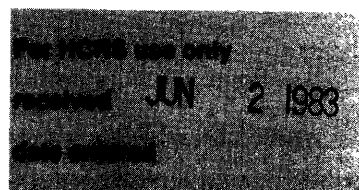


**United States Department of the Interior
Heritage Conservation and Recreation Service**



National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

Final

1. Name

historic ~~Historic Resources of Pasadena (Partial Inventory: Bungalow Courts)~~

and/or common Same

2. Location

18 + 9 000

street & number An area of 2.27 sq. miles in central Pasadena. n/a not for publication

city, town Pasadena n/a vicinity of congressional district 22nd

state California code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture
☐ building(s)	☒ private	☐ unoccupied	☐ commercial
☐ structure	☐ both	☐ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☒ private residence
☐ object	☐ in process	☒ yes: restricted	☐ religious
THEMATIC	☐ being considered	☐ yes: unrestricted	☐ scientific
GROUP	☒ n/a	☐ no	☐ transportation
			☐ other:

4. Owner of Property

name Multiple Ownership - see continuation sheet

street & number

city, town n/a vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Assessor, County of Los Angeles

street & number 300 East Walnut Street

city, town Pasadena state California

6. Representation in Existing Surveys

title Pasadena Architectural and Historical Inventory has this property been determined eligible? ☐ yes ☒ no

date 1976-1981 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Urban Conservation Section of the Housing and Community Development Department of the City of Pasadena

city, town Pasadena state California

7. Description

Condition		Check one	Check one
☒ excellent	☐ deteriorated	☒ unaltered	☒ original site
☒ good	☐ ruins	☐ altered	☐ moved date <u> n/a </u>
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

Bungalow courts must by definition share a number of space and building relationships, such as building configuration, use of a service zone, and focal point created by the central courtyard. These elements provided a format for bungalow court design without becoming restrictive; creativity in execution and adaptation to circumstances has produced an architectural form filled with individuality.

First, the buildings of this high-density housing type were most often arranged in a "U"-shape, open end at the street, a result of the rectangular shape of land parcels (#19, #27). The "L"-form appeared twice in this survey (#3, #5), as did the "L"-shape variation known as a half-court (#23, #26). Almost all courts were built as single construction projects. In two instances in this survey, however, a court was created by moving a pre-existing house to the rear of the property, altering it to a contemporary architectural style, and building a series of matching structures extending toward the street (#21, #22). Regarding the number of living units per court, just under 60% in this survey were between five and nine. The remainder consisted of ten to fourteen, except for examples of 24 (#3) and 34 (#5). In terms of size, courts generally occupied between 0.2 and 0.7 acres, although the largest two examples covered over one full acre (#3, #5). Courts could be comprised entirely of buildings with multiple living units (#7, #17); however, in this survey, the designs were almost equally divided between structures with only single units and those with a combination of single and multiple. The dwellings lining each side of the property were most often one-story, while the building across the rear was sometimes one additional story in height, emphasizing a visual terminus for the design (#24, #25). This usual pattern of closure varied on occasion, with substitutions such as the placement of two buildings off-center with a space remaining between (#9, #17), an irregular composition (#21), or absence of a building entirely (#4, #8). On the interior, floor plans remained consistent, with living areas (living/dining room, bedroom, porch) facing the courtyard, while service rooms (kitchen, bathroom) bordered the perimeter service zone of the court.

Generally, courts were constructed between 1910 and 1930, although a few were built later. Architecturally, courts reflected the changing design trends over this period. Each, however, adhered to a single style to create a harmonious scheme. Craftsman design dominated the early courts, while from the mid-1910s onward revival styles such as the American Colonial, Spanish Colonial, and Tudor were the most popular. During this time, Mission Revival, Art Deco, and simplified Craftsman designs also appeared. Design quality varied, ranging from simple execution of the general court format to creative use of space, style, and landscaping by leading Pasadena architects such as Buchanan and Brockway (#3), Heineman and Heineman (#5), and Hunt and Grey (#6). The architectural treatment concentrated on the building elevations facing the open courtyard and street. In contrast, rear elevations remained plain, since they adjoined the perimeter service zone.

(continued)

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- | | |
|---|--|
| 1. Las Casitas Court
656 No. Summit Ave.
Anna A. Gabriel
1085 N. Hill Ave.
Pasadena, CA 91104 | 4. Mission Court
567 N. Oakland Ave.
John Sugar
1204 Orange Grove Ave.
S. Pasadena, CA 91030 |
| 2. Colonial Court
291 - 301 N. Garfield Ave.

291 Robert D. Chambers
236 N. 6th St.
Burbank, CA 91501

293 John Chilton
2215 Ocean Ave., Unit 8
Santa Monica, CA 90405

295 John Chilton
2215 Ocean Ave., Unit 8
Santa Monica, CA 90405

297 Richard D. Norris
297 N. Garfield Ave.
Pasadena, CA 91101

299 Richard Deschwanden
299 N. Garfield Ave.
Pasadena, CA 91101

301 Delores A. Walker
301 N. Garfield Ave.
Pasadena, CA 91101 | 5. Bowen Court
539 East Villa Street
Constantinos Fergadis
3710 Stewart
Los Angeles, CA 90066

6. Gartz Court
270 N. Madison
Montgomery Engineering Center
555 East Walnut Street
Pasadena, CA 91101

7. Court
497 - 503-1/2 N. Madison Ave.
Carl W. Cooper
2485 Loma Vista St.
Pasadena, CA 91104

8. Cypress Court
623 - 641 N. Madison Ave.
David G. & Virginia S.
Stringer
60 Hanapepe Place
Honolulu, HI 96825 |
| 3. Reinway Court
380 East Parke Street
Crosby A. Doe
Dean Whitter Reynolds, Inc.
800 Wilshire Boulevard
Los Angeles, CA 90017 | 9. Orange Grove Court
745 E. Orange Grove Ave.
Margaret D. Curry
745 E. Orange Grove Ave.
Pasadena, CA 91104 |

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10. Court
732 - 744 Santa Barbara St.
Alfred & Elizabeth Fischer
1953 N. Kenmore Ave.
Los Angeles, CA 90027

11. Palmetto Court
100 Palmetto Drive

- Unit 1. Margaret S. Williams
100 Palmetto Drive, #1
Pasadena, CA 91105

2. Helene Hancock
677 W. California Blvd.
Pasadena, CA 91105

3. Lowell & Helene R. Hancock
677 W. California Blvd.
Pasadena, CA 91105

4. Emma Munyon
595 E. Colorado Blvd., #712
Pasadena, CA 91101

5. Ivan Cummings
1348 Sonoma Drive
Altadena, CA 91001

6. Lowell H. & Susan E. Hancock
677 W. California Blvd.
Pasadena, CA 91105

7. Laurence & Ruth L. Davis
8907 W. 24th St.
Los Angeles, CA 90034

8. Adriana V. Helden
100 Palmetto Drive, #8
Pasadena, CA 91105

9. Kevin M. Fehrmann
665 W. Sierra Madre Blvd., #11
Sierra Madre, CA 91024

- Unit 10. Lowell H. & Helene R. Hancock
677 W. California Blvd.
Pasadena, CA 91105

11. Ting-Pong Hee
100 Palmetto Drive, #11
Pasadena, CA 91105

12. Mary Gandsey
100 Palmetto Drive, #12
Pasadena, CA 91105

(No #13)

14. Rafael R. & Rita Salcedo
100 Palmetto Drive, #14
Pasadena, CA 91105

12. Don Carlos Court
374 - 386 S. Marengo Ave.
Cecil L. Whitehead
c/o Coldwell Banker
P.O. Box 959
El Segundo, CA 90245

13. Bryan Court
427 S. Marengo Ave.
Derek W. Bedell
432 S. Arroyo Parkway
Pasadena, CA 91105

14. Bellevue Court
440 S. Marengo Ave.
Marengo Properties Ltd.
9060 E. Huntington Dr.
San Gabriel, CA 91775

15. Sara-Thel Court
618 - 630 S. Marengo Ave.
Thomas A. Techentin
640 Magnolia Ave.
Pasadena, CA 91106

(11/78)

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- | | |
|---|--|
| <p>16. Cottage Court
642 - 654 S. Marengo Ave.
Haven House, Inc.
P.O. Box 2007
Pasadena, CA 91105</p> | <p>237 Anna K. Quay
Kenneth L. Gabriel
237 Ohio Street
Pasadena, CA 91106</p> |
| <p>17. Court
744 - 756-1/2 S. Marengo Ave.
Robert E. Ringle
c/o R. A. Rowan Co.
180 So. Lake Ave.
Pasadena, CA 91101</p> | <p>241 Robt. C. & Pamela C. Knighton
241 Ohio Street
Pasadena, CA 91106</p> |
| <p>18. Marengo Gardens
982, 986, 990 S. Marengo Ave./
221 - 241 Ohio Street

982 Edward and Mary Castaneda
982 S. Marengo Ave.
Pasadena, CA 91106

986 Michael J. & Daphne J. Beard
649 S. Oak Knoll Ave.
Pasadena, CA 91106

990 Arpine Grenier
990 S. Marengo Ave.
Pasadena, CA 91106</p> | <p>19. Shafer Court
420 - 432 S. Euclid Ave.
Viola S. Mallory
432 S. Euclid Ave.
Pasadena, CA 91101</p> <p>20. Miraflores Court
444 S. Euclid Ave.
Margaret R. Voskerichian
1106 Sea Lane
Corona Del Mar, CA 92625</p> |
| <p>Ohio 221 Michael J. & Daphne J. Beard
649 S. Oak Knoll Ave.
Pasadena, CA 91106

225 Michael J. & Daphne J. Beard
649 S. Oak Knoll Ave.
Pasadena, CA 91106

229 Essie L. Ryan
229 Ohio Street
Pasadena, CA 91106

233 R. Elaine Simmons
3293 Rubio Canyon Road
Altadena, CA 91001</p> | <p>21. Euclid Court
545 S. Euclid Ave.
Jeanne H. Mares
545 S. Euclid, #8
Pasadena, CA 91101</p> <p>22. Ehretton Court
503 S. Los Robles Ave.
George Danchik &
Herbert I. Chambers
P.O. Box 747
Arcadia, CA 91006</p> <p>23. San Pasqual Court
520 S. Los Robles Ave.
Pietro DeCecco
390 E. Walnut
Pasadena, CA 91101</p> |

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24. Roseleigh Court
529 S. El Molino Ave.
Kurt G. & Inge E. Kawohl
841 N. Michigan Ave.
Pasadena, CA 91104
25. Cornish Court
500 S. El Molino Ave.
Norma Nuetzel
1511 Cheviotdale Drive
Pasadena, CA 91105
26. Rose Court
449 - 457 S. Hudson Ave.
Marion F. Chevalier
1631 Rose Villa Street
Pasadena, CA 91106
27. Haskett Court
824 - 834 E. California Blvd.
Craig D. Lucas
Vice President and Trust Officer
for Claire Haskett Trust
Citizen's Bank
225 E. Colorado Blvd.
Pasadena, CA 91101

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This periphery, the space between the buildings and the property line on one or both sides for some combination of drives and service walks, formed the second major element of the bungalow courts. Approximately one-half of the courts in this survey contained perimeter driveways leading to garages in the rear. Rarely, the driveway was constructed through the center of the court to reach the garages (#17, #20).

