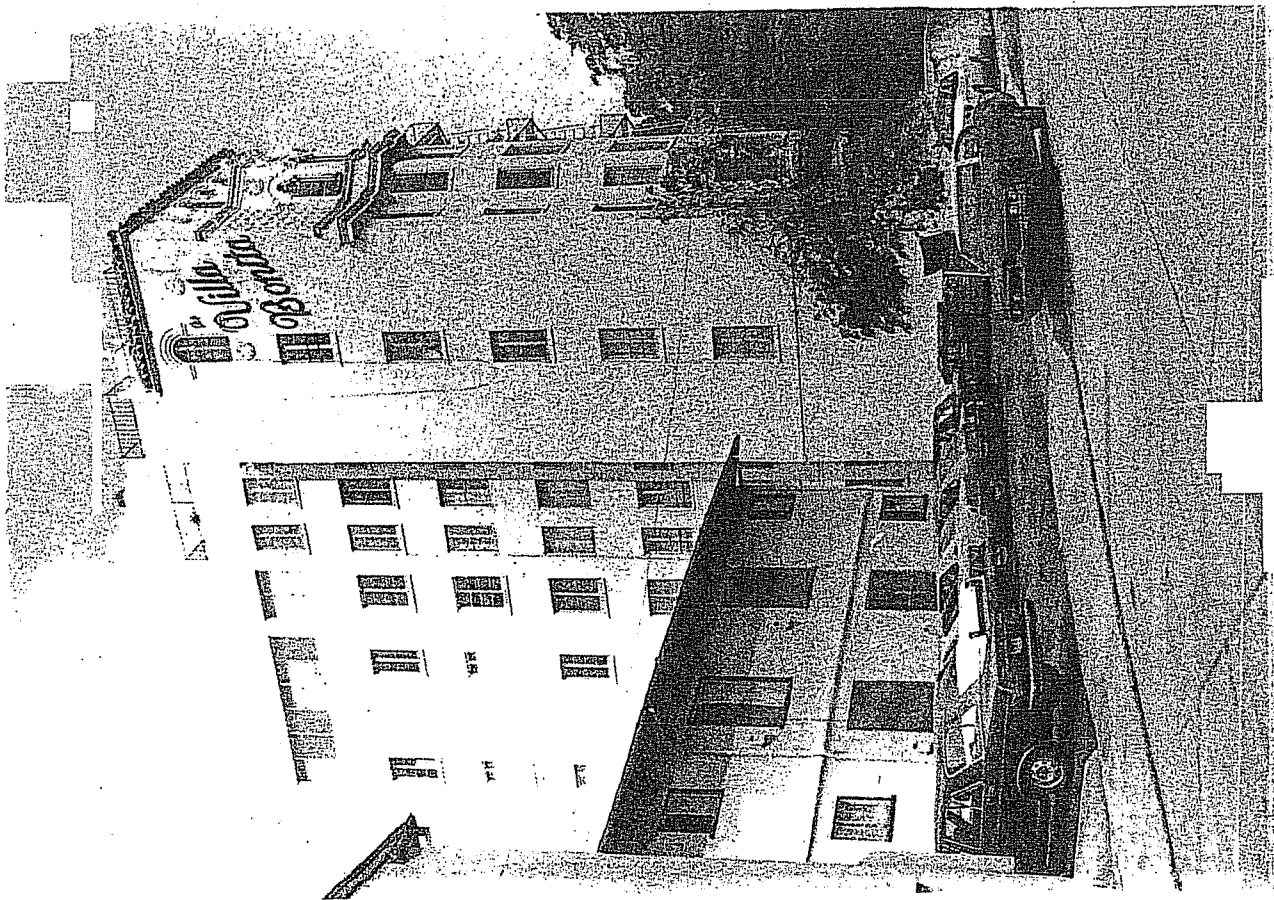
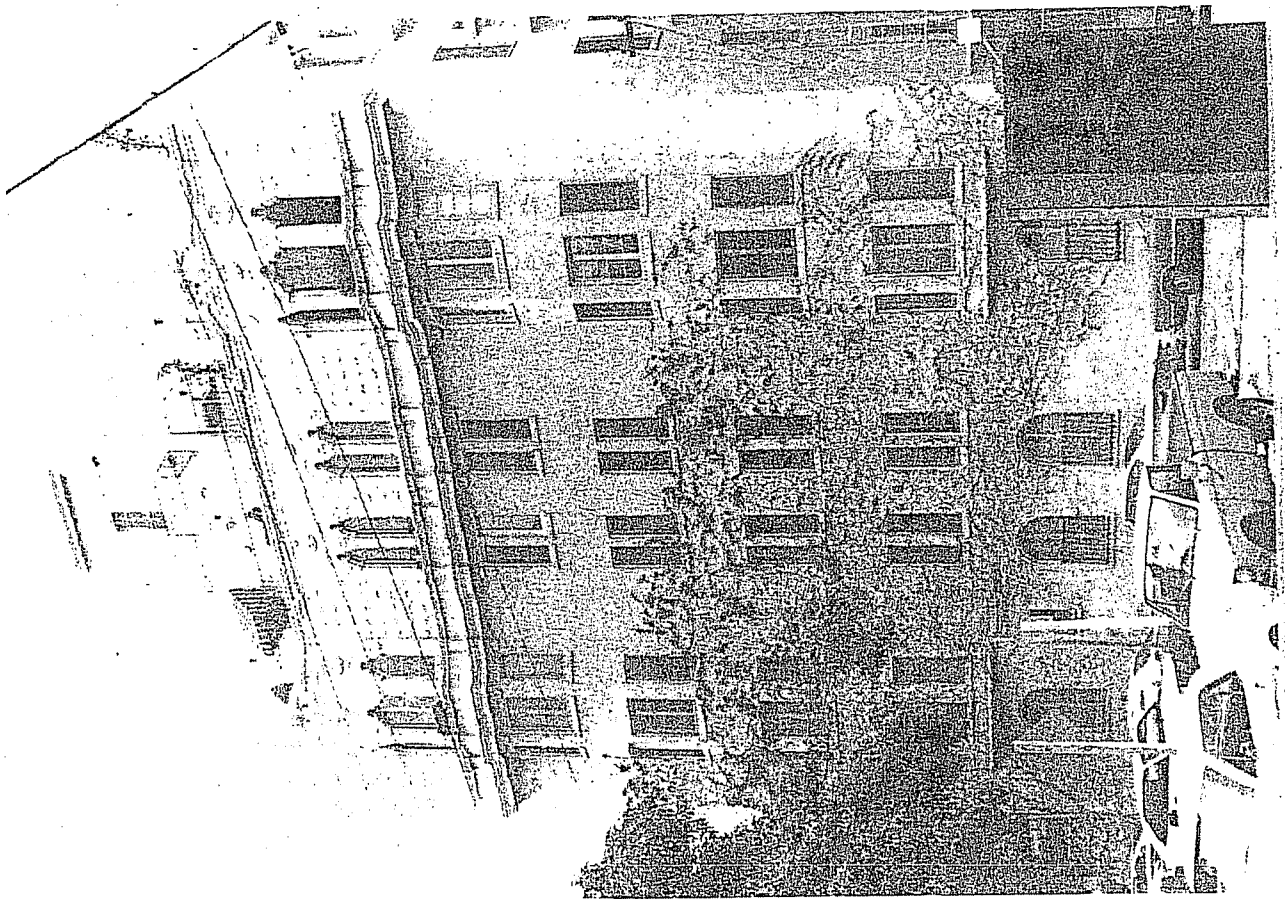
In order to be certified preliminarily, a property must meet the criteria of significance for listing in the National Register (36 CFR Part 60.4, copy enclosed). Based on the documentation submitted, we find that the property does not appear to have sufficient architectural significance under Criterion C as a distinctive example of a type or as possessing high artistic values to merit individual listing as a Historic Place. The building exhibits a mixture of medieval and renaissance decorative motives in what may be described loosely as a Mediterranean mode. Although the property appears to have retained a high degree of integrity to its original appearance, its overall design and eclectic detailing appear rather standard and conservative considering the 1929 date of construction. This assessment has been made within the context of Los Angeles' fine stock of twentieth-century high-rise apartment houses.

