

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 1721 N. Kingsley Drive  
other names/site number (none)

## 2. Location

street & number 1721-1729 1/2 N. Kingsley Drive **N/A** not for publication  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 1721 N. Kingsley Drive**  
 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	
7	2	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
7	2	<b>Total</b>

\* The property is composed of six detached residential bungalows and one rear residential building, all of which are contributing resources. The garage building and laundry room building are non-contributors.

**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.)

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC/multiple dwelling

DOMESTIC/multiple dwelling

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

**Materials**  
 (Enter categories from instructions.)

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

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

**Bungalow Court at 1721 N. Kingsley Drive**

Name of Property

**Los Angeles, CA**

County and State

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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 1721 N. Kingsley Drive contains a ten-unit residential bungalow court. The residences occupy a flat rectangular parcel on the west side of Kingsley Drive, between Franklin Avenue on the north and Hollywood Boulevard on the south, in the Hollywood area of Los Angeles. The parcel measures approximately 85 feet wide at the sidewalk, 75 feet wide at the rear property line, and 200 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 three detached one-story bungalows and a rear two-story four-unit residence arranged around a narrow central courtyard. A six-bay non-contributing garage occupies the westernmost portions of the property. A non-contributing laundry room building sits at the southwest corner of the site.

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 molded stepped parapets; wood double-hung sash windows; wood front doors and original hardware; stucco-clad wall chimneys; scored concrete walkways; and the red brick driveway. 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; and bathtubs and tile surrounds.

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. For this reason, at this site Units 1721 and 1721 ½ have been designated as accessible units. 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).

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### **Narrative Description**

*(See Continuation Sheet.)*

Bungalow Court at 1721 N. Kingsley Drive  
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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

N/A

#### 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 1721 N. Kingsley Drive

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**Statement of Significance**

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

The property at 1721 North Kingsley Drive is a ten-unit bungalow court constructed in 1921. Designed in the Spanish Colonial Revival style, the site is composed of three detached bungalows on each side of a central courtyard, with a two-story four-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.

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

*(See Continuation Sheet.)*

Bungalow Court at 1721 N. Kingsley Drive  
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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** 0.345183

(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.)

W LAMB TRACT N 10 FT OF LOT 4 AND ALL OF LOT 16

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property includes the entire city lot historically associated with the Bungalow Court at 1721 N. Kingsley Drive.

Bungalow Court at 1721 N. Kingsley Drive  
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### 11. Form Prepared By

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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

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### Additional Documentation

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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.)

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### Photographs:

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

**Name of Property:** Bungalow Court at 1721 N. Kingsley Drive

**City or Vicinity:** Los Angeles

**County:** Los Angeles

**State:** CA

**Photographer:** Carly Caryn

**Date Photographed:** January 2010

**Description of Photographs:** See Photo Log (Attachment 4)

Bungalow Court at 1721 N. Kingsley Drive  
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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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## National Register of Historic Places Continuation Sheet

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**N/A**

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### Description, continued.

#### Site and Setting

The property is a flat, rectangular parcel measuring approximately 85 feet wide at the sidewalk, 75 feet wide at the rear property line, and 200 feet deep. The site is landscaped with various trees and shrubs throughout, and secured with compatible walls, gates and fences.

At the sidewalk, the property is accessed via a metal security fence that spans the width of the central courtyard. In the courtyard, shrubs occupy shallow planter beds along primary façades of the courtyard-facing bungalows and the front (east) façades of the front 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 two mature palm trees and a metal lamppost.

A secondary concrete walkway to the south is secured by a metal accessible entry gate and provides access to two ADA-compliant units, 1721 and 1721 ½. The original brick driveway runs along the northern edge of the property, from the street to a scored concrete motor court to the rear. A metal sliding gate provides vehicular access, while pedestrian access is provided by a metal gate and stucco-clad wall behind Unit 1727 ½. The southern edge of the property is secured with a tall metal fence, and the northern edge with a low wall and metal fencing at the rear.

#### Residences – Exterior

##### ***Bungalows***

The six detached bungalows are essentially identical in their exterior appearance. Rectangular in plan with wood-frame construction, they have flat roofs with stepped molded 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.<sup>1</sup> Fenestration consists of wood one-over-one double-hung sash windows which occupy original openings with original wood surrounds. The majority of the windows are original. Non-original aluminum or louver windows have been replaced with compatible wood double-hung sash windows to match the originals, primarily on secondary elevations. Rooftop cooling/heating units are set back from parapets to minimize visibility. Security lights and motion detectors have been installed throughout.

