

CULTURAL HERITAGE BOARD  
Cultural Affairs Department  
Room 1500, City Hall  
Los Angeles, CA 90012  
(213) 485-2433

**REQUEST FOR HISTORIC - CULTURAL MONUMENT DECLARATION**

NAME OF PROPOSED MONUMENT WITHIN THE CITY OF LOS ANGELES: AUGUST WINSTEL RESIDENCE

LOCATION: 1147 S. Alvarado St., Los Angeles 90006

(Community)

(Zip)

(Cross Streets) 12th St.

COUNCILMANIC DISTRICT NO. 1

OWNER'S NAME & ADDRESS: Lowell Craddock

1968 Waltonia Ave., Montrose, CA 91020

(City)

(818) 248-2399

(Zip)

DATE OF CONSTRUCTION OF PROPOSED MONUMENT: 1906  
(This information is important)

ARCHITECT: John Paul Krempf

(Identification of the architect is very important)

DESCRIBE ARCHITECTURAL FEATURES: see attached description  
(Photograph must be provided)

DESCRIBE HISTORIC-CULTURAL SIGNIFICANCE AS IT PERTAINS TO SEC. 22.130 OF THE LOS ANGELES  
ADMINISTRATIVE CODE: (If necessary, attach a sheet)

see attached significance statement

SOURCE/S OF INFORMATION: City building permits; CRA Pico Union II study, etc.

NAME & ADDRESS OF PROPONENT: Brenda Underhill, Exec. Dir., Alcoholism Center for

Women, 1147 S. Alvarado St., Los Angeles, CA 90006

(City)

(Zip)

TELEPHONE NO. (213 ) 381-7805

DATE: April 13, 1987

(This portion to be filled in by Cultural Heritage Board Members)

REASONS FOR DECLARATION/DENIAL:

BY:

C.H.B. MEMBER

DATE OF BOARD ACTION

PLEASE NOTE THAT CULTURAL HERITAGE BOARD ACTION RECOMMENDING DECLARATION IS SUBJECT  
TO ADOPTION BY THE LOS ANGELES CITY COUNCIL.

Council File No. \_\_\_\_\_

City Council Action Dated \_\_\_\_\_

Description: August Winstel Residence, 1147 S. Alvarado

Drawing its inspiration from the English Arts and Crafts movement, this substantial two and a half story residence is highly picturesque. A steep gable roof with its ridge line parallel to the street is punctuated by a large gable over a second story bay and by two gabled dormers. The steepness of the gables is emphasized by bargeboards and dentils which extend beyond the gables. The ends of the bargeboards on the larger gables are shaped, as are the ends of the exposed roof rafters. Half-timbering on the second story and in the gables heightens the rather medieval flavor of the design. The first story is of rusticated stone, and the piers of the porch on the northern portion of the front (east) elevation extend to the balcony above it. A wooden railing fills the interstices between the piers on the balcony. In the porch, wood and masonry brackets give the impression of a loggia with flattened arches. The shallow second story bay is slightly cantilevered over the first story on two beams, and is given further definition by a sawtooth molding below it and by exposed beam ends above it.

The interior of the residence contains many decorative elements which are examples of early twentieth century design. The floor plan is relatively open, with several large rooms surrounding a central hall with carved stair. Several rooms have fireplaces and classical moldings. Original fixtures, hardware, and wainscotting remain. Decorative floral reliefs remain on the walls. Several examples of ornate stained and leaded glass are prominent features of the window treatment.

The structure is located on a large corner lot, and is surrounded by mature hedges, palm trees and shrubbery. It maintains the same setback as the large half-timbered house to the north (see Potter residence, 1135 S. Alvarado). The residence remains relatively unaltered.

Significance: August Winstel Residence, 1147 S. Alvarado St.

The Winstel residence is significant as a relatively unaltered example of Tudor Revival style architecture as it was produced at the turn of the century in Los Angeles neighborhoods. It is the work of a prominent local architect, John Paul Krempel, and continues to exemplify the lifestyle of the middle class at the time of the opening of the Palm Place subdivision.

The residence is part of the Palm Place subdivision, a venture of the Palm Place Company, whose two principals were Victor Ponet and Edward Silent. Ponet and Silent were prominent Los Angeles businessmen who had vast real estate interests, much of it acquired during the nineteenth century. Palm Place was one of the last subdivisions in the Pico-Union area. The January 27, 1907 issue of the Los Angeles Times indicates that August Winstel commissioned noted architect John Paul Krempel to design his residence on the large corner parcel. Krempel, a native of Germany, arrived in Los Angeles about 1887. After working with one of the city's early architects, he established his own office in 1894. In 1911 he was joined by Walter Erkes, and they continued to practice together until Krempel's death in 1933. The firm produced a variety of residential commissions in upper middle class suburbs, including the home of General Harrison Gray Otis on Wilshire Boulevard, which later became Otis Art Institute. They also designed the second Times-Mirror structure, several industrial structures, Engine Company No. 28 at 644 S. Figueroa, and made major alterations to the Wm. Garland Building at 117 W. 9th St. Krempel and Erkes built structures throughout Southern California, including an inn in Santa Monica, Santa Barbara High School, and a sugar refinery, hotel, and Masonic buildings in Oxnard. The Winstel residence is a notable example of Krempel's residential work, and illustrates his attention to craftsmanship, proportion, and detail.

The builder of the residence was a resident of the Pico-Union area, Albert J. Daniels, who also built the Potter residence next door. Cost of the structure was nearly \$20,000. The home remained in the Winstel family from the time of its completion in 1907 until 1948.

The residence is part of an historical and architectural resources survey performed by the Community Redevelopment Agency in 1981. It has been found to be potentially eligible for the National Register.