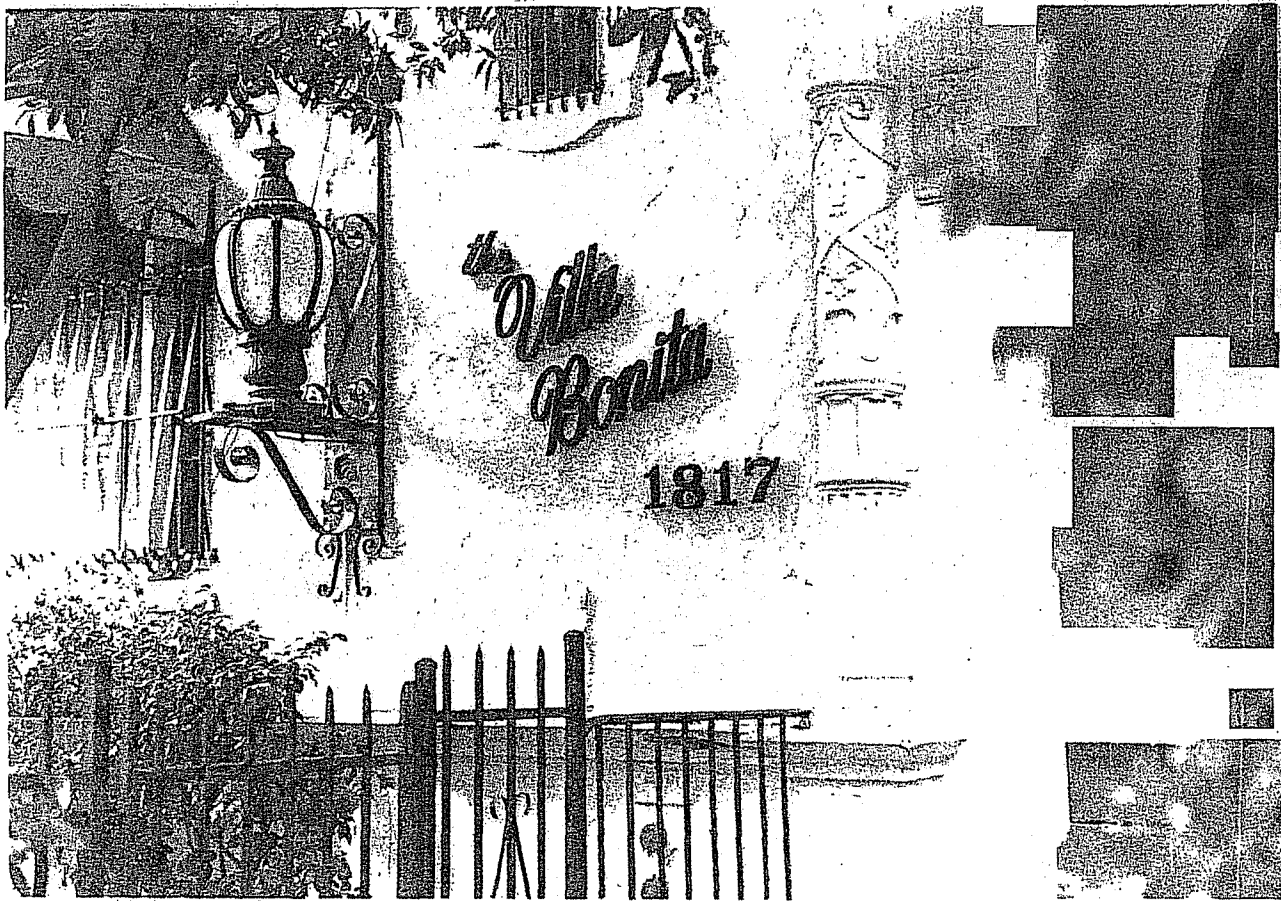
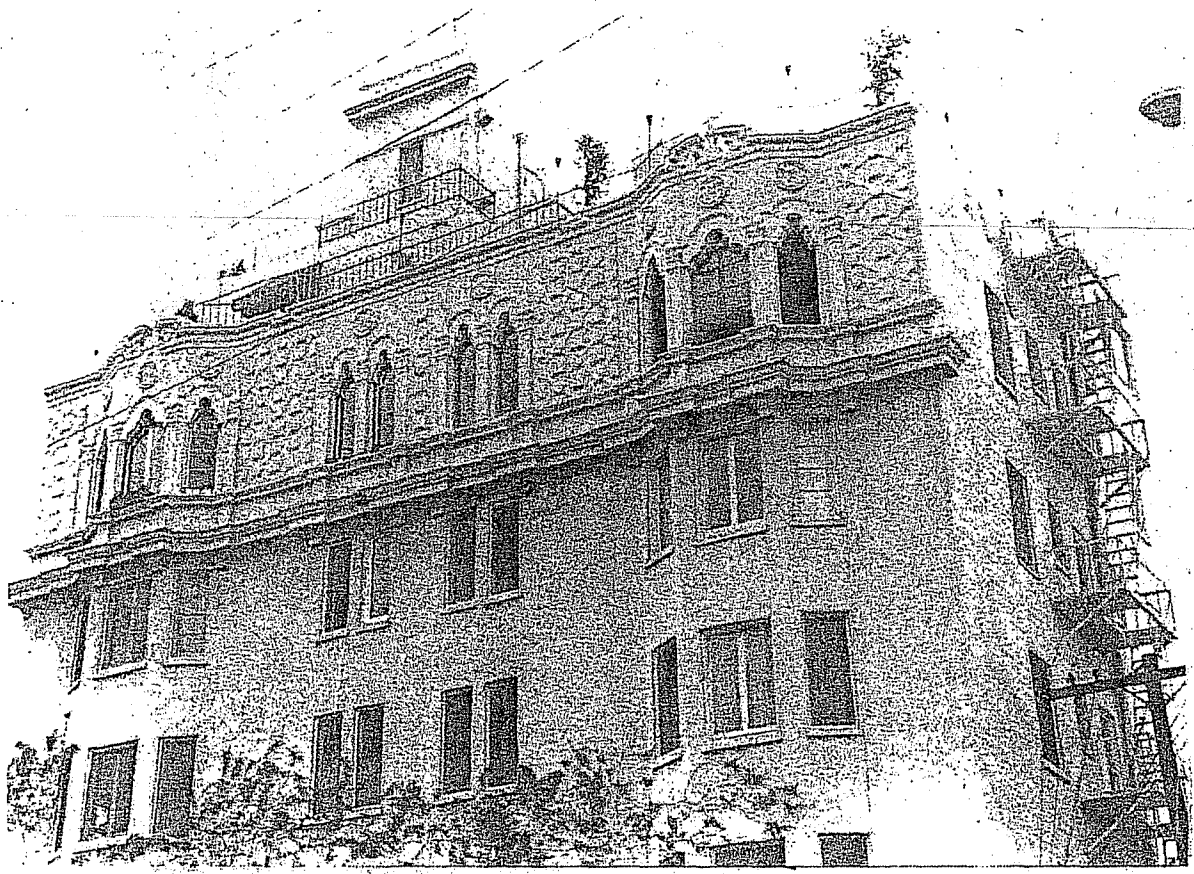
Because this is only a preliminary rather than final decision, you cannot appeal this denial of certification. You may however continue to pursue the listing of this property in the National Register. If you do proceed with the nomination, we suggest that research into the significance of the penthouse apartment, considering its plan, detailing, and any special appointments or features, might help support points regarding the property's significance as a distinctive example of a type and period.