With the almost universal "U"-shape building configuration, specific placement of architectural features, and restriction of vehicular traffic to the property edge, the central courtyard emerged as the visual focal point and route of pedestrian access. Entrance to the bungalow court often commenced at the sidewalk, with passage through a torii (#1, #11), between piers (#4, #20), or through an opening in a wall or hedge (#8, #25). From this point, one or two walkways extended the length of the court, connected via shorter walks to each unit. Light standards, and to a lesser extent planters, represented the most frequent type of ornamental feature (#12, #14, #15). Lawn, shrubbery, and other plantings created attractive landscaping, at times with an exotic ambience. The frequent use of front porches enhanced the appeal and accessibility of the courtyard by integrating exterior and interior spaces. Although the courtyard was a requirement for a bungalow court, its size fluctuated with lot and building dimensions, ranging from corridor-like (#7, #10) to broad (#5, #13). In one instance, the building setback shortened the courtyard and created a sizable front lawn (#22).

Maintenance of the buildings and grounds of the bungalow courts ranges from good to excellent. Alterations are virtually nonexistent.

This nomination of 27 properties represents a partial inventory of bungalow courts and covers an area in central Pasadena 2.27 miles square. Boundaries: east: Lake Avenue; north and west: Orange Grove Boulevard; south: California Boulevard, except for an extension southward on South Marengo Avenue to Ohio Street.

These boundaries closely correspond with those of the completed portions of the City of Pasadena's architectural and historical inventory and contain the highest concentration of surviving courts. Selection of individual courts within this area to be included in this nomination involved the application of some or all of the following criteria:

integrity of design or site plan

architectural or environmental quality

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proximity to central business district

proximity to other courts

association with architect or builder who had a substantial impact on
Pasadena's architecture or design of bungalow courts

exemplification of an architectural trend or a particular aspect of the
evolution of bungalow courts

association with historic personages

age of court

It should be noted, in passing, that although some of these courts are
threatened by development pressures, all are fully inhabited and many have
waiting lists of prospective tenants. Thus, the desirability of the courts and
the value with which they are viewed by the community formed a context in which
the selections were made.

- C.A. 11-1
Los Angeles
County
Pasadena*
1. Las Casitas Court (Bungalow Courts of Pasadena TR)
656 North Summit Ave.

Date: 1916

Acreage: 0.4

UTM: 11-394300-3779990

Verbal Description:

book 5725/page 14/parcel 12

Twelve-unit Craftsman style court of two rows of five stuccoed one-story
structures plus a two-story shingle-sided building across the rear. First four
buildings on each side contain front-facing gables, broad eaves, exposed
rafters, gable vents, and shed-roofed porches with wooden posts and low
concrete wall. Last building on each side and rear structure have wooden
pergolas over entrances. Two walkways in center of narrow courtyard with two
overgrown light standards. Low concrete wall, entrance torii, and gate at
front property line. Boulders arranged on treelawn.

2. Colonial Court
291 - 301 North Garfield Ave.

Date: 1916

Acreage: 0.2

Architect: Cyril Bennett

UTM: 11-394530-3779300

Verbal Description:

book 5723/page 3/parcels 27-32

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Six separate units, each one story, with wide clapboard siding and jerkinhead roof. Colonial Revival in style, with middle and rear pair of facing units having matching porch pediment supported by brackets (middle-triangular, rear-segmental). Craftsman style extended window lintels. Narrow courtyard with lush landscaping and central walkway. No building at rear. Storage shed behind #297.

*Result
DOB?*
3. Reinway Court
380 East Parke St.

Date: 1916 Acreage: 1.2
Architect: Charles W. Buchanan UTM: 11-394810-3779900
and Leon C. Brockway Verbal Description:
book 5725/page 32/parcel 19
(minus excluded portion)*

Craftsman style court with two-story triplexes and one-story duplexes flanking walkway. Tudor, Swiss, and Oriental influences created by the varying configurations of gables, stucco siding, half-timbering, and wood and brick trim. "L"-shape court of 24 units and 11 structures. Torii-like structure at both street entrances. Well maintained landscaping. Individual listing on the National Register pending.

* Boundaries exclude 567 North Los Robles Ave., a nineteenth century house on the property but of no relation to the court. Boundaries do include, however, the court driveway extending to Los Robles.

4. ✓ Mission Court
✓ 567 North Oakland Ave.

Date: 1913 Acreage: 0.5
Architect: J. F. Walker UTM: 11-394960-3779820
Verbal Description:
book 5731/page 4/parcel 15

Mission Revival fourteen-unit court of eight one-story buildings. Broken parapet roof, stucco exterior, porches either recessed with arched opening or have tiled shed roof. Low wall at street, with opening flanked by tall square piers. Walkways near structures, leaving central lawn with two tall buttressed piers surmounted by Craftsman-like lanterns. No building at rear.

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5. ✓ Bowen Court
✓ 539 East Villa St.

Date: 1910-11

Acreage: 1.7

✓ Historic Name: Garden Village

UTM: 11-395020-3779720

Architect: Arthur and Alfred
Heineman

Verbal Description:
book 5731/page 5/parcel 30

Twenty-five bungalows containing thirty-four units in an "L"-shape court. The wooden exteriors (shingle and clapboard), prominent porches, broad gable roofs, and Craftsman detailing in these individually designed one-story structures create rustic feeling. Lush tropical landscaping enhances atmosphere. Individual listing on the National Register.

6. Gartz Court
270 North Madison Ave.

Date: 1910

Acreage: 0.5

✓ Historic Name: Gloria Court

UTM: 11-395180-3779260

Architect: Attributed to Myron
Hunt and Elmer Grey

Verbal Description:
book 5723/page 7/parcel 6

Interesting use of materials in this six-unit, five-building court. Arroyo stone chimneys and foundations are combined with wooden shingle skirt and Tudor half-timbering in these one-story gable-roofed structures. Intersecting gable porch roof supported by stout columns. Walkways near structures create central oval of lawn containing rose garden.

7. ✓ Court
✓ 497 - 503-1/2 North Madison Ave.

Date: 1928

Acreage: 0.2

Architect: A. Ritter

UTM: 11-395130-3779700

Verbal Description:
book 5731/page 5/parcel 32

Spanish Colonial Revival court. Three one-story stuccoed buildings with eight units. The combination of ornamental window grilles, asymmetrically placed windows, arched openings, and various tiled-roof designs produces individuality and a rural Spanish atmosphere. Narrow courtyard containing only walkway flanked by shrubbery.

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8. ✓ Cypress Court
623 - 641 North Madison Ave.

Date: 1928 Acreage: 0.5
Contractor: Arthur G. Gehrig UTM: 11-395120-3779940
Verbal Description:
book 5731/page 5/parcels 48-49

Eight separate Colonial Revival one-story units. Gable roof, narrow clapboard siding, intersecting porch gable supported by classical columns. Porch on first unit of each side has flat arch within raking cornice and returns. Remainder of porches have closed pediments. Pair of central walks end in area of lawn at rear of property. Entrance to court through wrought-iron gate in brick wall.

9. ✓ Orange Grove Court
745 East Orange Grove Blvd.

Date: 1924 Acreage: 0.7
UTM: 11-395440-3780050
Verbal Description:
book 5731/page 10/parcel 12

Twelve separate one-story Mission Revival units with stucco exteriors, buttressed facades, and parapet roofs. Porches have arch within gabled tile roof supported on brackets. Arch motif repeated above windows and on extension of facades to form archway to side yard. Last unit on each side skewed toward center, with double arch and wooden gates spanning remaining space. One central walkway.

10. ✓ Court
732 - 744 Santa Barbara St.

Date: 1922 Acreage: 0.4
Contractor: D. Hoffman UTM: 11-395450-3779760
Verbal Description:
book 5731/page 17/ parcel 31
(minus excluded portion)*

Spanish Colonial Revival. Five units in three one-story buildings. Entrance of first unit on each side faces street. All units have broken parapet roofs, stucco exteriors, and tiled gable porch roofs supported by columns. Elevations toward street have tiled shed roofs above windows. Window grilles remain on #742. Lush landscaping.

* #738, not visible from the street, is omitted. It is a 1956 reconstruction with apartments above sheltered parking spaces.

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11. ✓ Palmetto Court
100 Palmetto Dr.

Date: 1915
Contractor: A. C. Parlee

Acreage: 0.5
UTM: 11-393800-3777740
Verbal Description:
book 5713/page 40/parcels 9-17

Torii-like structure marks entrance to this Craftsman court of twelve separate units and one double unit across the rear. Features include exposed beams, variety of low pitch jerkinhead, gable, and shed rooflines, plus use of both shingle and clapboard exteriors. Pair of central walkways with several squat square brick piers with concrete caps as light standards. Buildings and grounds in need of improved maintenance.

12. ✓ Don Carlos Court
374 - 386 ~~South~~ Marengo Ave.

