

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Bungalow Court at 1554 N. Serrano Avenue
other names/site number "Mission Gardens"

2. Location

street & number 1554-1576 N. Serrano Avenue **N/A** not for publication
city or town Los Angeles **N/A** vicinity
state California code CA county Los Angeles code 037 zip code 90027

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide ___ local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper Date of Action

Bungalow Court at 1554 N. Serrano Avenue
 Name of Property

Los Angeles, CA
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property*
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
3	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
3	0	Total

The property is composed of two rows of five attached residential bungalows, and a three-unit rear building, all of which are contributing resources.

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions
 (Enter categories from instructions.)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

Late 19th/20th Century Revivals: Mission/Spanish
 Colonial Revival

Materials
 (Enter categories from instructions.)

foundation: Concrete
 walls: Stucco
 roof: Asphalt
 windows: Wood
 other:

Bungalow Court at 1554 N. Serrano Avenue

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary

The property at 1554 N. Serrano Avenue contains a thirteen-unit residential bungalow court. The residences occupy a flat rectangular parcel on the east side of Serrano Avenue, between Hollywood Boulevard on the north and Sunset Boulevard on the south, in the Hollywood area of Los Angeles. The parcel measures approximately 100 feet wide at the sidewalk and 175 feet deep, and is located on a street of multi-story multiple-family residential buildings.

The bungalow court was constructed in 1921 and displays elements of the Spanish Colonial Revival style. The orientation of buildings on the site is characteristic of a bungalow court, composed of two identical rows of five attached one-story bungalows and a rear three-unit, one- and two-story building arranged around a narrow central courtyard.

The property retains many of its original features which are characteristic of the bungalow court building type and/or Spanish Colonial Revival architectural style. Historic exterior features include flat roofs with parapets; wood double-hung sash and casement windows; wood front doors and original hardware; and scored concrete walkways. Historic interior features include hardwood flooring; plaster walls and ceilings; wood baseboards and crown moldings; wood window and door surrounds; single-panel wood interior doors with original hardware; wooden built-ins and cabinetry, including medicine cabinets; original tile countertops and backsplashes; bathtubs and tile surrounds; and hexagonal tile flooring.

In 2009, this property was one of four Hollywood bungalow courts rehabilitated in accordance with the Secretary of Interior's Standards by Hollywood Community Housing Corporation (HCHC). Taken together, the four sites provide a total of 42 low-income housing units, a portion of which are reserved for individuals living with HIV/AIDS and their families. This project was conceived in response to concerns of the City of Los Angeles' Community Redevelopment Agency (CRA/LA) regarding the demolition of historic bungalow courts for large condominium developments.

On March 31, 2010, the National Park Service determined that the completed rehabilitation project conforms to the Secretary of the Interior's Standards and approved the Part 3 Historic Preservation Certification Application (Request for Certification of Completed Work).

Narrative Description

(See Continuation Sheet.)

Bungalow Court at 1554 N. Serrano Avenue
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

1921

Significant Dates

1921

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

(undefined)

Architect/Builder

A. B. Crist

Period of Significance (justification)

The period of significance for the property is 1921, the year of its original construction.

Criteria Considerations (explanation, if necessary)

N/A

Bungalow Court at 1554 N. Serrano Avenue

Name of Property

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Statement of Significance

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The property at 1554 North Serrano Avenue is a thirteen-unit bungalow court constructed in 1921. Designed in the Spanish Colonial Revival style by architect A.B. Crist¹, the site is composed of five attached bungalows on each side of a central courtyard, with a two-story three-unit building at the rear. This property is eligible for listing in the National Register of Historic Places under Criterion A at the local level for its association with the development of the Hollywood area of Los Angeles during the 1920s. It is also eligible under Criterion C at the local level because it embodies the distinctive characteristics of the bungalow court, a building type characteristic of residential development in Hollywood during the early decades of the twentieth century. The period of significance for the property is 1921, the year of its original construction.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

(See *Continuation Sheet*.)

¹ Crist also designed the bungalow court at 1537-1547 N. Serrano Avenue.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

(See Continuation Sheet.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.200975
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

TRACT NO 3469 LOT 1 AND LOT 2

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire city lot historically associated with the Bungalow Court at 1554 N. Serrano Avenue.

Bungalow Court at 1554 N. Serrano Avenue
Name of Property

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11. Form Prepared By

name/title Kari Fowler
organization Historic Resources Group date April 23, 2010
street & number 1728 N. Whitley Avenue telephone (323) 469-2349
city or town Hollywood state CA zip code 90028
e-mail kari@historicla.com

Additional Documentation

Submit the following items with the completed form:

- Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
Enclosed
- A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
N/A
- Attachments**
Attachment 1: Los Angeles County Tax Assessor Map with Property Boundary
Attachment 2: Site Plan (does not depict new construction)
Attachment 3: Sanborn Map, 1955
Attachment 4: Photo Log
- Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Type and Number of Photographs: Nineteen archival 4x6" black-and-white photographic prints.

Name of Property: Bungalow Court at 1554 N. Serrano Avenue

City or Vicinity: Los Angeles

County: Los Angeles

State: CA

Photographer: Carly Caryn

Date Photographed: January 2010

Description of Photograph(s) and number: See Photo Log (Attachment 4)

Bungalow Court at 1554 N. Serrano Avenue
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Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name William F. Harris, Hollywood Bungalow Courts, L.P.
street & number 5020 W. Santa Monica Blvd telephone (323) 469-0710
city or town Los Angeles state CA zip code 90029

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Bungalow Court at 1544 N. Serrano Avenue

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N/A

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Description, continued.

Site and Setting

The property is a flat, rectangular parcel measuring approximately 100 feet wide at the sidewalk and 175 feet deep. The site is landscaped with various trees and shrubs throughout, and secured with compatible walls, gates and fences.