Each unit has a symmetrical primary façade with a small central entry porch, flanked on each side by a pair of double-hung sash windows set within a common frame. The porch consists of a scored concrete stoop beneath a wood-shingle shed roof. The porch roof has open rafters and beadboard soffit, and is supported by simple wood triangular brackets. Above each porch is a small louvered attic vent. Each unit features an original, single-panel wood door. Many of the front doors retain their original hardware. Non-original hardware has been removed for compatible replacements. Units 1721 and 1721 ½ each have a scored concrete accessibility ramp which is designed to match the existing porch stoop. Metal handrails have been added to the northern bungalows which have more than one porch step, and along the accessibility ramps. A compatible wall-mounted light fixture, metal mailbox, and flag holder flanks each entry.

<sup>1</sup> 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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Side elevations contain paired wood sash windows set in a common wood frame. A stucco-clad wall chimney is evidence of a fireplace that is no longer extant on the interior. A back porch consists of a concrete step sheltered by a small wooden shed roof clad in wood shingles and supported by simple wooden triangular brackets. At Units 1721, 1721 ½, 1723 and 1727 ½, the back porch roofs were missing and have been reconstructed to match the originals. Non-original rear entry doors have been replaced with compatible single-light wood doors throughout, and are flanked by a compatible metal porch light. Also on the side elevations are compatible sheet metal galvanized downspouts and exterior water heaters enclosed in painted metal cabinets.

Rear elevations display a variety of window configurations. A wall-mounted electrical panel servicing all units has been installed on the rear elevation of Unit 1721.

### ***Rear Residence***

The rear building is two stories, with wood-frame construction and a rectangular plan. It has a flat roof with a stepped molded parapet capped with metal coping. The exterior walls are clad with textured cement stucco which has been applied and painted to match the float finish and edge profiles of the original. (See footnote above regarding stucco replacement.) Fenestration consists of wood one-over-one double-hung sash windows which occupy original openings with original wood surrounds. The majority of the windows are original. Non-original aluminum or louver windows have been replaced with compatible wood double-hung sash windows to match the originals. Rooftop cooling/heating units are set back from parapets to minimize visibility.

The primary (east) façade is five bays in width. The center bay on the first floor contains a series of four original entry doors set beneath a common porch roof. The doors display three vertical lights in the upper panel with a single wood panel below, and some retain their original hardware. Each entry features a compatible wall-mounted light fixture, metal mailbox, and flag holder. The porch roof is clad in wooden shingles with open rafters and a beadboard soffit, and is supported by triangular wooden brackets. Two small wood sash windows are centered above the porch roof. A scored concrete landing spans the four entrances. Flanking the center bay in both stories, wood double-hung sash windows are set in pairs. A shallow wooden roof, with wood shingles and triangular wooden brackets, spans the full width of the façade above the upper-story windows. A wood-frame attic vent with metal louvers is centered beneath the parapet.

The side elevations are three bays in width and contain paired wood sash windows. Each elevation displays a stucco-clad wall chimney and compatible sheet metal galvanized downspout.

The rear elevation contains paired wood sash windows and exterior water heaters enclosed in painted metal cabinets. The outermost bays contain a rear unit entry on each floor, composed of a compatible single-light wood door flanked by a metal porch light. Ground-story rear porches display a concrete stoop and simple wooden posts. Upper-story balconies display a shed roof with wood shingles and triangular brackets, and compatible new wooden guardrails.

### **Residences – Interior**

The residential units exhibit many original interior features, including hardwood flooring, plaster walls and ceilings, high wooden baseboards and simple 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 match 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

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float finish. Compatible resilient tile flooring has replaced non-original flooring in kitchens and service porches. Compatible ceramic tile has replaced non-original flooring in bathrooms.