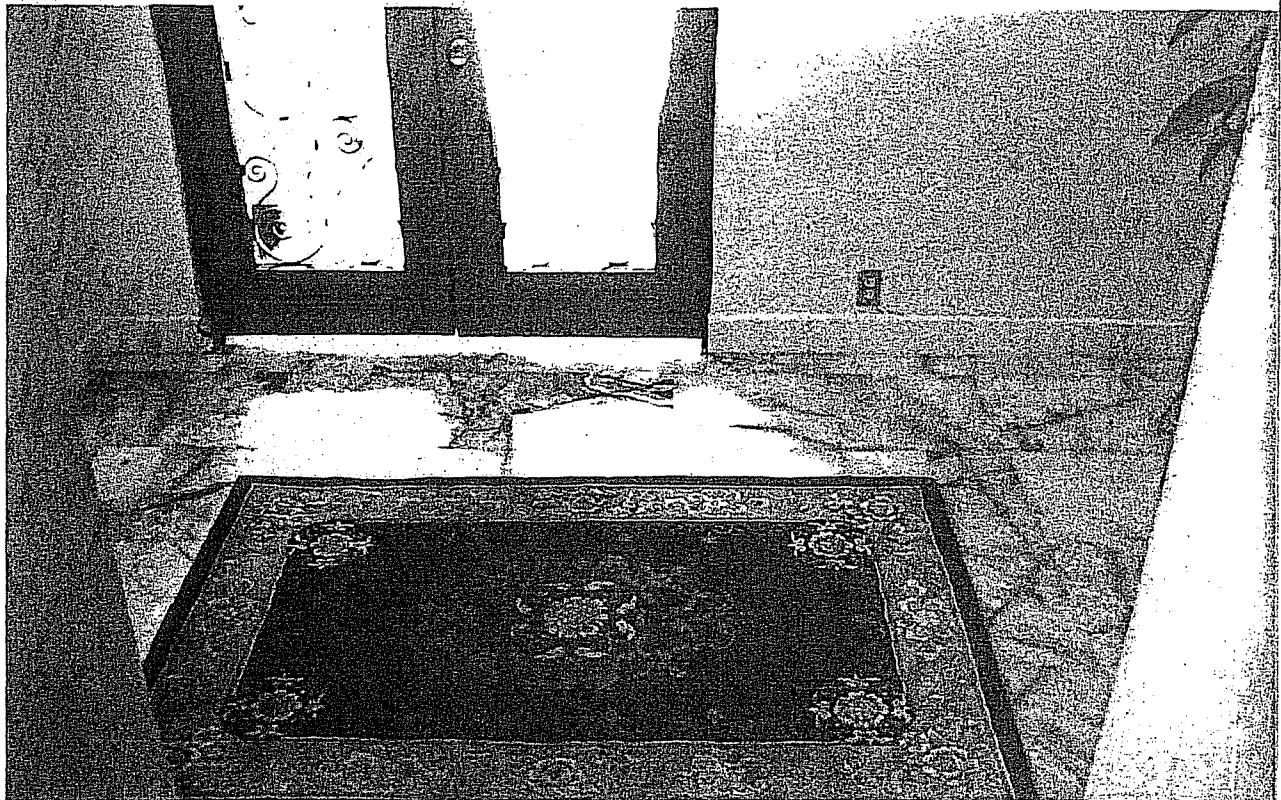
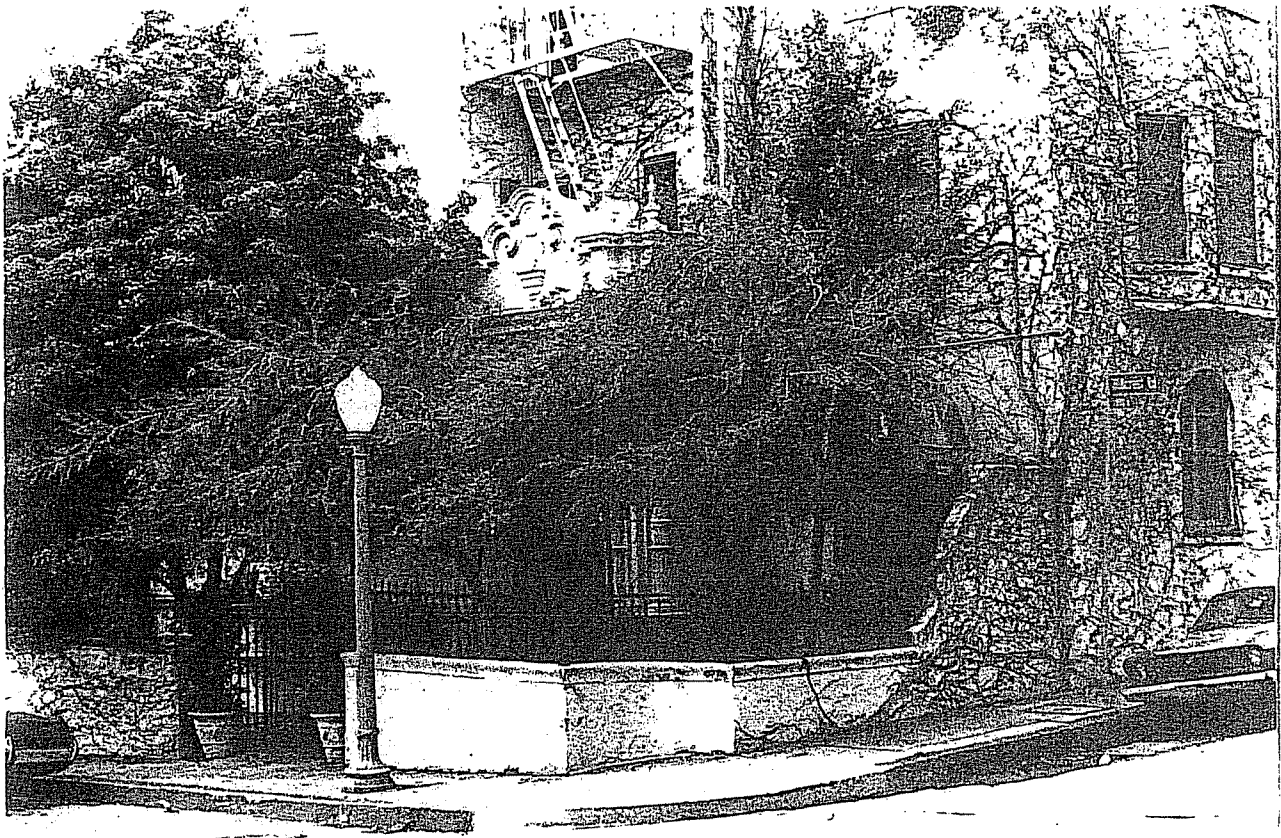