At the sidewalk, original scored concrete walkways define shallow planter beds that are landscaped with various trees and shrubs. At the southern end of the property, a trash enclosure is composed of compatible low stucco walls and end piers with a metal security gate. The property is accessed via a compatible wood-slat fence with two entry gates that spans the central courtyard. In the courtyard, shrubs occupy shallow planter beds along primary façades of the bungalows. An original scored concrete walkway runs along the perimeter of courtyard and links the building entrances. Areas of damaged concrete have been repaired with cement that matches the original in texture and color. The central planters feature a manicured lawn and compatible concrete stepping stones that link facing bungalows. Each bungalow features a private patio with compatible scored concrete hardscape, wood-slat fencing, and low wood pickets around a small planter bed.

Existing high metal security fencing defines the east (rear) and northern property lines. Original concrete walkways run the length of the property behind the northern and southern bungalows. A compatible wooden gate provides access to the northern walkway. Fencing along the southern property line has been removed to allow access to the adjacent bungalow court at 1544-1552 N. Serrano Avenue, which is under the same ownership. Compatible path lights and up-lights for the trees appear throughout.

Residences - Exterior

Bungalows

The ten attached bungalows are essentially identical in their exterior appearance. With an L-shaped plan and wood-frame construction, they have flat roofs with parapets capped with metal coping. The exterior walls are clad with new textured cement stucco applied and painted to match the float finish and edge profiles of the original.² Fenestration consists of wood multi-light casement and double-hung sash windows which occupy original openings with original wood surrounds. Courtyard-facing windows, and street-facing windows on the front bungalows, feature original shed roofs with asphalt shingles, open rafters, beadboard soffits, and decorative wood triangular brackets. A small louvered attic vent is located above the courtyard-facing windows. Rooftop cooling/heating units are set back from parapets to minimize visibility. Security lights and motion detectors have been installed throughout.

Each bungalow's primary (west) façade overlooks a small private patio. The façade features a front entry porch, flanked by a trio of three-over-two casement windows set in a common wood frame. The porch consists of a scored concrete stoop set on a raised stucco-clad foundation, sheltered beneath an asphalt shingle-clad shed roof. The porch roof has open rafters and a beadboard soffit, and is supported by decorative wood triangular brackets. Each unit features a single-

² During the initial stages of the rehabilitation project, visible mold growth was discovered inside of the wall cavities of the residential buildings. Upon further inspection, it was discovered that the exterior wall system was of an unusual construction which promotes moisture infiltration and mold infestation. Inspectors determined that the molds present introduced a health risk to occupants, and that if the mold remained it could not be prevented from circulating in the living spaces given the existing building construction. Furthermore, even if there was remediation at the areas of mold growth, the construction that promoted mold growth would remain. For these reasons, it was determined that the existing wall system needed to be upgraded to today's construction standards. This work required the removal of the original stucco from the exterior to allow for complete remediation of mold contamination, and replacement of the wall system in kind, including the installation of new stucco finishes. Because the original exterior stucco is a character-defining feature of the property, the new stucco was prepared and applied to match the original in the design, composition, finish and texture/pattern. Several mock-ups were completed in order to achieve the desired level of replication. The resulting new stucco finish closely matches the steel trowel skip finish with patches of applied oblong texture of the original to the greatest extent possible. This work was approved by the National Park Service on April 9, 2009 (Tax Credit Part 2 Amendment 1).

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panel wood door flanked by multi-light casement sidelights. Some of the entry doors are original with original hardware, though the majority are compatible replacements of non-originals. Compatible metal handrails have been added to the porch steps. A compatible wall-mounted light fixture, metal mailbox, and flag holder flanks each entry.

The patio-facing (north/south) elevation contains a trio of casement windows in a common frame, flanked by a single small wood window. The elevation opposite the entry porch features a wide multi-light awning window. Rear elevations display original wood-frame metal louver vents and a variety of window configurations, including double-casement and double-hung sash. Each unit has a back entrance on the rear elevation. Entries include a compatible single-light wood entry door flanked by a wood double-hung sash window, and a wall-mounted metal light fixture. The southern bungalows have a rear stoop consisting of original concrete steps and a compatible metal handrail; there are no back steps on the northern bungalows. Also on the rear elevations are compatible sheet metal galvanized downspouts and exterior water heaters enclosed in painted metal cabinets.

Rear Residence

The rear building has a U-shaped plan with wood-frame construction, and consists of a central two-story unit flanked on each side by an attached single-story unit. The building has flat roofs with parapets capped with metal coping. The exterior walls are clad with new textured cement stucco applied and painted to match the float finish and edge profiles of the original. (See footnote regarding stucco replacement.) The two-story volume displays an asphalt-shingle clad pent roof supported by wood triangular brackets below the parapet, and panels of horizontal wood siding on the upper story. Fenestration consists of wood multi-light casement and double-hung sash windows which occupy original openings with original wood surrounds. Rooftop cooling/heating units are set behind a compatible wood screen.

The primary façade of the two-story unit is three bays in width and features a central entry porch. The porch consists of a scored concrete stoop set on a raised stucco-clad foundation, sheltered beneath an asphalt shingle-clad shed roof. Compatible metal handrails have been added to the porch steps. The porch roof has open rafters and a beadboard soffit, and is supported by decorative wood triangular brackets. The entry is composed of a compatible single-panel wood entry door with narrow multi-light casement sidelights, compatible wall-mounted light fixture, metal mailbox, and flag holder. A pair of three-over-one casement windows beneath a shed roof occupies each of the outer bays. A series of four three-over-two wood windows are centered above the porch roof in the upper story.

The primary (west) façades of the flanking one-story units are largely the same as the bungalow units, including a compatible single-panel wood entry door flanked by multi-light casement sidelights, scored concrete stoop with compatible metal handrails, asphalt shingle-clad shed porch roof, compatible wall-mounted light fixture, metal mailbox, and flag holder. Next to the entrance, original wood-frame multi-light French doors feature narrow casements and a compatible metal safety grille. A second pair of French doors occupies the patio-facing (north/south) elevation.