Original kitchen and bathroom tiles remain in many units, and have been re-grouted and cleaned. Non-original tile has been replaced with new tile compatible in profile and color to the original. Many units feature original single-panel wood interior doors, some with original hardware. Where original doors are no longer extant, or where doorways have been widened for accessibility, compatible new wood doors have been installed. Original built-in wood cabinetry in dining rooms, kitchens and bathrooms has been repaired and painted. Much of the cabinetry in the kitchens are compatible replacements for non-original cabinets, and have been 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 occur in bedrooms, bedroom closets, bathrooms and service porches, and in the living room in Units 1725 and 1725 ½. New electrical outlets have been added throughout, and telephone jacks appear in living rooms and kitchens. Smoke detectors have been added in living rooms and bedrooms. Wall-mounted thermostat controls have been added in living rooms.

### ***Bungalows***

Each bungalow unit is approximately 650 square feet and contains a living room, dining room, bedroom, kitchen, bathroom and service porch.

Living rooms display original refinished hardwood flooring, and painted plaster walls and ceilings. Walls have been patched and painted where non-original wall heaters were removed. Some units have a simple wood crown molding, and all units display a compatible ceiling light fixture. A double-wide door opening with a decorative wood surround separates the living and dining rooms. In Unit 1721 ½, this opening has been recreated in order to re-establish the historic relationship between the two spaces as it exists in the other units. Units 1721 and 1721 ½ have widened doorways between the living room and bedroom for accessibility.

The dining rooms feature original floor-to-ceiling cabinetry units, including shelving and drawers, in a variety of configurations. These built-ins appear to fill the space formally occupied by the fireplace. In two units, an original built-in secretary desk flanks the shelving to the right. Dining rooms have refinished hardwood flooring and smooth plaster walls. Ceilings are finished in smooth or rough plaster, typically with a simple crown molding, and all display a compatible ceiling light fixture. In Unit 1721, the door opening between the dining room and kitchen has been widened for accessibility.

All bedrooms feature refinished hardwood floors, plaster wall and ceilings, original wood single-panel interior and closet doors, and compatible ceiling light fixtures. In Units 1721 and 1721 ½, the doorway between the bedroom and the bathroom has been widened for accessibility. In Unit 1729, this doorway has been recreated to re-establish access between the bedroom and bathroom as it exists in the other units. Bedroom closets have non-original ceiling soffits for duct work, an attic access opening, and ceiling light.

All kitchen spaces feature new resilient tile flooring, and smooth plaster walls and ceilings. Most units retain their original tile counter tops and backsplashes, which have been regouted and cleaned. Non-original countertops and backsplashes in five units have been replaced with compatible thinset ceramic tile with bullnose edge. Some units retain original enamel sinks which have been reglazed. Non-original sinks have been replaced with compatible enamel double sinks. All units have new garbage disposals. Upper cabinets are largely original and have been repaired and painted. Lower cabinetry consists mostly of compatible replacements of non-originals. New single-panel wood double doors enclose the opening

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beneath the sink in some units. Some units have original spice cabinets (most of which have been sealed), original built-in range hoods with new metal circulating fans, and compatible ceiling light fixtures. A new wood base cabinet with a ceramic tile countertop and backsplash occupy the space adjacent to the new smaller range/oven. Non-original soffits above the stove accommodate new duct work.

The service porches have new resilient tile flooring with simple wood baseboards, and plaster wall and ceiling finishes. A compatible wood upper cabinet and base cabinet with ceramic tile countertop and backsplash have been installed for additional storage space. Service porches also contain new electrical panels and ceiling light with pull cord. In Units 1721 and 1721 ½, walls separating the kitchen, bathroom and service porch have been relocated to enlarge the spaces for accessibility. While the dimensions of the spaces have changed somewhat, their overall configuration and internal arrangement remain unchanged.

In all bungalow units, the service porch functions as an extension of the kitchen. The door opening between the kitchen and service porch has been widened to improve access and allow for relocating new refrigerators to the service porch. (In one unit, the doorway between the service porch and the kitchen is no longer extant.) In Units 1721, 1723 and 1727 ½, widening of this doorway required the removal of an original built-in spice cabinet. (This feature is no longer extant in the other three bungalows. Some kitchens have a second built-in spice cabinet adjacent to the stove which remains intact.) The original wood moldings have been retained in place. In Unit 1721, where the doorway is somewhat wider for accessibility, the original moldings have been reinstalled. Though widened, these doorways have been maintained in order to preserve the historic relationship between the two rooms as distinct spaces.