Date: 1927
Contractor: Clarence Hudson
Burrell

Acreage: 0.4
UTM: 11-394480-3778030
Verbal Description:
book 5722/page 22/parcel 2

Spanish Colonial Revival court containing seven separate units, six one-story in height with two-story building across rear. All are stucco, tiled gable roof structures. Spanish detailing includes wooden grilles on some windows facing street and courtyard. Central walkway with combination birdbath/planter. Lush landscaping.

13. ✓ Bryan Court
427 South Marengo Ave.

Date: 1916
Historic Name: Adams Court
Contractor: D. M. Renton

Acreage: 0.4
UTM: 11-394380-3777900
Verbal Description:
book 5722/page 15/parcel 3

Craftsman, with an English country cottage theme. Seven separate stuccoed one-story units dominated by jerkinhead main roofs. Gable and shed porch roofs, along with Craftsman pergola-like porches, create variety. Walkway descends several steps, divides, and curves outward toward units, leaving central lawn marked by light standard.

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14. Bellevue Court
440 South Marengo Ave.

Date: 1916
Contractor: D. M. Renton

Acreage: 0.4
UTM: 11-394470-3777870
Verbal Description:
book 5722/page 22/parcel 15

Eleven-unit Colonial Revival court of eight individual one-story units and triple unit two-story building across rear. Gabled roofs with eyebrow and gable dormer vents. Flat and semicircular arches within gable porch roofs with raking cornice and returns. Palladian windows in street elevations, Federal-style fanlight and sidelights surrounding doorways, plus classical moldings. Lamp standard near each end of central path.

15. ✓ Sara-Thel Court
✓ 618 - 630 South Marengo Ave.

Date: 1921
Architect: Jas. Humphreys

Acreage: 0.5
UTM: 11-394460-3777520
Verbal Description:
book 5720/page 27/parcel 11

Simplified Craftsman court with eight units. Six individual one-story stucco units plus double unit structure across rear. Shallow pitch gabled main and porch roofs, exposed beams and rafters, ventwork. Simple moldings reminiscent of Colonial Revival design. Brick chimneys. Single walkway divides, creating oval of lawn punctuated by two light standards.

16. ✓ Cottage Court
✓ 642 - 654 South Marengo Ave.

Date: 1923

Acreage: 0.4
UTM: 11-394440-3777460
Verbal Description:
book 5720/page 27/parcel 21

Colonial Revival court of seven separate stuccoed units. Identical gables with broad eaves and large rectangular vents face courtyard, shelter recessed porches, and are supported by columns, recalling the design of classical temple facades. One walkway through narrow courtyard, two light standards.

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17. ✓ Court

✓ 744 - 756-1/2 South Marengo Ave.

Date: 1931

Contractor: D. J. Ringle

Acreage: 0.4

UTM: 11-394460-3777270

Verbal Description:

book 5720/page 26/parcel 19

A rare example of Art Deco used in residential building in Pasadena. Four one-story, stuccoed, double units with last building on each side two stories in height, containing three units, and set toward center and connected by archway spanning central driveway. Art Deco detailing includes engaged piers, fluted parapets, black and gold tile chevron insets on street elevations, and angular design of driveway and lawn areas.

18. ✓ Marengo Gardens

✓ 982, 986, 990 South Marengo Ave. *and*

✓ 221 - 241 Ohio St.

Date: 1913

Acreage: 0.4

UTM: 11-394470-3776720

Verbal Description:

book 5720/page 21/parcels 6-8
10-15

Craftsman court of nine separate one-story bungalows. Six grouped around courtyard opening on Ohio Street, remaining three fronting Marengo Avenue. Individuality provided to each unit through varying applications of shingle and clapboard siding, shallow pitch gable roofs, ventwork, brick detailing, and buttressed piers.

19. Shafer Court

420 - 432 South Euclid Ave.

Date: 1921-22

Architect: Jas. H. Baker

Acreage: 0.4

UTM: 11-394750-3777960

Verbal Description:

book 5722/page 34/parcel 7

Court of seven separate Colonial Revival/Craftsman units with jerkinhead main roofs, intersecting gable porch roofs, and narrow clapboard siding. Porches dominated by classical details. Front unit on each side plus rear unit have paired corner posts and panelled entablature, while remaining units have pilasters and brackets. All have flat arched porch ceiling and dentilation. Craftsman detailing includes extended window lintels, exposed beams and rafters, and prominent chimneys of stucco with brickwork. Central walkway with light standard.

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- DOE
20. Miraflores Court
444 South Euclid Ave.

Date: 1922 Acreage: 0.5
Architect: Angelus Drafting Co. UTM: 11-394740-3777250
Verbal Description:
book 5722/page 34/parcel 9

Spanish Colonial Revival ten-unit, nine-building court. Eight one-story structures with two-story building across rear. Parapet roofs, stucco exteriors, entranceways with tiled shed roofs, and tripartite round-headed windows with wooden railing. Two stuccoed piers with pyramidal tile caps mark entrance to central driveway leading through court and branching in two to enter garages in rear.

21. Euclid Court
545 South Euclid Ave.

Date: 1921 Acreage: 0.3
Architect: The Postle Company UTM: 11-394670-3777660
Verbal Description:
book 5722/page 17/ parcel 18

A two-story shingle-sided house built in 1888 was moved in 1921 to the rear of the property, plastered on the exterior, and had four one-story structures built in front of it. The result was an eight-unit Tudor court containing half-timbered facades, a mixture of gabled and jerkinhead roofs, brick porch walls, and stucco chimneys. Court composition is irregular, with two buildings on south side of property, three on north.

22. Ehreton Court
503 South Los Robles Ave.

DOE
Date: 1922 Acreage: 0.4
Contractor: A. B. Terrill UTM: 11-394810-3777740
Verbal Description:
book 5722/page 34/parcel 27

Simple Colonial Revival court of six units created by moving a c. 1888 house to the rear of the property, altering it, and adding four one-story buildings in front. Gables contain raking cornices with returns. Porch posts reminiscent of classical design. Central walkway with light standard. Large front yard created by deep setback of buildings.

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23. San Pasqual Court
520 South Los Robles Ave.

Date: 1922
Architect: J. E. Kaufman

Acreage: 0.3
UTM: 11-394880-3777660
Verbal Description:
book 5734/page 7/parcel 17

Mediterranean half-court of five separate one-story stuccoed units. Detailing in row of four units includes semicircular entrance canopies, some within gable roofs, the design echoed in the parapet roofline. French doors opening to small balconies.

24. Roseleigh Court
529 South El Molino Ave.

Date: 1923
Architect: The Postle Company

Acreage: 0.5
UTM: 11-395250-3777650
Verbal Description:
book 5734/page 19/parcel 11

Ten-unit court given individuality by its varied roofs. Four one-story buildings with various porch roofs (shed, jerkinhead, arched). Two-story structure across rear with recessed porch and balcony. Main roofs jerkinhead, divided between front-facing and side-facing. Stuccoed exteriors, with exposed beams. Two central walks with light standard at each end. Extensive landscaping.

25. Cornish Court
500 South El Moline Ave.

Date: 1923

Acreage: 0.6
UTM: 11-395310-3777750
Verbal Description:
book 5734/page 20/parcel 14

Tudor style court with half-timbering, exposed beams and rafters, gable windows with quarrels, and ogee arch porch openings. Twelve units in eight one-and-one-half-story buildings and one two-and-one-half-story rear structure. Entrance to court through opening in wrought-iron fence with brick piers. Walkways, close to buildings, leave central green area.

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26. Rose Court
449 - 457 South Hudson Ave.

Date: 1921-22 Acreage: 0.3
Architect: Stewart, Young and UTM: 11-395530-3777800
Stewart Verbal Description:
book 5734/page 28/parcel 12

Half-court of five units in three one-story structures. Block-like design, textured stucco exteriors, broken parapet roof, and flat arched porch openings reminiscent of Mission and Mediterranean design. Gable roof on rear building. Garages located between units.

27. Haskett Court
824 - 834 East California Blvd.

Date: 1926 Acreage: 0.4
Architect: Charles E. Ruhe UTM: 11-395620-3777560
Verbal Description:
book 5721/page 27/parcel 5

Six-unit court of five one-story buildings dominated by massive hipped roofs, creating impression of two-story structures. Reminiscent of English country cottage design, finished in unpainted stucco with wood trim. Tall stuccoed chimneys. Entrance to court through opening in hedge. One winding central path through formally landscaped courtyard. Individual listing on the National Register.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☐ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1910-1931 **Builder/Architect** multiple

Statement of Significance (in one paragraph)

The bungalow court form, with Pasadena generally attributed as its point of origin,¹ represented an innovative solution to high-density housing which reached its highest expression in Southern California.

The courts promoted a specific style of living, providing the amenities of a single-family residence--privacy, gardens, porches--with the conveniences of an apartment--affordability, community, security. The Craftsman magazine noted that the court form "filled a real need in home building" by furnishing "for the same money greater comfort and independence than is possible in an apartment."² Along with the economic and aesthetic considerations, the social importance of the courts has also been recognized: "The residence of a court complex had a small neighborhood identity within the larger neighborhood, and a group identity within the community."³

The bungalow court design has continued for over half a century to fulfill the housing needs of diverse segments of the population. Initially, courts "proved a good investment for the builders, especially in residential districts, and more particularly in resort cities,"⁴ providing temporary housing for tourists and people relocating to Los Angeles. Gradually, courts incorporated a broader range of uses and shifted to year-round residency as various groups discovered particular advantages: the elderly (easy accessibility and maintenance, friends nearby); the young (affordability); the artistic (architects and artists enjoying the picturesque and communal atmosphere); and minorities (an opportunity to continue an extended family lifestyle). With few exceptions, courts continue today as rental properties, with the waiting list in some locations remaining lengthy.

Another characteristic which has attracted people to bungalow courts has been a proximity to downtown, a convenience now turned into a liability. The continuing construction of office and retail space, along with a corresponding increase in the demand for high-density housing such as condominiums and apartments, have placed the numerous bungalow courts in need of protection and recognition. The courts embodied a specific and successful design solution for multiple housing demands of the early twentieth century within the context of the lot size and building scale of single-family neighborhoods. Its impact continues to the present, the courts a functional and familiar element of the Pasadena residential landscape.