The side elevations display original wood-frame metal louver vents and a variety of window configurations, including double-casement and double-hung sash. Each unit has a back entrance with a compatible single-light wood entry door flanked by a wood double-hung sash window, and a wall-mounted metal light fixture. The southern unit has a rear stoop with original concrete steps and a compatible metal handrail. Also on these elevations are compatible sheet metal galvanized downspouts and exterior water heaters enclosed in painted metal cabinets.

The rear residence's rear elevation has a rear entrance for the two-story unit, including a compatible single-light wood entry door, original concrete steps, and a wall-mounted metal light fixture. The upper story is clad in horizontal wood siding. Fenestration on the rear elevation consists of variety of window configurations. An exterior water heater is enclosed in a painted metal cabinet.

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Residences - Interior

The residential units exhibit many original interior features, including hardwood flooring, plaster walls and ceilings, wooden baseboards and crown moldings, decorative wooden window and door surrounds, single-panel wood interior doors with original hardware, wooden built-ins and cabinetry, tile countertops, and metal fixtures.

Original hardwood flooring is newly refinished. Areas of damaged or missing flooring have been patched with like material and stained to matching the original. Smooth plaster walls and smooth or rough finish plaster ceilings have been patched and painted. Non-original wall and ceiling finishes have been replaced with a gypsum board wall assembly and a plaster skim coat to match the original finish. Areas of damaged plaster have been patched and painted to match the existing float finish. Compatible resilient tile flooring has replaced non-original flooring in kitchens and service porches. Bathrooms retain their original hexagonal floor tile in ten units. Compatible ceramic tile has replaced non-original flooring in the other bathrooms.

Original kitchen and bathroom tiles remains in some units, and has been re-grouted and cleaned. Non-original tile has been replaced with new tile compatible in profile and color to the original. Most units feature original single-panel wood interior doors, some with original hardware. Where original doors are no longer extant, compatible new wood doors have been installed. Original built-in wood cabinetry in kitchens and bathrooms has been repaired and painted. Non-original cabinetry has been replaced with cabinets that were custom designed to match the original.

All existing light fixtures are compatible energy-saving fixtures. All kitchen and bath fixtures and fittings are compatible replacements. Much of the original door, window and cabinet hardware are extant. Original hinges, knobs, pull and plates have been refurbished and reinstalled. Latches and locks have been repaired as necessary. Missing or non-functioning hardware has been replaced with hardware similar to the originals in type, style, and finish.

The property features newly upgraded building systems throughout – including mechanical, electrical, and plumbing – in order to meet current code requirements. New ceiling registers and electrical outlets have been added throughout. Telephone jacks have been installed in living rooms and kitchens. Smoke detectors have been added in living rooms, bedrooms and hallways. Wall-mounted thermostat controls have been added in living rooms.

Bungalows

Each bungalow unit is approximately 600 square feet and contains a living/dining room, bedroom, kitchen, hallway, and bathroom, with two exceptions. Unit 1556 is a studio unit because its bedroom was incorporated into the adjacent unit at 1554, making it a two-bedroom unit.

Living/dining rooms display original hardwood flooring, smooth plaster walls and ceilings, decorative wood crown molding, and high wood baseboards. Walls have been patched and painted where non-original wall heaters were removed. All units display compatible ceiling light fixtures. Each unit has a shallow alcove with an original decorative wood frame, most of which contain original built-in wood shelving and cabinets. Compatible shelving and cabinetry designed to match the original has been installed where it was no longer extant.

All bedrooms feature refinished hardwood floors, plaster walls and ceilings, simple wood crown molding and high wood baseboards, compatible ceiling light fixtures, and wood single-panel interior and closet doors, some with original hardware. Bedrooms contain built-in wood wardrobes or cabinetry on one of more walls. Bedroom closets have an attic access opening and ceiling light.

All kitchen spaces feature new resilient tile flooring, and smooth plaster walls and ceilings. Non-original sinks have been replaced with compatible enamel double sinks throughout. A few units retain their original tiled countertop with backsplash, which have been regouted and cleaned. Non-original countertops and backsplashes have been replaced

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with compatible thinset ceramic tile with bullnose edge. Upper cabinets are largely original and have been repaired and painted. Lower cabinetry consists mostly of compatible replacements of non-originals. All have an original built-in spice cabinet. Kitchens feature an original built-in wood bench seat and fold-down table. Where the fold-down table was no longer extant, it has been reconstructed to match the original. Non-original soffits above the stove accommodate new duct work. New range hoods and compatible ceiling light fixtures have been installed throughout.

Each unit has a hallway with refinished hardwood floors, plaster walls and ceilings, high wood baseboards, and a compatible ceiling light fixture. Non-original ceiling soffits accommodate new duct work. In four units, the wall and floor have been patched where a non-original heating vent was removed. The studio unit has a hall closet with an original single-panel wood door with original hardware.

All bathrooms have smooth plaster walls and ceilings, and high wood baseboards. Most units retain their original hexagonal tile flooring, which has been cleaned and regouted. In two units, non-original flooring has been replaced with compatible ceramic tile. Non-original sinks have been replaced with compatible wall-mounted china sinks with new faucets throughout. All but one unit retains the original built-in wood medicine cabinet with a decorative wood surround; one unit has a compatible replacement designed to match the original. All units retain the original cast-iron enamel bathtub, some with original tile tub surround and wall tile. Non-original wall tile has been replaced with compatible new thinset ceramic tile. All original bathroom tile has been cleaned and regouted, and the bathtubs have been reglazed. New low-flow shower heads, temperature-controlled shower valves, low-flow toilets, wall-mounted towel bars and toilet paper dispensers, ceiling exhaust fans, and compatible ceiling light fixtures appear throughout. Most of the bathrooms retain original single-panel wood entry doors, some with original hardware.