All bathrooms feature compatible ceramic tile flooring and smooth plaster walls and ceilings. Compatible wall-mounted china sinks with new faucets replaced non-original vanities throughout. All but one of the bathrooms exhibit original built-in wooden medicine cabinets with decorative wood surrounds. In Unit 1729, a non-original medicine cabinet was replaced with a new wood cabinet that matches the original. All but one unit retains the original cast-iron enamel bathtub and tile tub surround. All showers feature compatible new thinset ceramic wall tile, shower curtain rod, low-flow shower heads, temperature-controlled shower valves, and wall-mounted grab bars. In Units 1721 and 1721 ½, the bathtub has been relocated for accessibility. Compatible low-flow toilets, wall-mounted towel bars and toilet paper dispensers, exhaust fans, and ceiling light fixtures appear throughout. The sink and toilet in Units 1721 and 1721 ½ are accessible.

### ***Rear Residence***

The units in the rear residence 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. Upper units are accessed via an original interior stairwell with a single flight of wooden steps and a non-original handrail. A simple wooden balustrade encloses the top stair landing.

Living rooms display original refinished hardwood flooring and painted plaster walls and ceilings. Walls have been patched and painted where non-original wall heaters were removed. Some units have a simple wood crown molding, and all units display a compatible ceiling light fixture. In most units, a double-wide door opening with a decorative wood surround separates the living and dining rooms. In Unit 1725, this opening has been recreated in order to re-establish the historic relationship between the two spaces as it exists in the other units. Wall-mounted thermostat controls occur throughout. Ceiling registers have been added in Units 1725 and 1725 ½.

The dining rooms feature original floor-to-ceiling cabinetry units, including shelving and drawers, in a variety of configurations. These built-ins appear to fill the space formally occupied by the fireplace. In Unit 1725, non-original shelving has been replaced by compatible wood cabinetry. In some units, an original built-in secretary desk flanks the shelving to the right. Dining rooms have refinished hardwood flooring and smooth plaster walls. Ceilings are finished in smooth plaster, typically with a simple crown molding, and all display a compatible ceiling light fixture.

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**N/A**

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All bedrooms feature refinished hardwood floors, smooth plaster walls and ceilings, simple wood baseboards and crown moldings, original wood door and window surrounds, compatible ceiling light fixtures, and closets with original wood panel doors. Some of the units also display original built-in wood cabinetry. The two lower-story units contain an extra storage area underneath the upper unit entry stairs which contain non-original cabinetry. There is non-original cabinetry in the closets of the upper-story units. Bedroom closets have non-original ceiling soffits for duct work, and a ceiling light.

The kitchens feature smooth plaster walls and smooth or rough plaster ceilings. Unit 1725 has non-original ceramic tile flooring; all other units feature new resilient tile flooring. One unit has a tiled wall behind the oven. One unit retains its original tile counter tops and backsplash, which have been regouted and cleaned. Non-original countertops and backsplashes have been replaced with compatible thinset ceramic tile with bullnose edge. Some units retain original enamel sinks which have been reglazed. Non-original sinks have been replaced with compatible enamel double sinks. All units have new garbage disposals. Most of the cabinets are compatible replacements of non-originals. New single-panel wood double doors enclose the opening beneath the sink in some units. Two units have original spice cabinets. All have original built-in range hoods with new metal circulating fans, and compatible ceiling light fixtures. A new wood base cabinet with a ceramic tile countertop and backsplash occupy the space adjacent to the new smaller range/oven throughout. Non-original soffits above the stove accommodate new duct work.

The service porches have new resilient tile flooring with simple wood baseboards, and plaster wall and ceiling finishes. A compatible wood upper cabinet and base cabinet with ceramic tile countertop and backsplash have been installed for additional storage space. Service porches also contain new electrical panels and ceiling light with pull cord. In Unit 1725, the doorway between the kitchen and service porch is no longer extant.

All bathrooms feature compatible ceramic tile flooring and smooth plaster walls and ceilings, and compatible new wall-mounted china sinks with new faucets. All but one unit retains the original cast-iron enamel bathtub and tile tub surround. Non-original metal medicine cabinets have been replaced with a new wood cabinet that match the original. All showers feature compatible new thinset ceramic wall tile, shower curtain rod, low-flow shower heads, temperature-controlled shower valves, and wall-mounted grab bars. Compatible low-flow toilets, wall-mounted towel bars and toilet paper dispensers, exhaust fans, and ceiling light fixtures appear throughout. In the lower units, soffits accommodate new duct work.