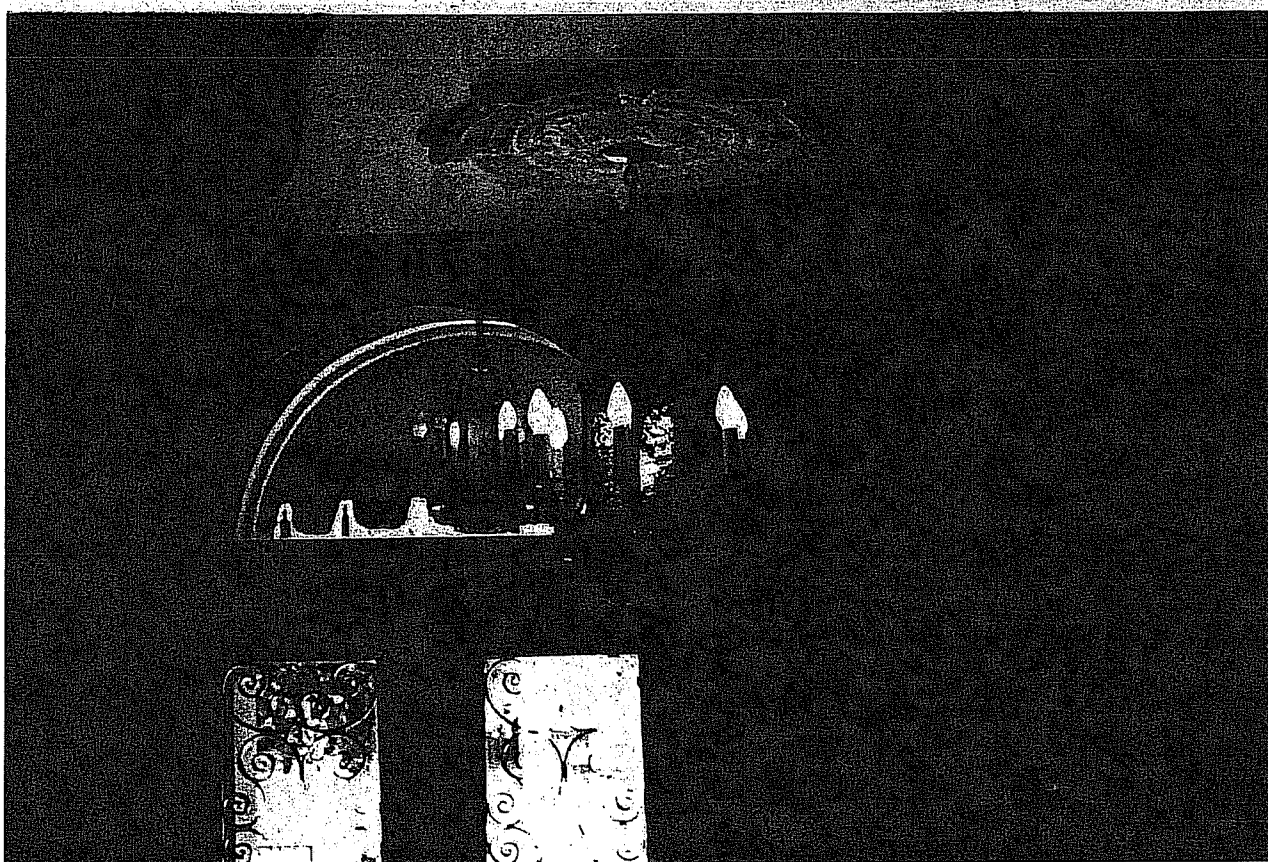
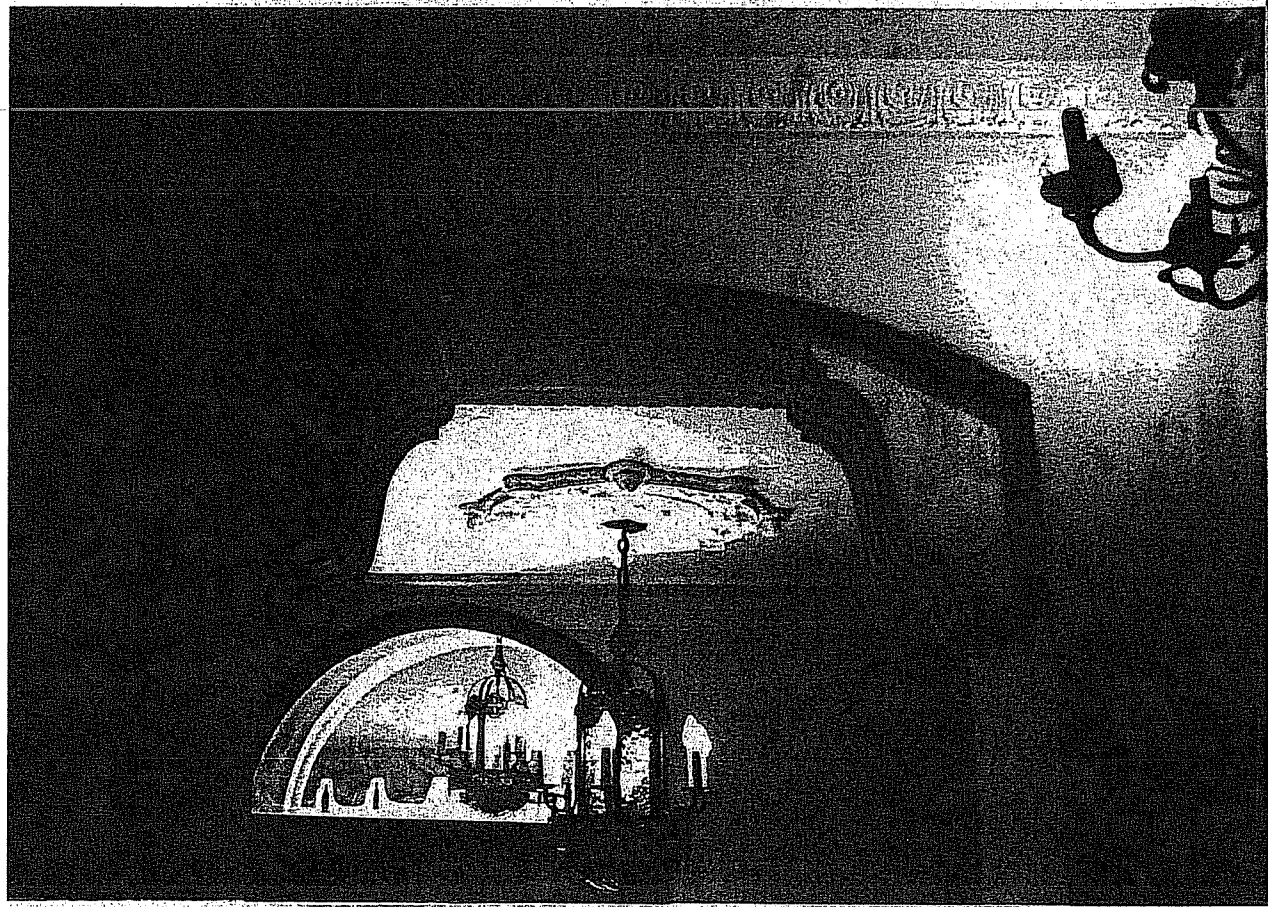