Rear Residence

The units in the rear residence (Units 1564, 1564 ½, 1566) differ from the bungalows in the arrangement of spaces, but display many of the same original interior features, including hardwood flooring, smooth plaster walls, high wooden baseboards and simple crown moldings, decorative wooden window and door surrounds, single-panel wood interior doors, wooden built-ins and cabinetry, tile countertops, and metal fixtures. Like the other bungalows, the one-story units contain a living/dining room, bedroom, kitchen, hallway, and bathroom. The central two-story unit contains a living room and kitchen on the first floor, and a bedroom and bathroom on the second floor.

Living/dining rooms display original hardwood flooring, smooth plaster walls and ceilings, decorative wood crown molding, and high wood baseboards. Walls have been patched and painted where non-original wall heaters were removed. All units display compatible ceiling light fixtures. The one-story units have shallow alcoves with an original decorative wood frame and built-in wood shelving and cabinets. In the two-story unit, an original interior staircase with wooden steps and an original wrought iron balustrade occupies the east wall. The wall has been patched where a non-original heater was removed. In this unit, an arched doorway leads to the kitchen.

Bedrooms feature refinished hardwood floors, plaster walls and ceilings, simple wood crown molding and high wood baseboards, compatible ceiling light fixtures, and wood single-panel interior and closet doors, some with original hardware. Bedroom closets have an attic access opening and ceiling light. In the two-story unit, a portion of one wall has been bumped out to accommodate new duct work, and the original wood baseboard reinstalled.

Kitchens feature new resilient tile flooring, and smooth plaster walls and ceilings. Non-original sinks in the one-story units have been replaced with compatible enamel double sinks. In the two-story unit, the original enamel sink has been reglazed. This unit retains the original tiled countertop with backsplash, which have been regouted and cleaned. In the one-story units, non-original countertops and backsplashes have been replaced with compatible thinset ceramic tile with bullnose edge. Original cabinetry has been repaired and painted; the remaining cabinetry consists of compatible replacements of non-originals. In the two story unit, original upper cabinets display decorative scalloped detailing. The one-story units have a built-in wood bench seat and fold-down table. Where the fold-down table was no longer extant, it

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has been reconstructed to match the original. In the two-story unit, a storage closet beneath the staircase is enclosed with an original multi-panel wood door with original hardware. Also in this unit, a non-original soffit accommodates new duct work. New range hoods and compatible ceiling light fixtures have been installed throughout.

Hallways have refinished hardwood floors, plaster walls and ceilings, high wood baseboards, and a compatible ceiling light fixture. In the one-story units, non-original ceiling soffits accommodate new duct work, and the wall and floor have been patched where a non-original heating vent was removed.

Bathrooms have smooth plaster walls and ceilings, and high wood baseboards. The one-story units retain their original hexagonal tile flooring, which has been cleaned and regouted, and original built-in wood medicine cabinet. The two-story unit displays non-original tile flooring. The medicine cabinet is a compatible replacement designed to match the original, which was no longer extant. Non-original sinks have been replaced with compatible wall-mounted china sinks with new faucets throughout. All units retain the original cast-iron enamel bathtub, which has been reglazed. The one-story units retain the original tile tub surround and wall tile, which has been cleaned and regouted. In the two-story unit, non-original tub surround and wall tile have been replaced with compatible new thinset ceramic tile. New low-flow shower heads, temperature-controlled shower valves, low-flow toilets, wall-mounted towel bars and toilet paper dispensers, ceiling exhaust fans, and compatible ceiling light fixtures appear throughout. The bathrooms retain original single-panel wood entry doors, some with original hardware.

Character-Defining Features

The bungalow court at 1554 N. Serrano Avenue retains many character-defining features from its original date of construction. Character-defining exterior features include:

- Overall arrangement of buildings (ten attached bungalows and a three-unit rear building) around a central courtyard.
- Flat roofs with molded parapets.
- Textured stucco exterior wall cladding.
- Wood casement and double-hung sash windows.
- Wood panel front entry doors and original hardware.
- Overall configuration of landscaped areas, concrete walkways, and private patios.
- Scored concrete walkways in the center of the courtyard and linking unit entrances.
- Shallow planter beds flanking bungalow entries.

Similarly, the property's residential buildings retain many character-defining interior features, including:

- Overall arrangement of interior spaces.
- Hardwood flooring.
- Plaster walls and ceilings.
- Wood baseboards and crown moldings.
- Wood window and door surrounds.
- Single-panel wood interior doors with original hardware.
- Wooden built-ins and cabinetry.
- Tile countertops and backsplashes.
- Cast-iron enamel bathtubs and tile surrounds.
- Hexagonal bathroom floor tile.

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Significance, continued.

Early Development of Hollywood

Hollywood began as a farming community in the 1870s, with hundreds of acres planted in citrus orchards, tomatoes, peas, beans, and chili peppers.³ In 1887, the town was subdivided by Harvey Wilcox. However, there was little development in the area until 1903, when Hollywood was incorporated as an independent city. The city's population at the time of its incorporation was just 700.⁴

During the settlement's early years, Hollywood's main street, Prospect Boulevard (now Hollywood Boulevard), was lined with pepper trees and large Queen Anne and Mission Revival residences on vast garden-filled lots of nearly 20,000 square feet. In 1907, a census of Hollywood found that over 75% of the houses in Hollywood were owner-occupied. The more transient population later associated with the area had not yet become the norm.⁵

Hollywood's development continued in this vein until World War I, when the commercial development of Hollywood Boulevard began to accelerate. Small stores, a post office, a hotel, and other retail establishments clustered at major intersections, particularly at Vine Street, Highland Avenue and Cahuenga Boulevard. As the local population grew, Hollywood's commercial center expanded, overtaking residential portions of the boulevard. By the start of the 1920s, Hollywood Boulevard had evolved into the main thoroughfare of the area's burgeoning commercial district.