(continued)

9. Major Bibliographical References

see continuation sheet

10. Geographical Data

Acreage of nominated property see individual descriptions

Quadrangle name Pasadena, California

Quadrangle scale 1:24,000

UMT References see individual descriptions

A

Zone	Easting				Northing				

B

Zone	Easting				Northing				

C

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D

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G

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H

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Verbal boundary description and justification East: Lake Ave.; North and West: Orange Grove Blvd.; South: California Blvd., plus an extension southward on South Marengo Ave. to Ohio St. This 2.27 square mile area contains a concentration of courts, many of which are threatened by development pressures.

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

state n/a code county n/a code

state n/a code county n/a code

11. Form Prepared By

name/title Richard J. Sicha Research Assistant

organization Pasadena Heritage date July 27, 1981

street & number 54 West Colorado Blvd. telephone 213/793-0617

city or town Pasadena state California 91105

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. Mellen

title State Historic Preservation Officer

date 5/9/83

For HCERS use only

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

See "Continuation Sheet" for listing
Keeper of the National Register

Attest:

date

Chief of Registration

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Each of the bungalow courts included in this thematic nomination maintains a high degree of integrity of both the bungalow court form and the various architectural styles associated with it. As a group, the courts embody a living document of the historic, economic, social, and architectural forces which fostered their development and popularity. Individually, the courts chronicle the evolution of a highly influential and visible housing form. Today, as in the past, the courts offer some of the most attractive affordable housing in the community, a commodity for which the demand far exceeds the supply.

1. Las Casitas Court

The bungalow court evolved during an era whose residential design was dominated by the Craftsman aesthetic. Las Casitas is one of the few remaining examples of the Craftsman court, complete with a Japanese-inspired torii and artfully placed boulders in front of it. A good illustration of the efficient use of a single lot as income property, Las Casitas is harmoniously integrated into a largely single-family (originally) neighborhood of the Victorian and Craftsman periods.

2. Colonial Court

Cyril Bennett, one of the dominant figures in Pasadena architecture from the teens until the second World War, designed this early example of a Colonial Revival style court. Today enhanced by luxuriant landscaping, Colonial Court is in close proximity to downtown and the Civic Center, making it as desirable today as when originally built. In fact, each unit is individually owned, a precedent which offers a viable approach for the continued existence of the courts.

3. Reinway Court

One of the three finest remaining Craftsman courts in Pasadena, Reinway Court, designed by Charles Buchanan and Leon Brockway, is distinguished for its architecture as well as for its exemplification of the court form. A variety of details, culled from the Tudor, Swiss, and Oriental vocabularies, are intertwined, personalizing each unit and enhancing the public spaces. A large court, amenities such as entrance torii with stained glass and a garden pergola testify to the attention to detail paid by the designers.

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4. Mission Court

Flanking a broad lawn, with a backdrop of palms and other trees, Mission Court is one of the oldest courts in Pasadena and the earliest in a Mission or Mediterranean style. Notable Craftsman-inspired detailing, apparent in the articulation of the lanterns and piers, places this proto-typical court in its proper context.

5. Bowen Court

Bowen Court is the most well known extant bungalow court in Pasadena, and perhaps in the larger Los Angeles region as well, having appeared in publications ranging from Western Architect (February 1919) to The California Bungalow (1980). Designed by Arthur and Alfred Heineman in 1910, it was one of the first courts to be built, and it is one of the two oldest to survive. In style, Bowen Court exemplifies the qualities of simplicity, relationship to nature, and rusticity that were the essence of a particularly influential variant of the Craftsman aesthetic.

6. Gartz Court

Gartz Court, with Bowen Court, constitutes the earliest remaining evidence of the birth of the bungalow court. Built in 1910 under the influence of the English Arts and Crafts movement, it has a refinement and graciousness which contrast with the rougher, more informal nature of Bowen Court. The interiors, generously detailed with wood and with brick fireplaces, hint of the lifestyle associated with the downtown courts such as the Alexandria (demolished), the St. Francis (demolished), and the Los Robles (demolished). The historic association of the court with Kate Crane Gartz, who commissioned its construction, adds a further dimension to its significance. Gartz, an heir to the Crame plumbing fortune, was a notable liberal, a friend and sponsor of Upton Sinclair and, in Pasadena, a founder member of the Pasadena Civic League, the Community Playhouse, and the American Civil Liberties Union.

7. Court, 497 - 503-1/2 N. Madison

In the twenties, the courts reflected the popularity of the architectural revival styles. In this Spanish Colonial Revival example, no two units are alike, yet are related to each other in the manner of a country village. The court is an integral component of a quiet, tree-lined, residential street which has been characterized as an "encyclopedia" of housing forms in Pasadena from Victorian times through the mid-twentieth century.

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8. Cypress Court

A quiet enclave separated from the street by a gate, Cypress Court is one of the better examples of a court in the American Colonial Revival style. Formally pruned hedges and cypress trees complement the regular succession of classical porticos which line the court. Like the Spanish court south of it, Cypress court contributes to the residential character of Madison Avenue.

9. Orange Grove Court

Orange Grove Court epitomizes the concept of the Southern California bungalow court in the eyes of many observers: simple and square, tile and stucco, with archways and gardens. The variation of the court form by substituting an archway for a rear, focal unit is notable.

10. Court, 732 - 744 Santa Barbara

Very similar in concept and style to the Orange Grove Court, this court is another example of the typical, Mediterranean-influenced form which dotted the Southern California landscape.

11. Palmetto Court

One of a handful of surviving Craftsman era courts, Palmetto Court illustrates the variety of detailing that court designers employed to give individuality to each unit and to the court. The entrance torii, set on stones in a manner true to the Japanese prototype, is a particularly notable detail.

12. Don Carlos Court

An especially attractive scheme of Spanish detailing, enhanced by asymmetrical massing and mature landscaping of flowering shrubs and trees, makes this the best example of a Spanish Colonial Revival bungalow court in Pasadena. Its importance on the street is strengthened by the proximity of six other courts on Marengo and several more on the streets east of it.

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13. Bryan Court

Built by D. M. Renton, a contractor with a significant impact on the Pasadena environment, Bryan Court illustrates a variation of the Craftsman style that dominated the earlier courts. In common with most courts, Bryan Court is deceptively simple, with detailing used to individualize the separate units. It is located in the vicinity of several other courts on Marengo and nearby streets, making this area an important cluster of the form.

14. Bellevue Court

Also built by D. M. Renton, but in the Colonial Revival style which was beginning a resurgence of popularity at that time, Bellevue Court is significant for its location on Marengo, its date, its use of Federal details, and its association with Renton.

15. Sara-Thel Court

This straightforward Craftsman and Colonial Revival influenced court illustrates the simplest interpretation of the court form, and gains significance by its integrity and proximity to the numerous other courts on Marengo and nearby streets.

16. Cottage Court

Looking like a series of miniature classical temples facing each other across a narrow pathway, Cottage Court exemplifies the adaptation of style to site in a manner peculiar to Southern California. It adds another dimension to the representative cluster of bungalow courts in the vicinity of Marengo Avenue.

17. Court, 744 - 756-1/2 S. Marengo

The use of the Art Deco style of ornament, which enjoyed a limited popularity on residential buildings in Los Angeles, is virtually unknown in domestic architecture in Pasadena; this is one of the very few exceptions. For this reason, and for the distinctive adaptation of the court form, this court is probably the most unusual in Pasadena.

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18. Marengo Gardens

Each cottage of this court has a different combination of Craftsman details, a characteristic observed in many courts. Located on Marengo Avenue, it is one of the oldest bungalow courts in Pasadena, and its continued existence may be assisted by individual ownership of the units.

19. Shafer Court

Illustrating the Colonial Revival style, distilled and merged with Craftsman details, that typified bungalows and courts in the twenties, Shafer Court is another of the surviving courts in the central business district. It is historically an area whose zoning has encouraged the development of bungalow courts, and it offers an alternative to new construction of condominiums.

20. Miraflores Court

The importance of this court is heightened by its site, facing Bellevue Avenue, making it a focal point of the streetscape. In style, Miraflores Court is a simple--one might even say "sleepy"--version of Spanish Colonial Revival, considered so appropriate to the Southern California climate and lifestyle.

21. Euclid Court

The bungalow court form offered income-producing possibilities to owners of homes on single and double lots, as evidenced in the evolution of this court. An existing home was moved and remodeled and new structures built, all in a Tudor Revival style notable for its use of pseudo half-timbering. Although Tudor was a favorite revival style, this is one of only two courts in that idiom in Pasadena.

22. Ehretton Court

Another example of the utilization of an existing house and new construction to create a court, Ehretton Court illustrates the importance of landscaping to the court concept. It is one of a significant groups of courts left standing within the boundaries of the central business district.

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23. San Pasqual Court

San Pasqual Court typifies the half-court variation of the bungalow court form, which nearly always employed a simplified Mediterranean style, as seen here.

24. Roseleigh Court

Another of the courts in the central business district, Roseleigh Court is significant for its location, integrity, and notable landscaping, including the rose bushes in the central garden which give the court its name.

25. Cornish Court

An impressive exercise in Tudor Revival, Cornish Court recalls an English manor house, its outbuildings set around a broad lawn. It is another of the central business district courts and the second of two Tudor Revival courts included in this nomination.

26. Rose Court

Recalling the precedent set by Mission Court in 1913, Rose Court is extremely characteristic of the pared-down Mission Revival style of the twenties. The second of two half-courts included in this nomination, it is notable for its integrity and location within the central business district.

27. Haskett Court

Very individualistic in its interpretation of an English cottage theme, Haskett Court is one of the few designs as yet known to be by architect Charles Ruhe. The court illustrates the skill of the architect, whose other projects were more large and lavish, in adapting the court plan to the confines of a narrow lot while maintaining individuality and privacy for each unit. Individually listed on the National Register.

To summarize the significance of the bungalow court is threefold. Architecturally, the courts represent a creative, viable, and influential solution to high-density housing, a solution that often had architectural significance in its own right and always offered an aesthetic dimension missing from the traditional apartment house. Historically and economically, the

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bungalow court was an episode in real estate development and the tourism industry--two of the major underpinnings of the growth of Pasadena. Finally, and perhaps more prophetically, bungalow courts embodied an affordable lifestyle that paid homage to the concept of neighborhood, both in an immediate and in a larger context.