### **Garage**

The non-contributing garage building is situated at the rear edge of the property and is served by a scored concrete motor court. It has a flat roof with a molded parapet that steps up with the grade. The exterior is clad in vertical wood siding. Each of the six parking bays has a ceiling light and is enclosed with a compatible new four-panel wood pull-up door. Compatible new sheet metal galvanized downspouts have been installed.

### **Laundry Room**

A new 113-square foot non-contributing laundry room is located immediately south of the existing garage. The building is designed to be compatible with existing structures, and features a flat roof with a parapet, a stucco exterior finish, paired wood double-hung sash windows, and a single-light wood panel door beneath an asphalt shingle shed roof. Interior walls are gypsum board wall assembly with a skim coat finish, and the floor is concrete. An exterior water heater in a painted metal cabinet occupies the rear elevation. Interior features include a washing machine, gas dryer, wall-mounted single-bowl service sink, work table with a plastic laminated wood top, and a circulation ceiling fan. This new laundry room is compatible with the existing buildings in scale, materials and exterior detailing. It is located behind the rear residence and is not be visible from the street.

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### Character-Defining Features

The bungalow court at 1721 N. Kingsley Drive retains many character-defining features from its original date of construction. Character-defining features in the exterior include:

- Overall arrangement of buildings (six detached bungalows and a rear residence) around a central courtyard.
- Flat roofs with molded stepped parapets.
- Textured stucco exterior wall cladding.
- Wood double-hung sash windows.
- Symmetrical primary façades, including central entry porches.
- Wood front doors and original hardware.
- Stucco-clad wall chimneys.
- Overall configuration of landscaped areas and concrete walkways.
- Original scored concrete walkways along the perimeter of courtyard.
- Shallow planter beds flanking bungalow entries.
- Original red brick driveway.

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.

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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.<sup>2</sup> 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.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

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)."<sup>6</sup> 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.<sup>7</sup> 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.

<sup>2</sup> Palmer, Edwin O. *History of Hollywood*. Volume 1. Hollywood: Arthur H. Cawston, 1937. (84)

<sup>3</sup> Pitt, Leonard and Dale Pitt. *Los Angeles A to Z: An Encyclopedia of the City and County*. Berkeley: University of California Press, 1997. (203)

<sup>4</sup> Palmer. (166)

<sup>5</sup> Longstreth, Richard. *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles*. Cambridge: MIT Press, 1997. (82)

<sup>6</sup> Palmer. (259)

<sup>7</sup> 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.<sup>8</sup> 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.”<sup>9</sup> Marston’s concept of the residential courtyard is recognized as the first of its kind in the United States.<sup>10</sup> 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 20<sup>th</sup> century.”<sup>11</sup>

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.”<sup>12</sup> 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.”<sup>13</sup>

### *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.<sup>14</sup>

<sup>8</sup> Polyzoides, Stephanos, Roger Sherwood and James Tice. *Courtyard Housing in Los Angeles: A Typological Analysis*. New York: Princeton Architectural Press, 1992. (9)

<sup>9</sup> As quoted in Tuttle, Kathleen. *Sylvanus Marston: Pasadena’s Quintessential Architect*. Santa Monica: Hennessey + Ingalls, 2001. (41)

<sup>10</sup> Tuttle. (41)

<sup>11</sup> Tuttle. (44)

<sup>12</sup> Polyzoides. (12)

<sup>13</sup> Polyzoides. (12)

<sup>14</sup> 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."<sup>15</sup> 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."<sup>16</sup>

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.<sup>17</sup> 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."<sup>18</sup>

### **1721 N. Kingsley Drive**

The property at 1721 N. Kingsley Drive 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 court, a building type that is highly characteristic of residential development in the area during the early decades of the

<sup>15</sup> Polyzoides. (10)

<sup>16</sup> Tuttle. (44)

<sup>17</sup> McAlister, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000. (417-418)

<sup>18</sup> *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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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 stepped parapets, are also common features of the type as constructed in Hollywood during the 1920s.

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).