In order to meet the demands of this increasingly urban center, many two- and three-story commercial buildings were constructed. Hollywood's first mid-rise commercial structures were built during the latter half of the 1920s, the area's most intense period of development. These included buildings on Cahuenga Boulevard, Vine Street and Highland Avenue. Movie palaces, formerly located only in downtown Los Angeles, came to Hollywood, a natural outgrowth of the movie industry that was driving much of the local development. Bookstores, restaurants, clothing stores, and department stores catered to the growing population that lived and worked in and around the Hollywood area. Hollywood's commercial center was Los Angeles' first outside of downtown.⁶

Between 1910 and 1920 Hollywood's population increased from 5,000 to 36,000. Writing in 1937's *History of Hollywood*, Edwin O. Palmer observes that "agriculture was practically abandoned, being replaced by businesses and high-class residences, *bungalow courts* and apartments... This great growth was undoubtedly due to motion picture business (emphasis added)."⁷ Hollywood's first film studio was established on the northwest corner of Sunset Boulevard and Gower Street in 1911. Nestor Studios was drawn to the area for its predictable weather and varied landscapes that were ideal for the production of motion pictures. Impressed with the company's success in Hollywood, other studios soon followed. Within months of Nestor's arrival, fifteen companies were shooting in and around Hollywood. By 1926, the weekly payroll in the local film industry reached two million dollars.

The population grew rapidly to support the new industry, and by the late teens and early twenties scores of small independent studios were operating in Hollywood, transforming the area from a residential community of spacious homes on large lots to an active urban center. By the end of the 1920s, Hollywood's population had soared to 50,000.⁸ As Hollywood Boulevard became more commercial, the residential cross-streets to the north and south began to be developed with increasing density. New residential housing types began to populate these streets, including apartment houses, residential hotels, and bungalow courts.

³ Palmer, Edwin O. *History of Hollywood*. Volume 1. Hollywood: Arthur H. Cawston, 1937. (84)

⁴ Pitt, Leonard and Dale Pitt. *Los Angeles A to Z: An Encyclopedia of the City and County*. Berkeley: University of California Press, 1997. (203)

⁵ Palmer. (166)

⁶ Longstreth, Richard. *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles*. Cambridge: MIT Press, 1997. (82)

⁷ Palmer. (259)

⁸ Pitt. (203)

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The Bungalow Court

The low-rise courtyard building would become the dominant multiple-family dwelling type in Southern California, and the earliest iteration of the type was the bungalow court.⁹ From about 1910 through the 1930s, the bungalow court flourished throughout the Los Angeles region, but particularly in rapidly growing areas such as Pasadena, Santa Monica and Hollywood. Composed of a series of individual dwellings units (bungalows) oriented around a central courtyard, the bungalow court promised much of the quiet and privacy of a single-family house with the flexibility and affordability of rental housing.

The very first bungalow court is attributed to Pasadena architect Sylvanus Marston. His 1908 design for St. Francis Court in Pasadena was touted in contemporary advertisements as “a wonderfully artistic arrangement of eleven beautifully furnished bungalows around a large private court. Every appointment for comfort and welfare of tenants...Just the thing for winter tourists.”¹⁰ Marston’s concept of the residential courtyard is recognized as the first of its kind in the United States.¹¹ St. Francis Court quickly became a popular seasonal residence for the upper middle class wintering in Pasadena, particularly those “wanting to avoid the formality and activity at the leading resort hotels.” Soon other architects and contractors were capitalizing on Marston’s idea, and the building type would become “a favorite in Southern California for the first three decades of the 20th century.”¹²

Characteristics of Marston’s design include an even number of detached one-story bungalows arranged around a central open space; the unified appearance of individual units; separate unit entrances with front porches; and high quality interiors, including many built-ins. These design elements would become character-defining features of the bungalow court. Earlier versions of the type were often vernacular or Craftsman in detailing, composed of a single row of detached units arranged along a side court. In the 1920s, it was more common for the courts to be composed of somewhat larger buildings, or a series of attached units, designed in one of the Period Revival styles popular at the time. Often a larger multi-unit building was situated at the end of the courtyard, creating a U-shaped configuration and providing a visual terminus to the courtyard itself.

Typically, bungalow courts were located on double lots. Early land subdivision in southern California favored the single-family dwelling, so it was this land parcel – typically 50 feet by 150 feet – that became the basic unit of development for the bungalow courts, which “sprouted even in these tight spaces, interspersed among the single-family houses.”¹³ The bungalow court attempted to replicate the experience of a single-family house. Each unit featured an individual entrance, typically with a small porch, while the common courtyard took the place of the individual front yard of a single family house. Because bungalow courts tended to blend nicely into single-family streetscapes, they were “utilized extensively in spot development that did not disrupt the physical and social context of given neighborhoods.”¹⁴

Bungalow Courts in Hollywood

Bungalow courts proliferated throughout Hollywood beginning around 1910, with the increase in the number of people needing temporary or rental housing, through the mid-1920s, after which higher-density apartment buildings became the norm. While the earliest bungalow courts were marketed to winter tourists, by the 1920s they were more likely to serve as year-round rental housing for people with moderate or lower incomes.¹⁵

⁹ Polyzoïdes, Stephanos, Roger Sherwood and James Tice. *Courtyard Housing in Los Angeles: A Typological Analysis*. New York: Princeton Architectural Press, 1992. (9)

¹⁰ As quoted in Tuttle, Kathleen. *Sylvanus Marston: Pasadena’s Quintessential Architect*. Santa Monica: Hennessey + Ingalls, 2001. (41)

¹¹ Tuttle. (41)

¹² Tuttle. (44)

¹³ Polyzoïdes. (12)

¹⁴ Polyzoïdes. (12)

¹⁵ Winter, Robert. *The California Bungalow*. Los Angeles: Hennessey + Ingalls, 1980. (66-67)

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In 1920s Hollywood, the thriving film industry attracted large numbers of new residents, many of whom had just come to Southern California from other parts of the country. People pouring into California were largely middle-class and valued the amenities bungalow courts provided: "Since many of these new arrivals had modest incomes and did not know many people in the area, the bungalow courts provided the advantages of affordable living quarters with the provision of communal outdoor spaces."¹⁶ Interior features such as built-in drawers and cabinetry also appealed to those in town on a temporary basis. For many, the bungalow court embodied "an affordable life style that paid homage to the concept of neighborhood."¹⁷