1. Robert Winter, The California Bungalow, California Architecture and Architects Series, no. 1, ed. David Gebhard (Los Angeles: Hennessey and Ingalls, 1980), p. 59.
2. Charles A. Byers, "The Bungalow Court Idea Shown in Practical Operation," The Craftsman XXVII (1914), p. 317.
3. Joseph Giovannini, "Pasadena: Bungalow courts, sneakers, and power," The Los Angeles Herald Examiner, May 14, 1980, p. B-4.
4. Byers, p. 317.

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Summary Statement of Significance

The bungalow court form, with Pasadena generally attributed as its point of origin, represented an innovative solution to high density housing which reached its highest expression in Southern California. Individual cottages, small in scale, were placed on a single parcel or restricted site within an urban environment creating a small enclave which was unified by material, scale, setback, design, and landscape setting. Individual freedom was maintained in spite of the relatively intensive use of a small urban parcel. The 27 bungalow courts selected for this nomination cover the full-range of styles from the teens to approximately 1930; selection was based upon design quality and integrity. These properties are the best examples of the bungalow court within the surveyed area, and retain the highest level of original design integrity. They are significant in the local context and contribute strongly to the distinctive character of the City of Pasadena.

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Joseph Giovannini. "Pasadena: Bungalow courts, sneakers, and power." The
Los Angeles Herald Examiner, May 14, 1980, pp. B-1+.

National Register of Historic Places. Individual nominations pending:
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Haskett Court. 824 - 834 East California Blvd. 1981. (now listed)
Reinway Court. 380 East Parke St. 1980.

Stefan Polyzoides. "Los Angeles Courts." Unpublished manuscript. University
of Southern California. n.d., 29 pp.

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of Transportation. Federal Highway Administration. 1980.

Peter B. Wright. "Bungalow Courts in California." The Western Architect XXVIII
(February 1919), pp. 16-19.

Robert Winter. The California Bungalow. California Architecture and Architects
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1980.

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National Park Service

National Register of Historic Places
Continuation Sheet

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Bungalow Courts in Pasadena MPS Los Angeles County, CALIFORNIA
(Cover Document)

ADDITIONAL DOCUMENTATION APPROVED

Paul R. Jurek 11/15/94

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National Register of Historic Places
Continuation Sheet

Section number F Page 1

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Bungalow Courts in Pasadena Amendment
Los Angeles County, CA
F. Associated Property Types
Property Type: Bungalow Courts

JAN 11 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

DESCRIPTION

The early bungalow court is clearly described in the 1912 article "New Idea in Apartments":

The "community court" idea, or plan, consists of taking two, and sometimes three or more city lots, each about 40 or 50 feet wide and from 120 to 150 feet deep, located reasonably close to the business part of the city, and constructing on the plot thus created a number of up-to-date and modernly equipped cottages, or bungalows, through the center of which runs a sort of park-way, or court. Such plots of ground will allow the building thereon of from eight to fifteen of these little individual homes.¹

Bungalow courts may generally be identified by three major characteristics:

1. The focal point created by a central open space, which provides access and a realm for public activity;
2. The site plan configuration; or, arrangement of dwellings around the central space, and
3. A service zone often providing automobile access to the rear of units.

These elements provided a format for bungalow court design without becoming restrictive. Creativity in execution and adaptation to circumstances produced an architectural form filled with individuality, yet always exhibiting the court's common goal: to duplicate the amenities of the single-family house.

Bungalow courts may be classified into two major forms based on spatial arrangement and chronological development: wide court and narrow court forms. A wide court is defined as one built on a lot at least 100 feet wide. It usually contains a spacious central garden area with a walkway on either side having paths leading to each dwelling unit; or, in some cases, it may contain a central walkway leaving ample room for a lawn area at each building.

A large majority of the early bungalow courts, dating from 1910 to 1916, were designed and built in the wide court form. A 1913 article suggests a frontage of 150-200 feet with a depth as great. The typical court is described as having a "center garden space 50 feet wide, with a broad central walk and green turf and shrubs in front of each cottage." But this was not considered a "rule" for bungalow courts. As the article continues, "there is really no end to the artistic combinations that will suggest themselves in working out similar schemes."²

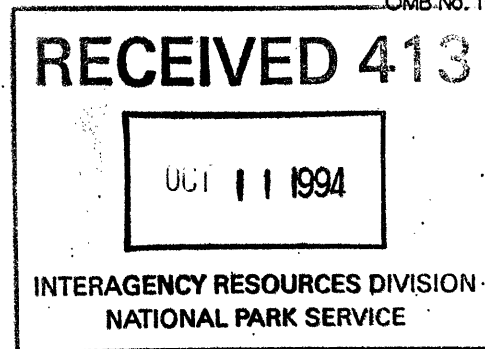
¹ Byers, Charles Alma. "New Idea in Apartments". Technical World, Vol. 16 (February 1912).

² Randall, Kate. "A Bungalow Court in Pasadena". Keith's Magazine on Home Building, September 1913, pp. 165-168.

United States Department of the Interior
National Park Service

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Los Angeles County, CA
Bungalow Courts in Pasadena AMENDMENT

From 1920 onward, the narrow court form became more popular as the dwellings were built on increasingly smaller lots (typically 75-feet wide) by real estate investors. A wide majority of the narrow courts in this study are from the post-1920 period.

Bungalow courts of both the wide and narrow court forms can be further classified by two additional characteristics: enclosure and proximity of dwelling units. Courts may be either enclosed or open. Enclosed courts have a building at the terminus of the central landscaped area or walkway, resulting in a "U-shaped" configuration and creating a sense of enclosure. In open courts, the buildings face each other across a central walkway without a terminus building at one end to create a sense of enclosure.

Detached courts have individual dwelling units arranged around a central landscaped area or walkway. The rear unit is often a duplex. In the attached court, more than two of the bungalows share a common wall (e.g., there are more than two duplexes in the court).

The half court is another variation of the bungalow court form. The dwelling units are lined in a row, with an end building(s) usually sited perpendicular, to form an "L"-shaped configuration. The half court also typically has a narrow common green space on one side for the common use of the residents.

In floor plan, the majority of the bungalow courts have small "efficiency" units consisting of living/dining room, kitchen, bedroom and bathroom. While this is typically the case, larger courts have units with up to three bedrooms and more elaborate plans. In all courts, the living spaces typically orient toward the major central space, while services such as the kitchen and bathroom line the sides and rear.

Bungalow courts integrate the automobile without allowing it to dominate the building environment. It should be noted that the accommodation of the car by this building type occurred as early as 1910 at St. Francis Court, with its central driveway. Several courts of the 1920s have a driveway as the central focus of the court. More typical, in virtually every other bungalow court, are the parking garages which occur in the rear of the property with side service driveways providing access. This incorporation of the car into the complex was a radical departure in the history of residential building, and reflects the importance of the automobile in the region's culture.³

The California climate profoundly influenced the architecture of the region and the bungalow courts were no exception. Single-family houses had capitalized on the use of exterior space before the courts, and provided a tradition on which the courts were built. Porches, patios and balconies all became various ways to amplify interior spaces. Planting in both semi-public and

³ Chase, Laura. "Eden in the Orange Groves: Bungalows & Courtyard Houses of Los Angeles". Landscape, Vol. 25, No. 3, pp. 29-36.

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private spaces became a developed art and helped create the overall ambiance of the court. The effect of landscaping was often to heighten the oasis-like quality of the court further differentiating it from surrounding development. The landscaping at Gilford Court at 435 Sacramento Street was an example. As described in 1927, in this court a "wide range of tropical and semi-tropical growths are utilized to make a pictorial setting for a series of bungalows in the Spanish architectural style." Plantings at the court (now demolished) included palms, cypress trees, cactus, Joshua trees and Birds of Paradise.⁴

As the courts varied in size and form, they also varied in architectural style. Craftsman design dominated the early bungalow courts. After World War I, the revival styles which dominated most architectural design were also visible in the courts. Spanish Colonial Revival, Tudor and English Cottage Revival and American Colonial Revival were the most popular, although a pared-down version of Craftsman -- typical of bungalows in the 1920s -- surfaced as well. Workmanship and quality of design veered from outstanding to average, depending on the skills of the architect and/or contractor and the amount of money involved in construction.

The 40 bungalow courts in this study are quantified according to form and type in the following categories (the 27 courts listed individually and in the previous thematic nomination are included):

Wide Court Form (total quantity: 18)

Type A: Detached (enclosed): 11
Type B: Attached (enclosed): 6
Type C: Attached (open): 1

Note: Manchester Court (1916), at 373 E. Orange Grove Blvd. is an extant Tudor Revival court of Type C; however, it does not meet the registration requirements due to major alterations.

Narrow Court Form (total quantity: 19)

Type D: Detached (enclosed): 11
Type E: Detached (open): 4
Type F: Attached (enclosed): 4

Half-Court Form (total quantity: 3)

Type G: Half-court or L-shaped: 3

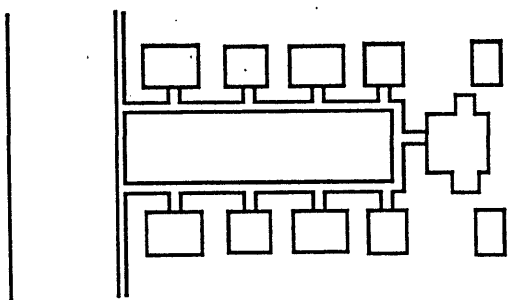
⁴ "Discern Exceptional Variety of Trees and Plants in Picturesque Court Situated in Northern Area". Pasadena Star-News, June 25, 1927.