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**Additional Documentation.**

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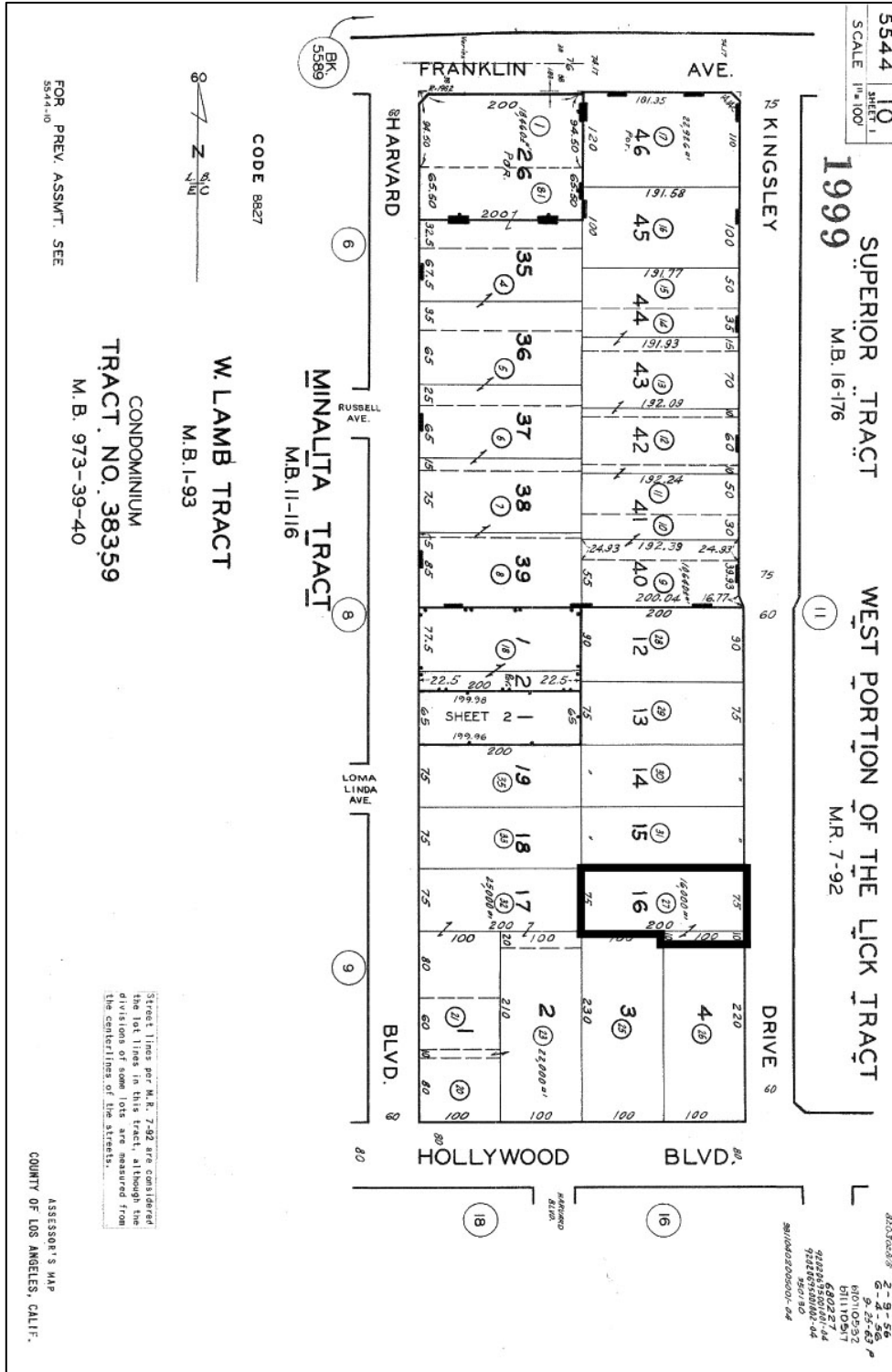
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## Attachment 1. Los Angeles County Tax Assessor Map with Property Boundary.