The proliferation of bungalow courts in 1920s Hollywood coincided with a period of renewed interest in the region's Hispanic past. For this reason, many bungalow courts from the period were designed in the Spanish Colonial Revival style. Enormously popular in Southern California from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions. Well suited to Southern California's warm dry climate, the Spanish Colonial Revival style's exotic appearance and a sense of historic depth appealed to many Southern California residents, particularly those relocating from other locales across the country.¹⁸ Characteristic features of the style include smooth stucco wall cladding, tiled or parapeted roofs, arched window and door openings, balconies and patios, and decorative tile or ironwork. The bungalow courts tended to adopt a somewhat simplified version of the style.

Historically, Hollywood contained large colonies of bungalow courts, located just blocks away from the big studios and various other supporting services to the film industry. Today, however, bungalow courts in Hollywood are increasingly rare. With rising land values and intensifying development pressures, low-density multiple family housing in Los Angeles is a thing of the past, and remaining examples are being demolished at an alarming rate. The bungalow court as a housing type is obsolete, and the double lots they occupy are highly appealing to developers who replace them with multi-story buildings with larger units and subterranean parking.

In February 2008, a windshield survey of extant bungalow courts was conducted for the portion of Hollywood immediately north and south of Hollywood Boulevard. Examining the area bounded by Franklin Avenue on the north, Normandie Avenue on the east, Sunset Boulevard on the south, and La Brea Avenue on the west, a total of forty-two bungalow courts were found. Of these, twenty-six appeared to retain good integrity. The remaining properties have been somewhat or substantially altered over time. Sanborn maps of the same area show approximately 100 existing bungalow courts in 1955. In the intervening years, approximately three-quarters of the bungalow courts that were extant in 1955 have been compromised or lost completely due to alteration or demolition. It is unknown how many additional bungalow courts may have been lost prior to 1955.

The historic significance of the Hollywood bungalow court has been established with the listing of two such properties in the National Register of Historic Places. In 1998, following a sensitive rehabilitation, the Colonial Revival style St. Andrews Court was listed in the National Register as an excellent example of the bungalow court type. Whitley Court, a two-story Dutch Colonial Revival bungalow court with a large Queen Anne residence at the rear of the property, was listed in the National Register in 2004 for its "relationship to the development and architecture of Hollywood."¹⁹

1554 N. Serrano Avenue

The property at 1554 N. Serrano Avenue is eligible for listing in the National Register under Criterion A for its association with the growth and development of Hollywood in the 1920s, and under Criterion C as a good example of the bungalow

¹⁶ Polyzoides. (10)

¹⁷ Tuttle. (44)

¹⁸ McAlister, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000. (417-418)

¹⁹ *Whitley Court National Register of Historic Places Registration Form*. Prepared by Christy Johnson McAvoy and Jennifer Trotoux, Historic Resources Group, October 31, 2003.

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court, a building type that is highly characteristic of residential development in the area during the early decades of the twentieth century, yet increasingly rare in Hollywood today. The site displays the characteristic orientation of an even number of identical buildings around a central axis, running from the street to a central building at the rear of the property. Its Spanish Colonial Revival details, including stucco exterior cladding and parapeted roofs, are also common features of the type as constructed in Hollywood during the 1920s.

In 1979, the subject property was identified as part of an architecturally and historically significant grouping of multiple-family residences, including several bungalow courts, in the 1500 and 1600 blocks of North Serrano Avenue. At that time, this high concentration of bungalow courts and early apartment buildings was said to "present a variety that is not normally found in Hollywood."²⁰ In 1994, the property was identified as a contributor (2D2) to the National Register-eligible "Serrano District," a grouping of sixteen multiple-family properties on the same blocks of North Serrano Avenue. This 2D2 determination was verified in a survey conducted by Myra L. Frank & Associates as part of a Hollywood Redevelopment Plan update that was completed in conjunction with a 2002 City of Los Angeles Community Redevelopment Area Survey.

On June 9, 2008, the National Park Service determined that the subject property appeared eligible for listing in the National Register of Historic Places and approved the Part 1 Historic Preservation Certification Application (Evaluation of Significance).

²⁰ *Historic Resources Inventory form, 1500 & and 1600 Block of Serrano*. Prepared by Denver Miller and Christy Johnson, March 1979. Hollywood Historic and Cultural Resources Survey. Conducted by Hollywood Heritage for the Community Redevelopment Agency, 1984.

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- Attachment 1: Los Angeles County Tax Assessor Map with Property Boundary
- Attachment 2: Site Plan
- Attachment 3: Sanborn Map, 1955
- Attachment 4: Photo Log