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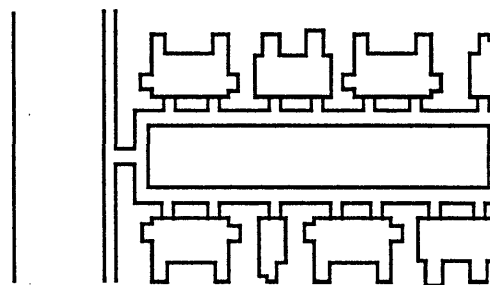
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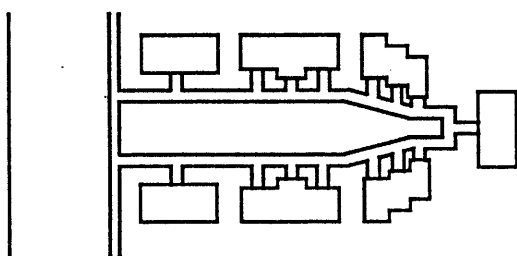
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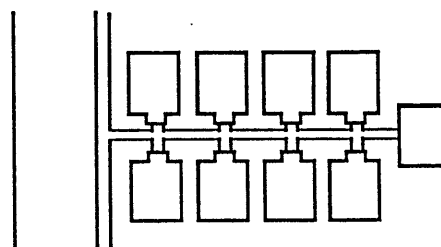
Type A: Detached Wide Court (Enclosed)



Type C: Attached Wide Court (Open)



Type B: Attached Wide Court (Enclosed)



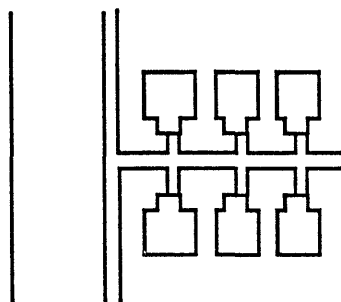
Type D: Detached Narrow Court (Enclosed)

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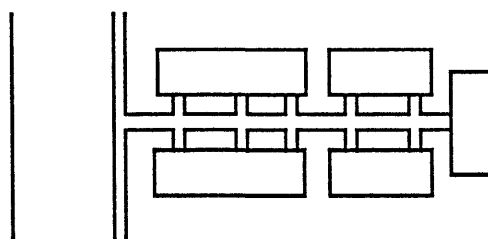
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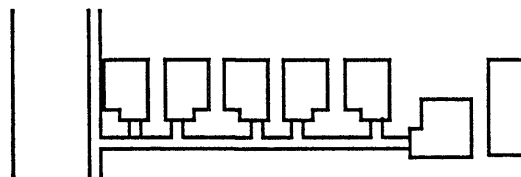
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Type E: Detached Narrow Court (Open)



Type F: Attached Narrow Court (Enclosed)



Type G: Half Court or "L" - Shaped

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SIGNIFICANCE

Bungalow courts are a highly significant feature of Pasadena's architectural and urban past. The first examples of the property type anywhere are widely attributed to be the early Pasadena courts of 1909-1910, and their architects were pioneers in this building type. At first seen as temporary housing for tourists, the early courts were built as adjuncts to the great resort hotels of Pasadena. But the charm and easy informality of the bungalow court lifestyle resulted in year-round residency. The advantages of court living grew to hold a special appeal to the elderly (courts offer easy accessibility, a location usually close to downtown or neighborhood services, and friends close by); to the young (most courts rented for reasonable rates, and were small yet did not sacrifice individuality); to the artistic (many architects and artists are known to have enjoyed the picturesque, communal atmosphere of Pasadena's courts). In the 1920s, especially, densely built-up courts became popular as workers' housing.

Additionally, bungalow courts became a major factor in the real estate development market, providing an opportunity for multiplying one's investment in even a small lot. Pattern books offered appropriate plans and specifications or an architect could be retained. As the demand for housing in Pasadena increased with each boom in southern California, bungalow courts emerged as an alternative to apartment houses and were often built in close proximity to each other.

In certain cases, bungalow courts have an association with an architect or builder who had a substantial impact on Pasadena's architecture or the design of bungalow courts. Some of the most notable architects or builders are as follows:

J. Cyril Bennett (Colonial Court, 1916): Bennett had his early training with Greene & Greene and Sylvanus Marston, and designed such notable buildings as the Pasadena Civic Auditorium, Pasadena Masonic Temple and Raymond Theatre. Bennett was the architect of many Pasadena public schools as well. His designs for Colonial Revival residences gained him wide popularity.

Buchanan and Brockway (Reinway Court, 1916): Charles W. Buchanan was a well-known Pasadena architect who, shortly before the completion of Reinway Court, promoted his experienced draftsman Leon C. Brockway to junior partner. Buchanan worked for 36 years toward the betterment of Pasadena and promoting its civic welfare. He helped found the North Pasadena Land and Water Company, and designed many business structures in Pasadena. He was renowned for his work in residential architecture, including the Scripps residence in Altadena.

Henry C. Deming (Deming Court, 1912; 231 Ohio, 1913): Deming was a prominent contractor and built many large and small homes in Pasadena and Los Angeles. He was a booster and promoter of the City as well.

Arthur and Alfred Heineman (Bowen Court, 1910; Los Robles Court, 1910; Alexandria Court, 1914): As young men, both were active in civic affairs and community planning, such as promoting the planting of street trees. Though their firm was under the name Arthur S. Heineman, Alfred was the designer of almost all buildings from 1909, when he joined the firm,

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until the early 1930s when it was broken up. Arthur was one of the originators of the bungalow court idea, and designed the first motel in 1925. The Heinemans were responsible for the design of many of Pasadena's significant Craftsman houses as well as three of the key early bungalow courts.⁵

D. M. Renton (Federal Court, 1914; Bryan Court, 1916; Bellevue Court, 1916): Renton was one of Pasadena's significant contractors of the Craftsman era. He built fine bungalows in the Orange Heights neighborhood. He was eventually hired by William Wrigley for many projects, including those on Catalina Island where Renton became Manager and President of the Santa Catalina Island Company, in charge of all construction including the famous Casino building.

Matthew Slavin (Gartz Court, 1910): Slavin was a leading Pasadena contractor during his 27-year residence in the city, and also a large property owner. Among the structures to his credit are the Hotel Green, Presbyterian Church, Central Building and Slavin Block. He was President of the City Council for a period and was well known for his civic contributions.

The significance of the bungalow court is threefold. First, the courts represent a creative, viable and influential architectural solution to high density housing, a solution that always offered an aesthetic dimension missing from the traditional apartment building. Second, the varying styles of courts are representative of historical design trends. Third, the evolution of the court forms in itself is significant as a study in the development of multi-family housing.

Historically and economically, the bungalow court was an important episode in real estate development and the tourist industry -- two of the major underpinnings of the growth of Pasadena. Finally, the bungalow courts embodied an affordable life style that paid homage to the concept of neighborhood, both in an immediate and in a larger sense.

Bungalow Courts and Tourism in Pasadena, 1909-1944

The promotion of southern California to tourists began in force with the completion of the transcontinental railroad. With resulting price wars among the rail companies, one could travel to Pasadena from Chicago for as little as \$1. Hordes of people came West to see California, and many eventually returned or stayed.

The first wave of visitors to Pasadena, in the 1880s, were those who came for the curative power of the climate. Pasadena's reputation as a tourist destination began when early settlers took in invalids and catered to their needs by preparing special foods, reading to them and accompanying them on day trips.

⁵ Impastato, Nancy (compiler). "Arthur and Alfred Heineman". Unpublished manuscript, October, 1979. Located at City of Pasadena Urban Conservation Archives.

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Beginning in the 1890s, Pasadena became a great resort, especially for the winter season. The Pasadena Board of Trade, formed in 1888 to "promote and encourage everything that will make our beloved city more beautiful," became a major force in the city's development. Large hotels like the Maryland, Green, Raymond and Vista del Arroyo were built, and the economic base of the city shifted from agriculture to tourism. The following account of the eventual evolution from tourist to resident is from "Architectural/Historical Development of the City of Pasadena":

The tourism at the end of the nineteenth century was considerably different than that of earlier periods. During the first wave of tourism, visitors stayed in Pasadena and returned to their eastern homes for the summer. By the mid-1890s many tourists, enamored by the climate and the city, began to purchase land and construct large, fashionable homes for their winter stays. By the late 1890s transportation around southern California had developed enabling people to easily travel throughout the region. Increasing numbers of tourists began to spend the summer at southern California beach resorts and Pasadena's hotels remained open year-round.⁶

Early bungalow courts hosted Eastern visitors coming to Pasadena who wanted small, inexpensive, temporary living different from hotels. The fact that many tourists returned to Pasadena to retire could have encouraged builders to provide permanent high density accommodations in the city in the same form as the temporary tourist bungalow court.

The idea for the bungalow court may have derived from Eastern resort communities. Tourist cabins in the woods organized around a central courtyard provided a prototype for the accommodation of more than one dwelling per parcel of land. The first bungalow court in the city of Pasadena, and possibly the first example anywhere of the property type as it is defined in this study, was St. Francis Court of 1909.

Bungalows at St. Francis Court were rented (primarily to tourists) at \$1,000-\$1,500 per year, or for \$900-\$1200 from November to May. The bungalows were furnished, equipped with "good furniture, oriental rugs, hangings, silver, linen, kitchen utensils and such things."⁷ Five bungalows of this court were moved in 1925-26 to 701-725 South Catalina Avenue and are still extant.

Another early bungalow court built primarily for tourist rental is Bowen Court of 1910. As Bowen Court's rental policy was described in a 1912 article, "the majority of bungalows are for rent already furnished; a few are obtainable unfurnished." The rent cost between \$35 and \$45 per month furnished; \$20 to \$25 unfurnished, and "grounds are kept in order by a gardener

⁶ O'Connor, Pamela and Urban Conservation Section. "Architectural/Historical Development of the City of Pasadena. Historic Context/Property Type Report". January 13, 1993. Located at City of Pasadena Urban Conservation Archives.

⁷ Saylor, Henry. Bungalows. Philadelphia, 1911.