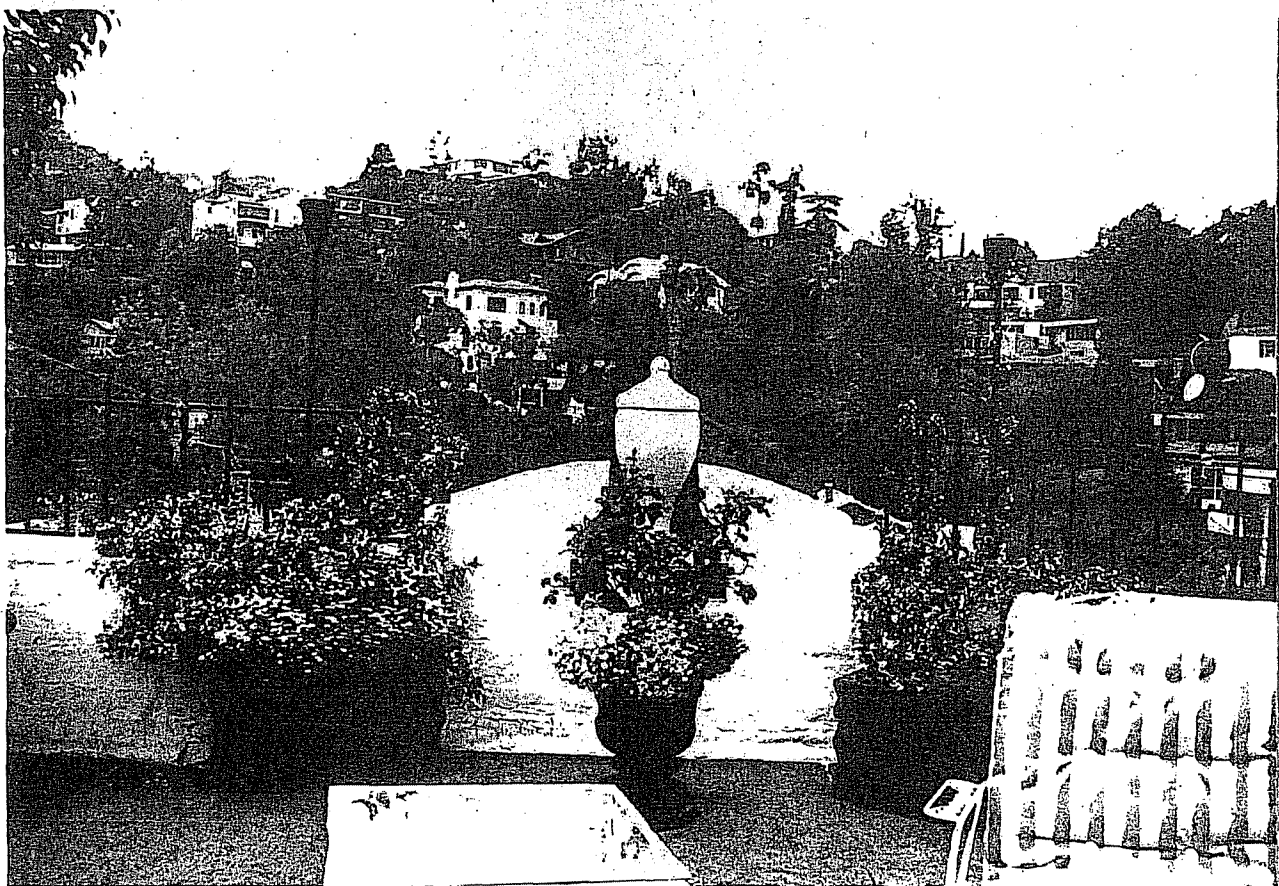
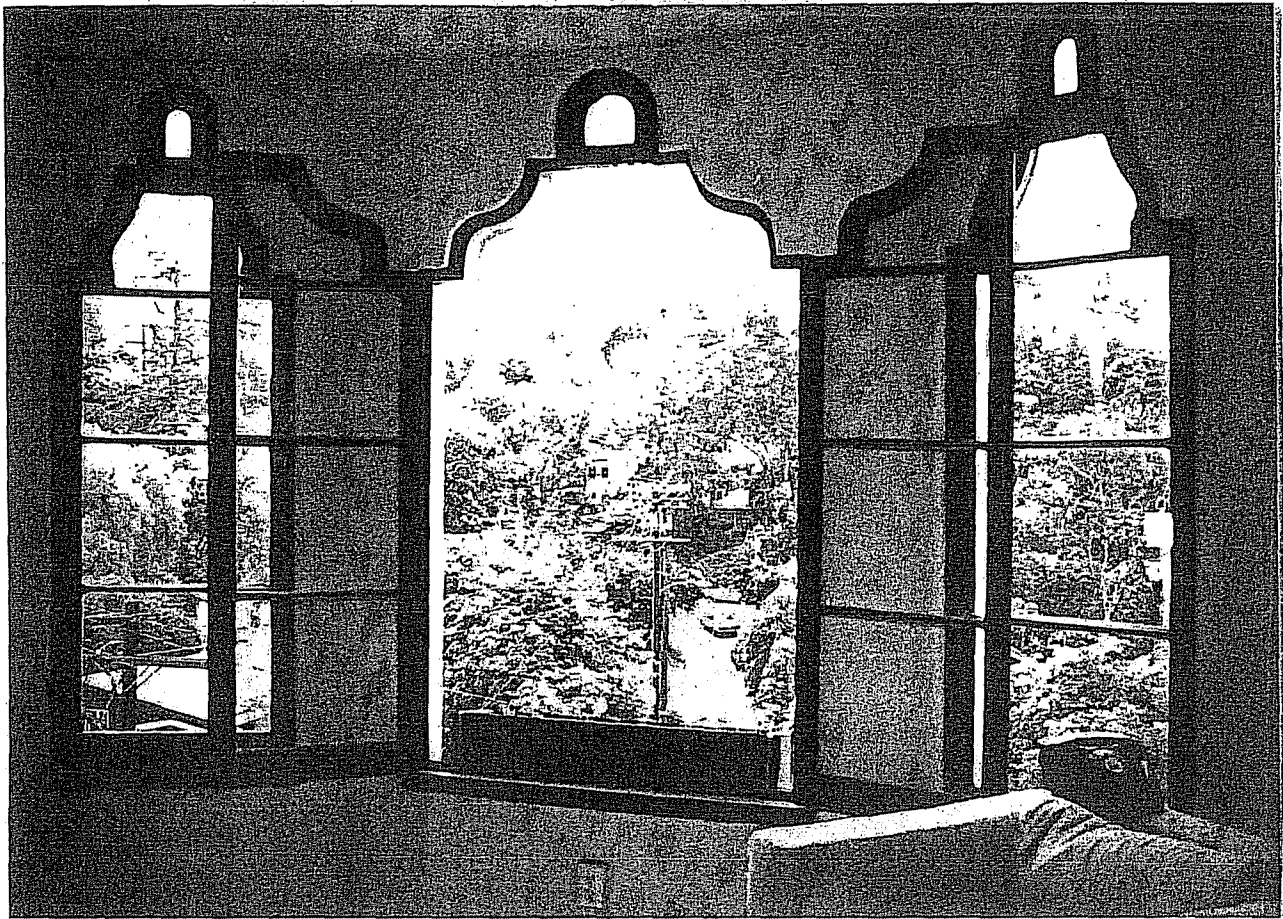