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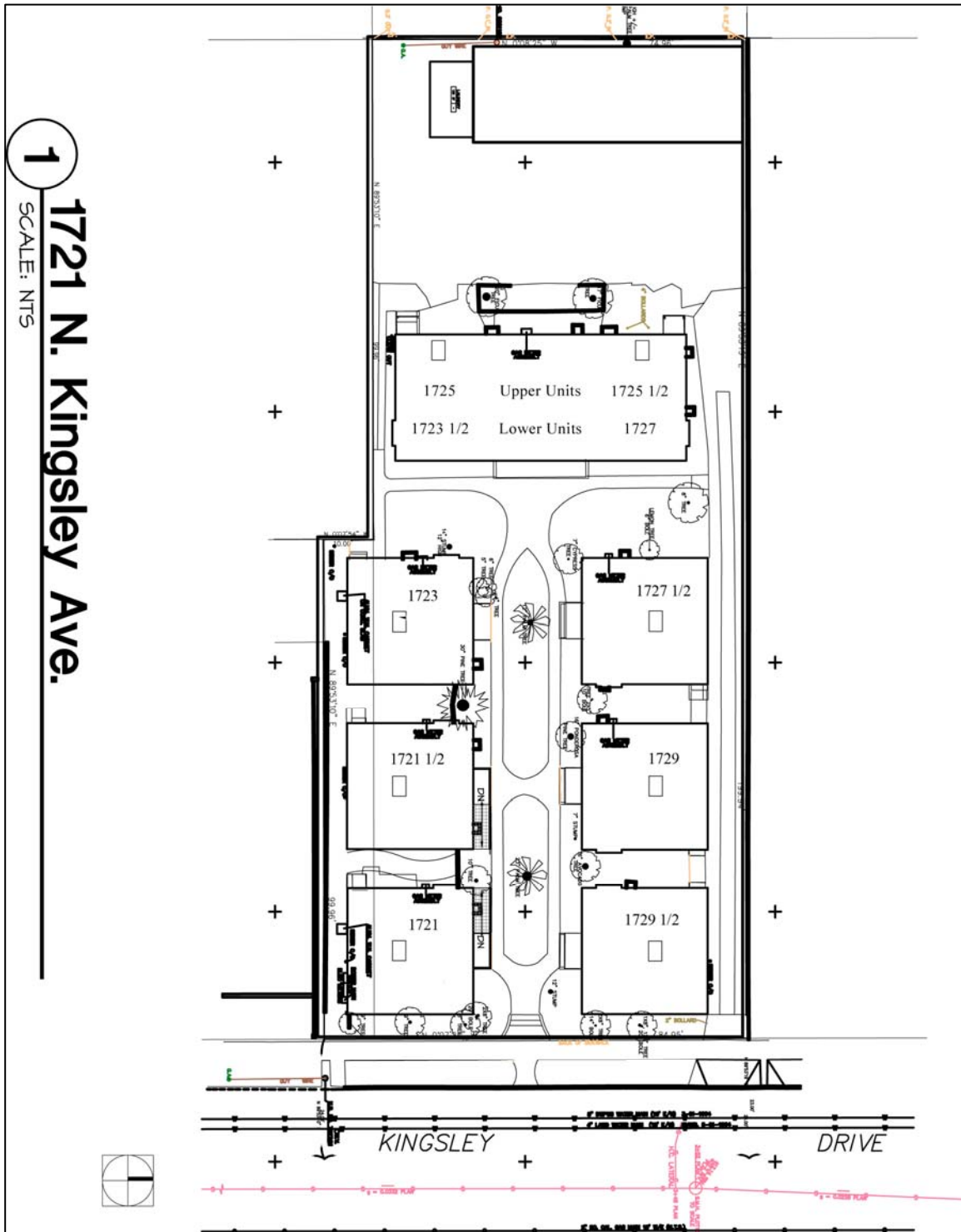
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## Attachment 2. Site Plan.