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furnished by the owner of the court. Rental includes water and electric. Gas is extra -- each bungalow has an individual meter."⁸

The "Summer House" at Bowen Court, the focal point of community activity for the residents, was described as "an outdoor lounging retreat for all of the court occupants." The two-story building was rustic in design and entirely open on all sides. Among other group activities, tea ceremonies were held there at which girls in kimonos would host visitors from the nearby Maryland Hotel.⁹

The 1915 San Diego Panama-Pacific Exposition, celebrating the opening of the Panama Canal, drew many tourists to Pasadena as well. "Pasadena is well prepared to handle some mammoth crowds during Exposition year," said the Pasadena Star-News, declaring "bungalow courts a leading feature." Describing plans for housing this influx of tourists, the writer states, "already between 400 and 500 new residences have either been built or are under course of construction at the present time. A number of these are flats, while not a few partake of the more modern nature and are in the form of courts, ideal for rental purposes." The main sources of housing for tourists are listed as first class hotels; flats and apartment houses; and bungalow courts. The article continues to describe the "more important courts erected during the year".¹⁰

Keith's Magazine on Home Building from October, 1921 illustrates the significance of the bungalow court as tourist housing, as the writer describes:

the preparation made so commonly and necessarily in California for the 'tourist-rush-season', when very small but complete houses must be had at reasonable rentals for families of two or three or four. In a court, women feel they may dwell in safety, at little expense, with more privacy than may be had in a hotel, and with more light and air than can be had in a small apartment. They prepare their own meals, keep their own hours, and come and go on sight-seeing tours without an accumulation of boardbills, and without consulting anyone. These courts, crowded full of miniature houses, completely, often expensively furnished, are to be had for a week, month or season or, occasionally a whole year at comparatively small expense, while netting the property-owner a neat profit on the amount of ground and building costs, as they are always inexpensively constructed.

This ready-to-wear house serves the transients remarkably well. Old couples and people in ill-health coming to spend the winter, and school-teachers and business people on their midsummer vacations gladly pay thirty, forty or fifty dollars and on up to a hundred

⁸ Byers, Charles Alma. "New Idea in Apartments". Technical World, Vol. 16 (February 1912).

⁹ Byers, Charles Alma. "New Idea in Apartments". Technical World, Vol. 16 (February 1912).

¹⁰ "Many Houses to Welcome Visitors". Pasadena Star, October 29, 1914.

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dollars, and more, a month for such accommodations; or small families, wanting to look about before settling, find them a rest between flittings.¹¹

As late as 1930, an advertisement in the Tournament of Roses program exclaimed, "Tourists from all over the world have admired California's artistic bungalow courts. The Alexandria, Los Robles and Garden Courts, R. D. Davis Estate properties, are the finest of their type." But the Great Depression soon took its toll on Pasadena's tourism industry. Most large hotels struggled and remained open, but others were demolished or converted to other use. The building of bungalow courts came to a virtual standstill during the 1940s.

One outcome of the use of bungalow courts for tourist housing was the development of the motel. The motel, a successor to informal roadside campsites known as auto camps, transformed the bungalow court design by turning the central common space over to the automobile. The name "Mo-tel" was registered with the Library of Congress by Pasadena bungalow court architect Arthur S. Heineman in 1925. In the following year, he built the first motel, the Milestone Motel in San Luis Obispo, which is still extant.

Bungalow Courts and Residential Building in Pasadena, 1909-1944

Although initially providing temporary housing for tourists and people relocating to the area, the bungalow courts of Pasadena gradually came to be seen as an alternative to the apartment building for high-density housing, and shifted to year-round residency. The courts promoted a specific style of living, providing the amenities of a single-family residence -- privacy, gardens, porches -- with the conveniences of an apartment -- affordability, community, security. As the Keith's Magazine on Home Building article, "A Bungalow Court in Pasadena" (1913) put it: "The court fills a place between the real house and the apartment, is more homelike than the latter and a blessing to those who are too busy to have the care of their own grounds, and too fond of air and sunshine to be satisfied with the dark, cramped apartment."¹² The new form of housing was continually and favorably compared to apartment living, as described in 1912:

"The old-style apartment house, so necessary to and so popular with the modern city dweller, will probably never go out of existence ... nevertheless there is a movement in such a direction - apartments that, in a way, are not apartments but little individual bungalow homes. The idea is one that has just reached development in the last two or three years, and in the cities of southern California there are already a number of these "community courts." The builders are finding them extremely popular.¹³

¹¹ "Bungalow Courts". Keith's Magazine on Home Building, October 1921, pp. 138-141.

¹² Randall, Kate. "A Bungalow Court in Pasadena". Keith's Magazine on Home Building, September 1913, pp. 165-168.

¹³ Byers, Charles Alma. "New Idea in Apartments". Technical World, Vol. 16 (February 1912).

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Bowen Court initiated the concept of the "affordable" bungalow court in Pasadena. A 1910 article announcing the plans for Bowen Court states, "small courts are becoming very popular in Pasadena, but most of them have been built in rather exclusive districts and with costly homes. It is understood that this new court will have cottages of more moderate price."¹⁴ Bowen Court was constructed for \$1,253 per unit while Gartz Court, built in the same year, cost \$2,333 per unit. The first bungalow court, St. Francis Court of 1909, cost \$3,000 per unit. The median construction cost for Pasadena single-family houses of the same period was \$1,750 -- bringing the price of individual cottages in Bowen Court well under the cost of a single-family house.¹⁵

With the bungalow court being a relatively new concept, the building inspector informed the developers for Bowen Court that they would have to take the matter of the "cul-de-sac with twenty-eight little homes in it" to the City Council. The Council approved the Building Permit in 1909. The simple configuration illustrated by Bowen Court, of a number of units around a common garden area, encouraged a sense of community. Residents encountered each other frequently within the protected environment of their courtyards. "City living, to be successful, must be more or less community living," as House Beautiful referred to Bowen Court in 1916, "in which our common physical needs are supplied from a central and common source, and in which our social desires become increasingly identical with the social needs of our neighbors."¹⁶

Single women were among the earliest permanent residents attracted to the bungalow courts. St. Francis Court, illustrated in a 1913 Ladies Home Journal Article, is described as an ideal place and "a community idea" for women who were unable or unwilling to invest in a single-family home but who may not like a large, impersonal apartment building either. "Very few persons, particularly women, can be happy outside of a pleasant home. An apartment in a great boxlike building is frequently the solution, as a house to one's self is apt to be not only lonely, but expensive as well. In California, the court apartment has solved the problem in a practical and economical way."¹⁷

The bungalow courts of Pasadena attracted national attention as a possible remedy for the poor quality of low-cost housing (tenements), particularly in New York City. Although the Pasadena courts were occupied by upper/middle income residents, it was hoped that the "modification of

¹⁴ "Cottage Court Being Planned". Pasadena Star, August 30, 1910, p. 3.

¹⁵ Ripley, John. "Pasadena Bungalow Courts of the Craftsman Era". Unpublished research, 1993. Located at City of Pasadena Urban Conservation Archives.

¹⁶ Millar, Louis Du P. "The Bungalow Courts of California". House Beautiful, Vol. 40 (November 1916), pp. 338-9.

¹⁷ Hopkins, Una Nixson. "A Picturesque Court of 30 Bungalows". Ladies Home Journal, Vol. 30 (April 1913), pp. 99-100.

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the bungalow court" idea could help the poorly housed urban population or "solve the tenement evil." Substandard "house courts," basically horizontal tenements, had existed in Los Angeles since the early 1900s to house the immigrant population. Perhaps, it was thought, the site planning and design principals of the bungalow court could be adapted to a lower cost to help alleviate the crowding and unsanitary conditions in these tenements.

In February, 1912, John Ihlder of New York, Secretary of the National Housing Association, responded to Johanna von Wagner from the Los Angeles Housing Commission, who sent him a photograph of Los Robles Court in Pasadena. "I fear Los Robles Court is not a workingman's district," he responded, but went on to say he was impressed with the court and the possibility of the concept "eradicating the tenement evil." He enthusiastically requested construction costs, plans and photographs of other Pasadena bungalow courts.¹⁸

Across the country, the "court" idea developed in Pasadena was adopted and regionally modified. A 1913 article illustrates the "evolution of the court idea, by Chicago capitalists, on quite an extensive scale" as follows:

The small brick cottages are set close together, on each side of a broad street, extending through the entire block. A handsome ornamental gateway of brick pillars and wrought iron makes an effective entrance feature at each end of the court, and distinguishes it from the surrounding neighborhood. It gives a sort of eclat to these cottages, so that they are always in good demand. There is really no end to the artistic combinations that will suggest themselves in working out similar schemes.¹⁹

By 1915, the number of bungalow courts in Pasadena was rapidly growing. "So frequently have inquiries become for the location of bungalow courts," the Pasadena Star-News reported in "Cottage Courts Cause Trouble,"

that the Street Department wants bungalow court owners to let them know where their courts are. Bungalow courts have been springing up all over the city and they are not down on any existing city maps. They are privately maintained, as a rule, and not knowing them, a person would have difficulty in locating their position. The Building Inspector's Department has been appealed to by the Street Department for answers to many of the inquiries.²⁰

¹⁸ "Pasadena Houses Arouse Interest". Pasadena Star-News, February 22, 1912.

¹⁹ Randall, Kate. "A Bungalow Court in Pasadena". Keith's Magazine on Home Building, September 1913, pp. 165-168.

²⁰ "Cottage Courts Cause Trouble". Pasadena Star-News, March 4, 1915.

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The rapid expansion in the number of bungalow courts corresponded with their increasing promotion as a new type of housing for those who longed for an independent lifestyle, but one with a strong sense of community and security. In 1918, Alexandria Court was touted in advertisements as "complete little homes that are attractively furnished, all steam heated and [with] the convenience that high class people desire... containing living room, dining room, two bedrooms, kitchen and bath, all ready to hang up your hat and call the tradesman, garages nearby to take care of your car."²¹ The number of "high class" people who responded positively to these advertisements was an indication of the fact that, at this time, the city had the highest per capita income of any city of its size in the country.

But by the 1920s permanent accommodations became necessary for the increasing numbers of working class people who settled in Pasadena as well. The years following World War I brought about new urban residents including a large number of young working women as well as returning servicemen. Development of mass transit lines made commuting the short distance from home to the business district easy. The bungalow courts allowed a moderately high density of habitation on a standard residential lot. The courts responded to the intense demand for affordable housing within the context of the residential lot and zoning patterns that already existed.

In 1921 an article in the Pasadena Star-News aspired "to trace the introduction and growth in popular favor of the city "courts" and "places" as residence spots.