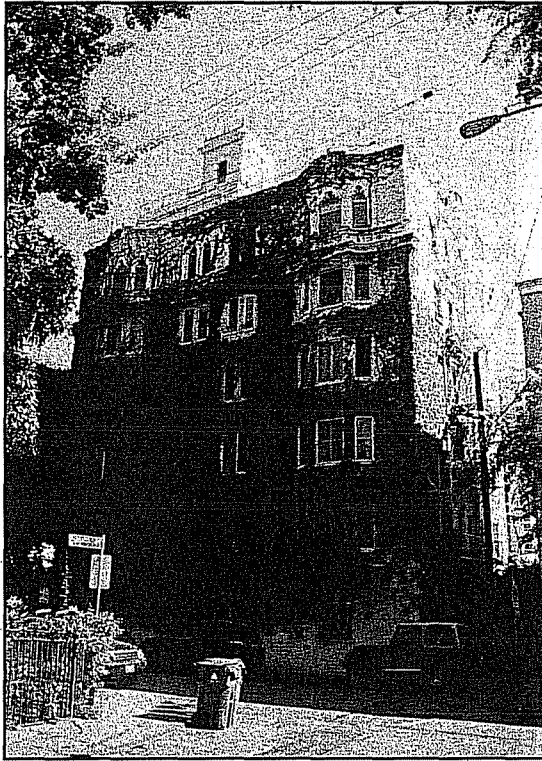




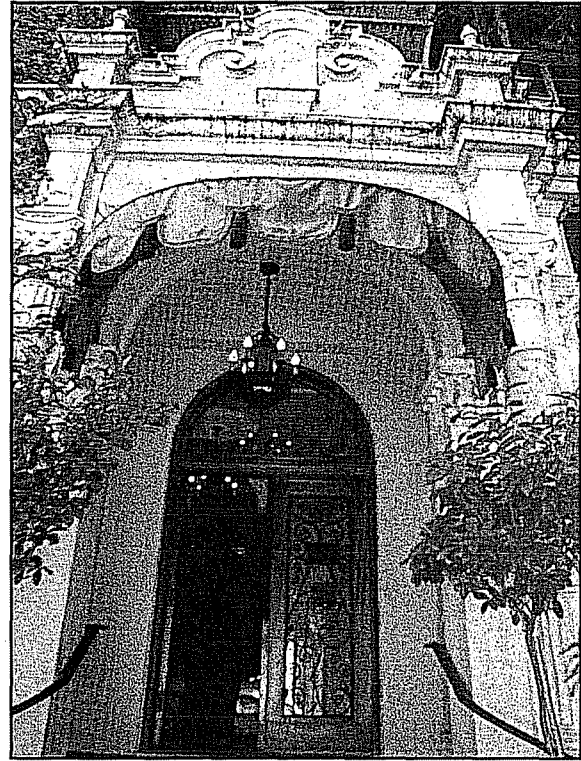




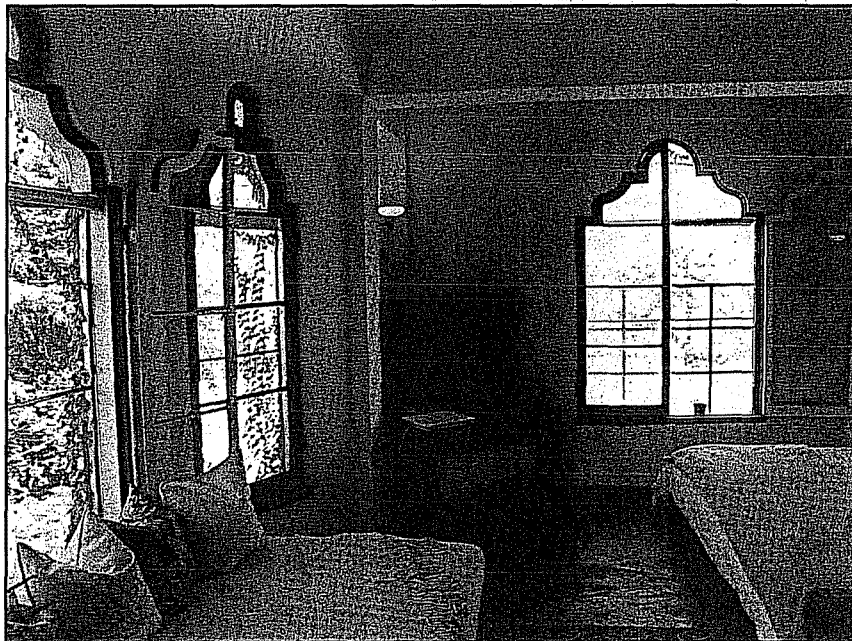
Photographs 1-9



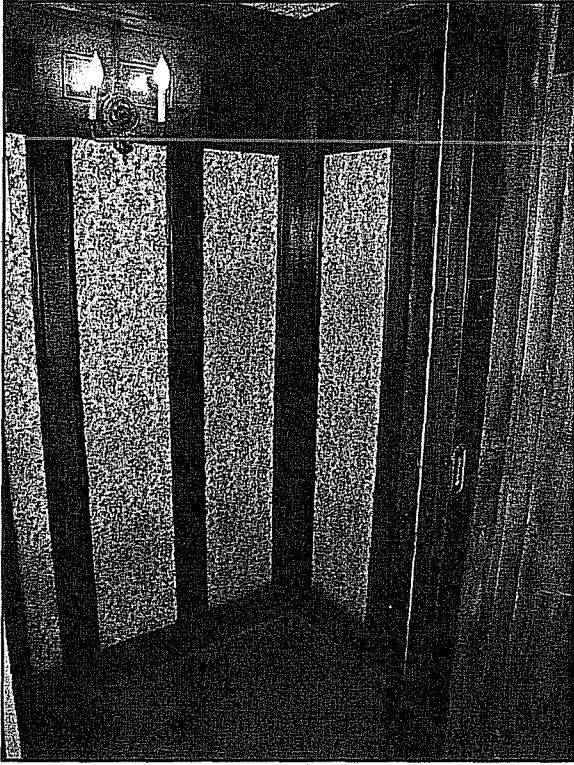
Photograph 6: Overall view southeast, north elevation fronting Bonita Terrace (photo: Chattel Architecture, 2008)



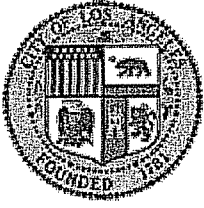
Photograph 7: View west, main entry on east elevation (photo: Chattel Architecture, 2008)



Photograph 8: Interior view northeast, sixth floor apartment unit (photo: Chattel Architecture, 2008)



Photograph 9: Interior view, historic elevator cab
(photo: Chattel Architecture, 2008)



City of Los Angeles
Department of City Planning

01/02/2009

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1817 N HILLCREST ROAD

ZIP CODES

90068

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1999-324-IC0
CPC-1986-835-GPC
ORD-165653-SA40
ORD-165653

Address/Legal Information

PIN Number: 150A185 280
Lot Area (Calculated): 4,494.7 (sq ft)
Thomas Brothers Grid: PAGE 593 - GRID D4
Assessor Parcel No. (APN): 5549018027
Tract: PINEHURST TERRACE TRACT
Map Reference: M B 6-90/91
Block: None
Lot: 3
Arb (Lot Cut Reference): 1
Map Sheet: 150A185

Jurisdictional Information

Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Council District: CD 4 - Tom LaBonge
Census Tract #: 1901.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: [Q]R4-1VL
Zoning Information (ZI): ZI-2374 Los Angeles State Enterprise Zone
General Plan Land Use: High Medium Residential
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: Hollywood
Specific Plan Area: None
Design Review Board: No
Historic Preservation Review: Yes
Historic Preservation Overlay Zone: None
Other Historic Designations: US-86001950: Villa Bonita
Other Historic Survey Information: Available
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
NSO - Neighborhood Stabilization Overlay: None
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: Adaptive Reuse Incentive Areas Specific Plan
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: None
500 Ft School Zone: No
500 Ft Park Zone: No

Assessor Information

Assessor Parcel No. (APN): 5549018027
APN Area (Co. Public Works)*: 0.103 (ac)
Use Code: 0500 - 5 or more units (4 stories or less)
Assessed Land Val.: \$662,447