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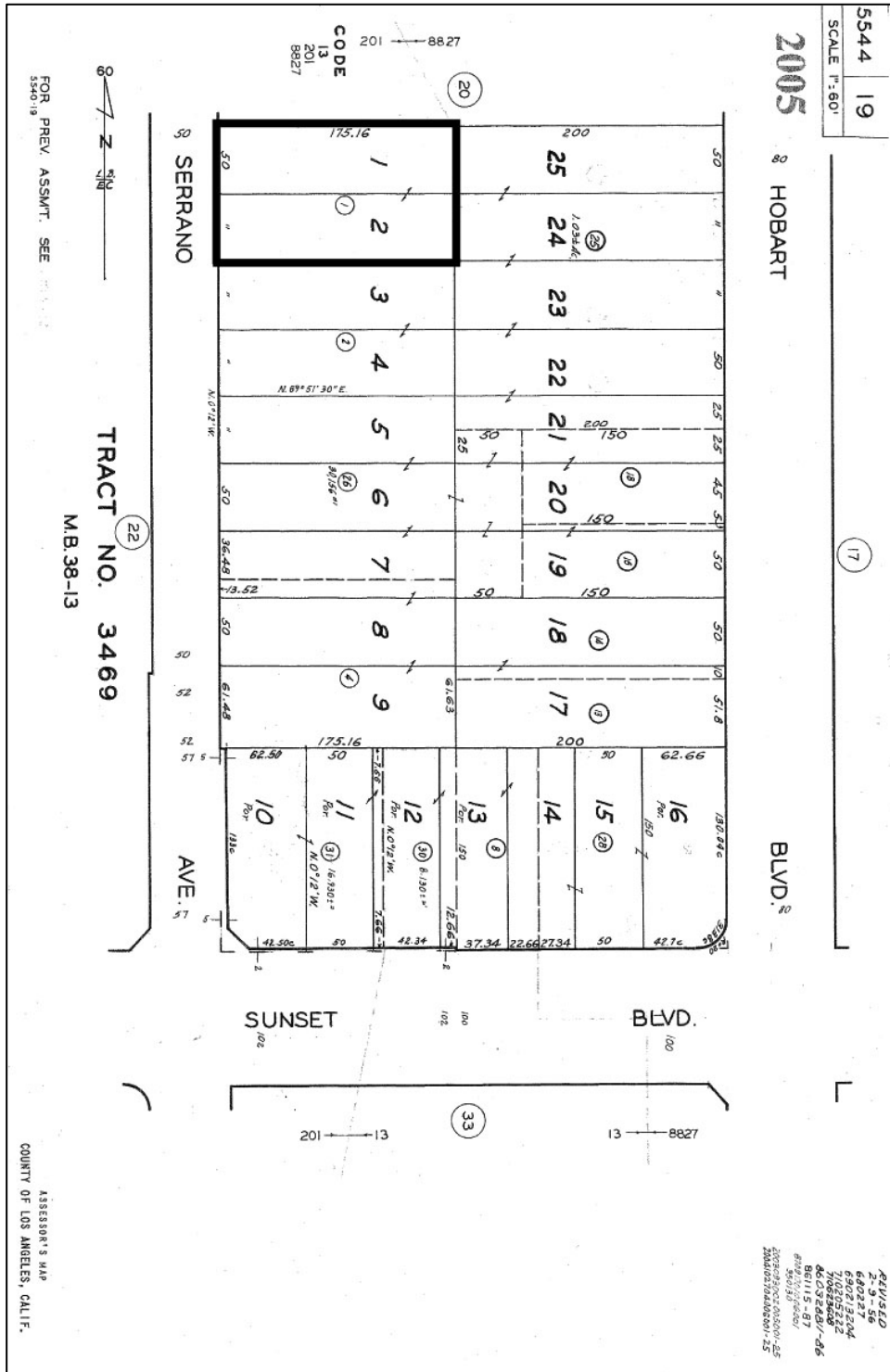
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Attachment 1. Los Angeles County Tax Assessor Map with Property Boundary.



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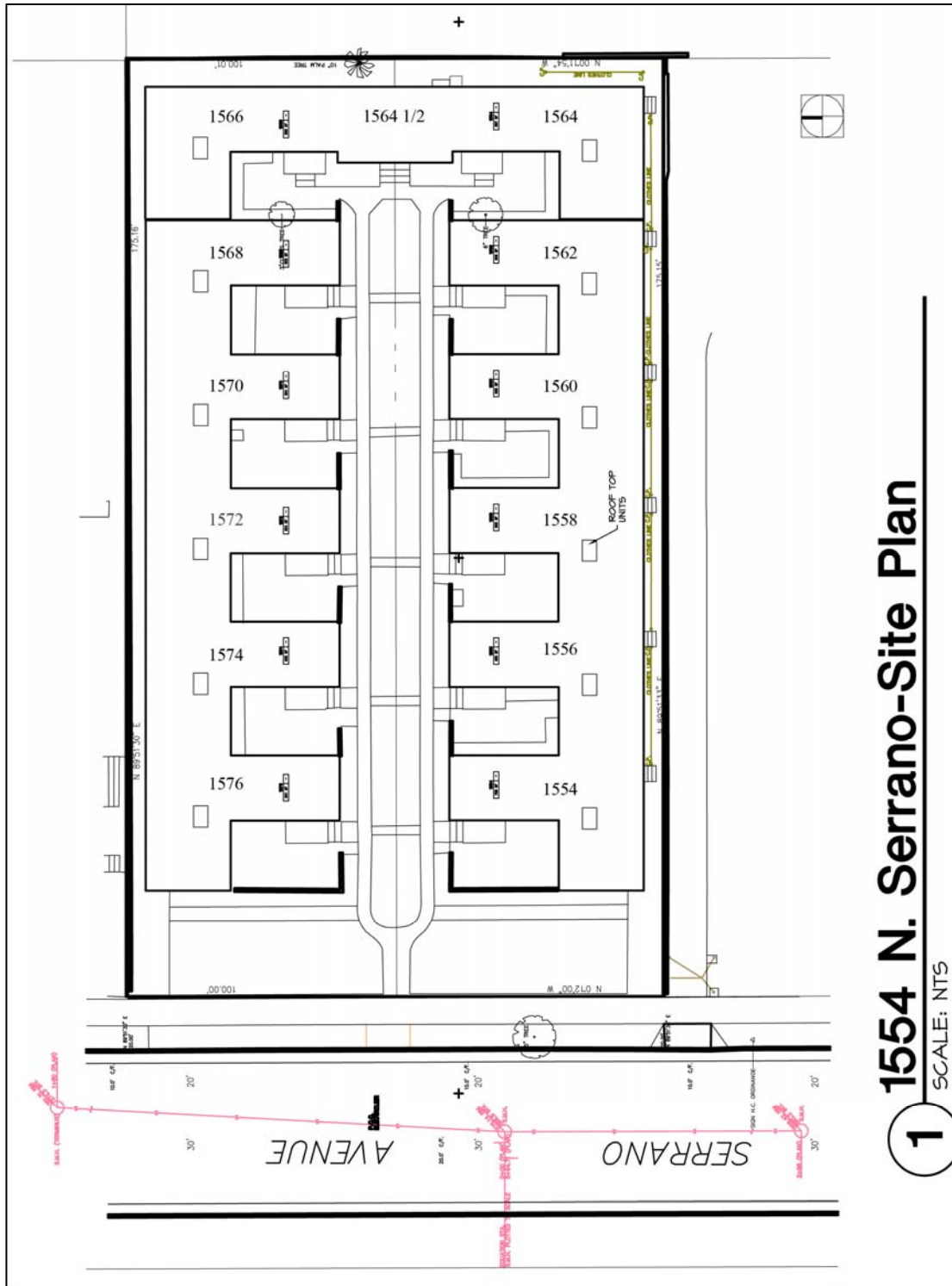
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Attachment 2. Site Plan.