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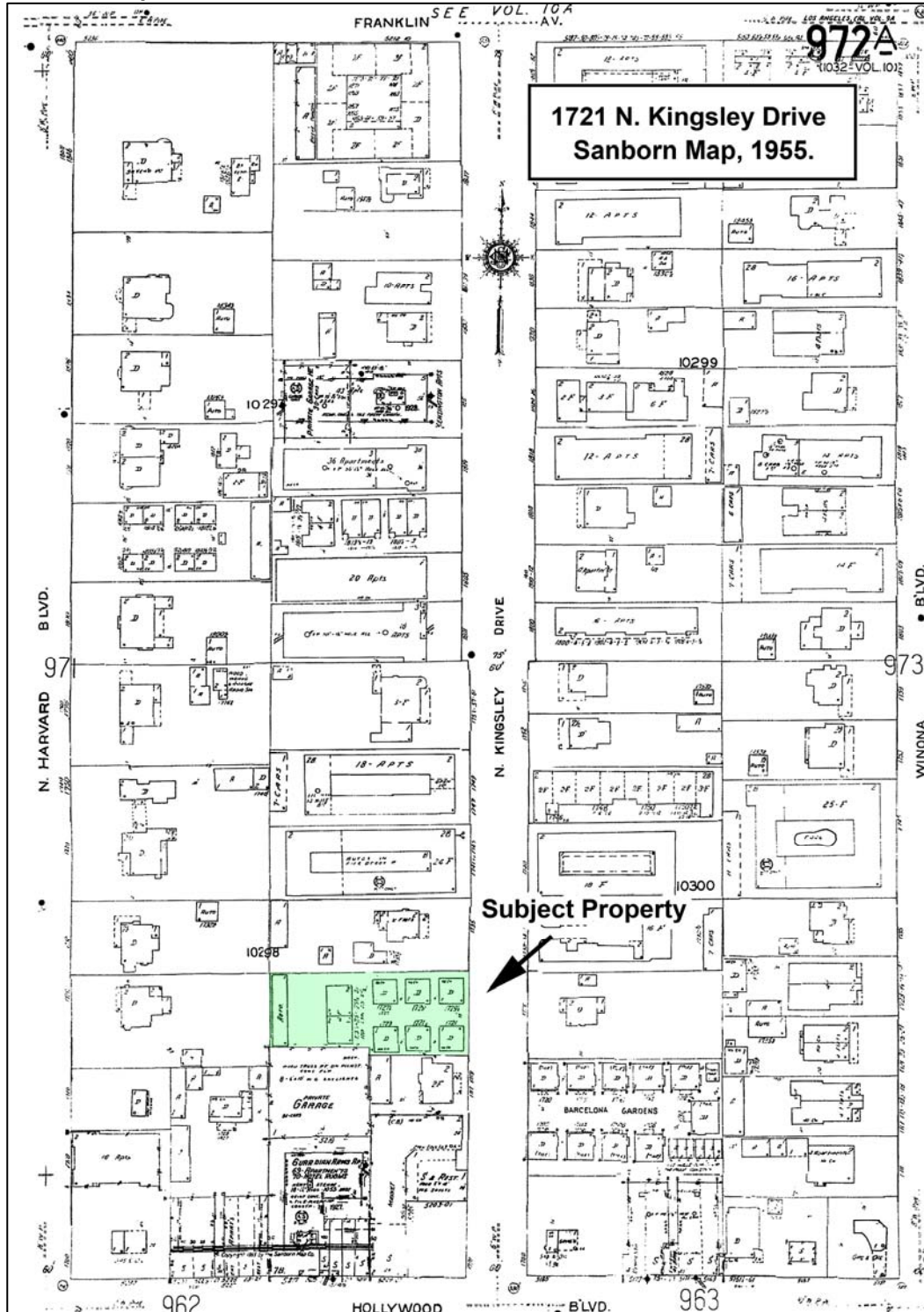
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Attachment 3. Sanborn Map, 1955.



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**Attachment 4. Photo Log.**

<b>PHOTO NO.</b>	<b>DESCRIPTION/VIEW</b>
1	Exterior. East (primary) Elevation. West view.
2	Exterior. Interior of courtyard. Southwest view.
3	Exterior. East Elevation of rear residence and interior of courtyard. East view.
4	Exterior. North Elevation of southern bungalows. East view.
5	Exterior. South Elevation of northern bungalow. Northwest view.
6	Exterior. North Elevation and driveway. West view.
7	Exterior. Laundry room, garages and motor court. Northwest view.
8	Interior. Living and dining rooms. Northwest view.
9	Interior. Bedroom. Southwest view.
10	Interior. Bedroom. Northwest view.
11	Interior. Kitchen. Northwest view.
12	Interior. Kitchen. Southeast view.
13	Interior. Bathroom with built-in medicine cabinet. Northwest view.