Assessed Improvement Val.: \$2,042,547
Last Owner Change: 03/25/04
Last Sale Amount: \$0
Tax Rate Area: 67
Deed Ref No. (City Clerk): 1378272SA

1205958
0-964

Building 1:
1. Year Built: 0
1. Building Class: Not Available
1. Number of Units: 25
1. Number of Bedrooms: 0
1. Number of Bathrooms: 0
1. Building Square Footage: 19,043.0-(sq ft)

Building 2:
2. Year Built: Not Available
2. Building Class: Not Available
2. Number of Units: 0
2. Number of Bedrooms: 0
2. Number of Bathrooms: 0
2. Building Square Footage: 0.0 (sq ft)

Building 3:
3. Year Built: Not Available
3. Building Class: Not Available
3. Number of Units: 0
3. Number of Bedrooms: 0
3. Number of Bathrooms: 0
3. Building Square Footage: 0.0 (sq ft)

Building 4:
4. Year Built: Not Available
4. Building Class: Not Available
4. Number of Units: 0
4. Number of Bedrooms: 0
4. Number of Bathrooms: 0
4. Building Square Footage: None

Building 5:
5. Year Built: Not Available
5. Building Class: Not Available
5. Number of Units: 0
5. Number of Bedrooms: 0
5. Number of Bathrooms: 0
5. Building Square Footage: 0.0 (sq ft)

Additional Information

Airport Hazard: None
Coastal Zone: None
Farmland: Area not Mapped
Very High Fire Hazard Severity Zone: Yes
Fire District No. 1: No
Fire District No. 2: No
Flood Zone: None
Hazardous Waste / Border Zone Properties: No
Methane Hazard Site: None
High Wind Velocity Areas: No
Hillside Grading: Yes
Oil Wells: None
Alquist-Priolo Fault Zone: No
Distance to Nearest Fault: 0.10789 (km)
Landslide: No
Liquefaction: No

Economic Development Areas

Business Improvement District: None
Federal Empowerment Zone: None
Renewal Community: No
Revitalization Zone: None
State Enterprise Zone: Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative: None

Public Safety

Police Information:
Bureau: West
Division / Station: Hollywood

Report District:	645
Fire Information:	
District / Fire Station:	27
Batallion:	5
Division:	1
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-1999-324-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Description(s): Data Not Available

Case Number: CPC-1986-835-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Description(s): PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY
PLAN REVISION/ZONING CONSISTENCY PROGRAM

DATA NOT AVAILABLE

ORD-165653-SA40

ORD-165653