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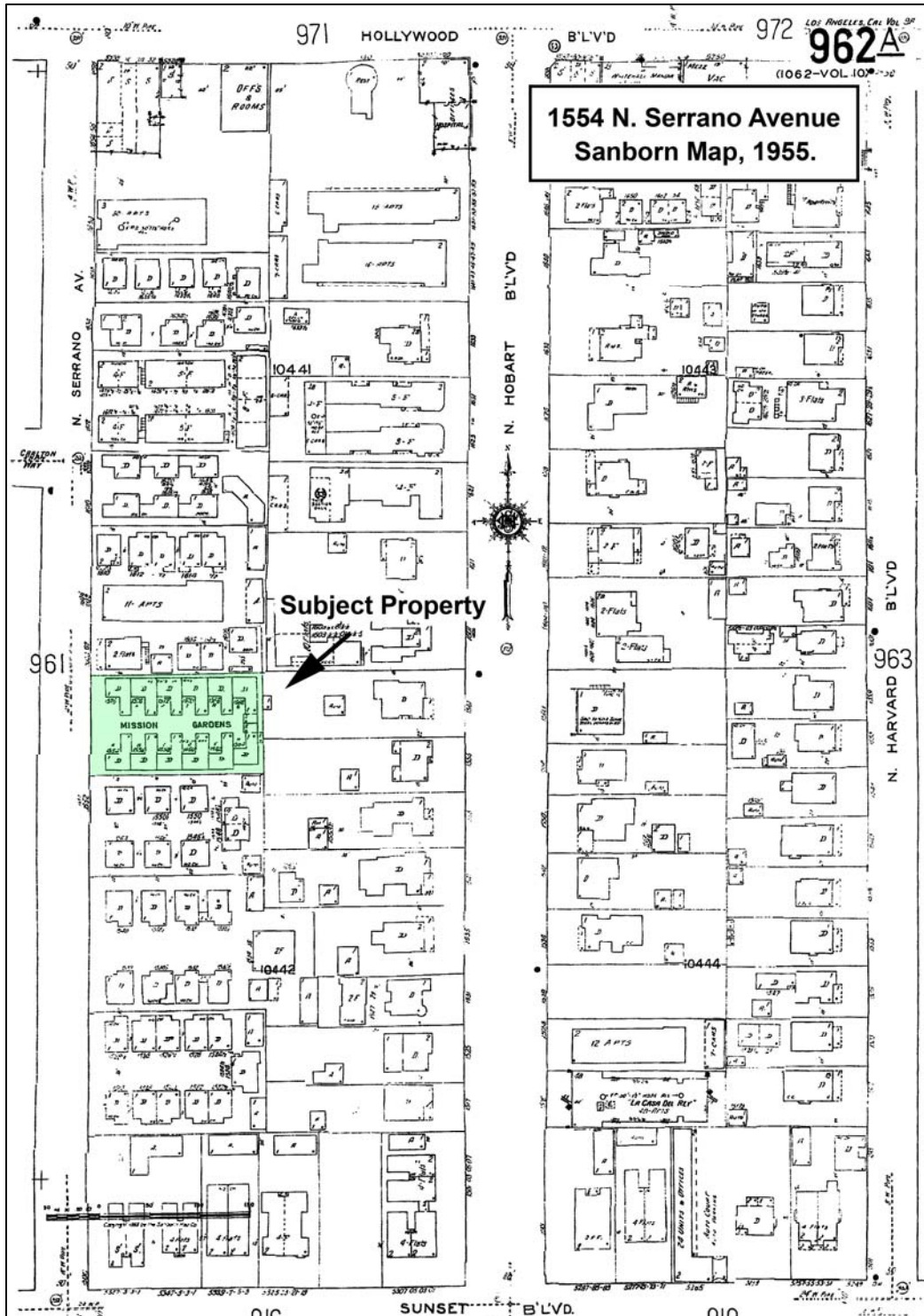
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Attachment 3. Sanborn Map, 1955.



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Attachment 4. Photo Log

PHOTO NO.	DESCRIPTION/VIEW
1	Exterior. West (primary) Elevation. East view.
2	Exterior. West Elevation. Southeast view.
3	Exterior. Interior of courtyard. West view.
4	Exterior. Interior of courtyard. East view.
5	Exterior. West Elevation of rear building and interior of courtyard. East view.
6	Exterior. South Elevation and driveway. Northeast view.
7	Exterior. South Elevation and driveway. Northeast view.
8	Interior. Living room. Northwest view.
9	Interior. Living room. Northwest view.
10	Interior. Living room with French doors. Southwest view.
11	Interior. Living room. North view.
12	Interior. Living room with staircase. Southwest view.
13	Interior. Bedroom. Northwest view.
14	Interior. Bedroom. Northeast view.
15	Interior. Bedroom. Southwest view.
16	Interior. Bedroom. Southeast view.
17	Interior. Kitchen. Northeast view.
18	Interior. Kitchen with built-in table. Southeast view.
19	Interior. Kitchen. East view.