It is surprising how insiduously and steadily the appeal of the neighborly court has attached itself to popular favor, until each has won a rather wistful and yearning appreciation, based on the advancing values that have followed the increasing demand for homes in these attractive spots.²²

This article also charts the concentration of bungalow courts around the central business district -- in particular, Colorado Boulevard. "There are some charming courts on the avenues north and south of Colorado [Boulevard], so well kept and so attractive that their open view has almost an effect of a city park, then there are several in other localities which have an opposite charm of cozy seclusion."

"A garage, however, is a rank necessity"²³ in a bungalow court, according to another more realistic writer in 1921. This statement of the importance of the automobile can be seen as a harbinger of the courts' fate -- not all bungalow courts could provide on-site parking.

²¹ California Southland, August-December 1918. Advertisement for Alexandria Court.

²² Spencer, Josephine. "Pasadena's Courts and Places". Pasadena Star-News. May 19, 1921.

²³ "Bungalow Courts". Keith's Magazine on Home Building, October 1921, pp. 138-141.

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By 1933, according to a City Planning Commission Study, there were 414 bungalow courts in Pasadena. The courts averaged five units each, and if all were in use, would accommodate 6,555 persons (out of a total housing capacity of 81,363 persons). In comparison, there were 104 apartment buildings with five or more units.²⁴

The Depression brought about a virtual halt in the construction of bungalow courts in Pasadena. A few were built in the mid-to-late 1930s and early 1940s, but for the most part, these lacked the characteristics and style which distinguished the earlier courts. Also during the 1930s, apartments, which covered a parcel more completely and provided rear, and eventually underground, parking, gradually supplanted bungalow courts as the favored multi-family building type.

The qualities of low density and common space that made bungalow courts desirable working-class housing also led to the courts' demise, as apartments were constructed to make more efficient and profitable use of the land. New construction shifted to apartment buildings in the city and single-family homes in suburban areas, and this trend continued throughout the post-World War II era.

With few exceptions, the historic bungalow courts continue today as rental properties, with the waiting list in some locations remaining lengthy. The courts have persisted in fulfilling the housing needs of diverse segments of Pasadena's population.

Bungalow Courts and Real Estate Development in Pasadena, 1909-1944

Prior to the development of the bungalow court in 1909, developers characteristically subdivided the land in favor of the single-family dwelling. This method of land division became the basic unit of development for the bungalow courts.

St. Francis Court, the first bungalow court in the city, was notable at the time for the unique use of its parcel: "Owing to its location, the land was too valuable to be divided up in the ordinary way for building bungalows. In order to take advantage of its nearness to the business section of Pasadena the plot ... has been so divided that eleven bungalows are built upon it."²⁵

As a building type, the bungalow court quickly became accessible to small developers. Inexpensive land and typically small units made the bungalow court affordable to build and to rent. An early plan book from E. Sweet Design and Building Company provides an illustration of the quick rise of bungalow courts in real estate investment popularity. In 1912, less than three years after the first bungalow court, Sweet's stated, "if you are looking for a money maker and a

²⁴ "This is, Truly, City of Homes". Pasadena Star-News, July 13, 1933.

²⁵ Saylor, Henry. Bungalows. Philadelphia, 1911.

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sure income producer, build a 'Sweet Bungalow Court.' It will mean an income for life for you."²⁶

Plan number 20 in "Sweet's Bungalows: Just a Little Different" shows Oneonta Court in South Pasadena, which is a wide (enclosed) court of eight detached homes with a parking garage at the rear of the lot. "You will at once recognize its value as an income producer," the caption reads. The cost of this type of court is listed as \$1,400 to \$1,800 per home. This same court is illustrated in Craftsman magazine #27 of 1914, which says the bungalow court in general has "proved a good investment for the builders, especially in residential districts, and most particularly in resort cities." The cost benefits are described in the magazine as follows:

Exclusive of the furniture, each bungalow represents an average cost of \$1,500, which includes its proportion of the parking and landscape work and the construction of the garage. In other words, the total contract price for this work was exactly \$12,000. The furniture of each bungalow cost approximately \$300, or a total of \$2,400. The price of the land is not included, for the reason that this is a matter in which the cost would vary according to the locality, and would consequently be of no benefit to the prospective builder elsewhere. It is easy to realize that such an investment should be very profitable under proper conditions, for bungalows are always in demand.

Of course, "close-in" property, because of its high price, could not be considered for an investment of this kind, except possibly in a small resort town, where the cost of lots is not great and where a higher rental charge could be made. In the larger cities a location in the residence districts would have to be selected instead, to insure a satisfactory revenue to the builder ... Although this particular court is located in a suburban city several miles from the business district of Los Angeles, the little bungalows are nearly always occupied, yielding to the owner a gross income of \$280 per month.²⁷

The impact of the growing number of real estate developers and speculators grew as more profits led to more bungalow courts. There was some dissension with the profit-making motives, as well as with the lack of residents' input in the design of their homes. Pasadena architect Charles Sumner Greene, who, with his brother Henry Greene, designed some of the finest Craftsman homes in Pasadena, spoke out in The Architect magazine of December 1915. "The bungalow court idea is to be regretted," he wrote. "Born of the ever-persistent speculator, it not only has

²⁶ E. Sweet Design and Building Company (editors). Sweet's Bungalows "Just a Little Different". 1912.

²⁷ Byers, Charles Alma. "The Bungalow Court Idea Shown in Practical Operation". The Craftsman, Vol. 27 (1914), p. 317-319.

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the tendency to increase unnecessarily the cost of the land, but it never admits of home building. It must be either a renting or buying proposition."²⁸

An alternative to this dilemma was presented "for the sake of both economy and beauty" by Charles Alma Byers in the Craftsman magazine (#27) of 1914. "Why not carry out the same idea along cooperative lines?" he asked.

Suppose, for instance that a number of congenial families wish to build in some pleasant suburban spot where they will be sure of having desirable neighbors, plenty of garden space and attractive surroundings. Let them join forces; select their site, plan with the help of the architect the location, design and arrangement of the several bungalows or cottages, and the laying out of the grounds. Then, after selecting the materials for the different buildings and planning all the details, let them supervise the actual construction, employing preferably the same builder for the entire work. By handling the undertaking in this manner, by buying materials and equipment in large quantities, instead of for each separate house, a considerable saving should be possible.

If the tastes of the various families are more or less similar in the matter of interior fittings and decoration, the buying of many of the furnishings may also be done on a cooperative basis, without sacrifice of that variety and individuality which are the rightful charms of every home ...

By working along these community lines, very satisfactory results may be obtained, for when the expenses are shared by six or eight families, the proportionate cost to each will be comparatively small. Moreover, through such joint action many advantages will be possible that would have been out of reach of a single homebuilder. The using of the ground in common will permit much more attractive landscape treatment, and give an air of greater spaciousness and freedom around each home than would be possible on a single lot.²⁹

By 1919, there were eleven bungalow courts in Pasadena ("and they are paying investments," the Pasadena Star-News announced).³⁰ The Pasadena Housing Committee met to discuss the question of "building bungalow courts in Pasadena to accommodate the influx of people" and presented "plans drawn for dwellings quickly and cheaply constructed."

²⁸ Greene, Charles Sumner. "Impressions of Some Bungalows and Gardens". The Architect, Vol. 10 (December 1915), pp. 251-252.

²⁹ Byers, Charles Alma. "The Bungalow Court Idea Shewn in Practical Operation". The Craftsman, Vol. 27 (1914), p. 317-319.

³⁰ "Bungalows are Latest Home Suggestion". Pasadena Star-News, October 22, 1919, p. 31.

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The tracts under consideration are where they will be accessible to the city and the houses suitable for these tracts could be built for \$1200 to \$1800 each, even with present cost of labor and material ... this would yield a good investment on the money invested, it is declared.

Marston and Van Pelt have completed drawings for a typical bungalow of the court variety ... it will be placed on exhibition for all who may desire to study the plans and who are contemplating building such bungalows. The movement is daily growing in favor ... [and] has many inquiries from moneyed persons which will be given to the general committee at its next meeting.³¹

Criticism by those such as Charles Greene and idealistic alternatives such as cooperative living notwithstanding, bungalow courts "born of the ever-persistent speculator" boomed in the 1920s. "The development [of bungalow courts] has been most rapid in the past two years," the Star-News declared in 1922, "during which time the court has become very popular with investors."³² And although Arthur Heineman wrote in the early days that "you cannot build a successful bungalow court on a lot less than 112 feet wide,"³³ the average parcel size for a 1920s court was only 75 feet wide. The abundance of real estate investors and growth of the bungalow court market was described in a 1922 article on the "rapid growth in fourteen years" of the bungalow court. This brief excerpt charts the evolution of the bungalow court form in a short period of time.

The original bungalow court in Pasadena, being built at a time when land and building material were much less precious than at the present time, is made up of six-room bungalows and has a wide drive in the center with a parked circle for turning. In later courts the drive has been eliminated and the size of the bungalows, as a rule, much reduced. Consequently, Pasadena at the present time offers a wide range of choice from the two-room to the six-room court bungalow. The bungalow court has been developed also along many original and artistic lines until it has become a typically California institution.³⁴

Mail-order plan companies proliferated, each offering their versions of courts in the latest popular Revival styles. The Angelus Architectural Service Company boasted in their 1924 catalog, "Units can be arranged on almost any lot to form a court - a well known revenue

³¹ Ibid.

³² "Court Idea Has Local Origin". Pasadena Star-News, October 7, 1922.

³³ Impastato, Nancy (compiler). "Arthur and Alfred Heineman". Unpublished manuscript, October, 1979. Located at City of Pasadena Urban Conservation Archives.

³⁴ "Court Idea Has Local Origin". Pasadena Star-News, October 7, 1922.

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producer in California."³⁵ The plan book shows four examples of Spanish Vernacular narrow bungalow courts which have ten 18' x 24' units.

The Pacific Ready-Cut Homes, Inc. catalogue of 1923 illustrates two bungalow courts, a Colonial Revival narrow court on a lot 80 feet wide by 140 feet deep, with two single units (\$1245 each) and three duplex units (\$2441 each), and a Spanish Vernacular narrow court with eight single units on the same lot size for \$1005 per unit.

An advertisement for an unidentified mail-order plan company from the 1920s shows a Spanish Vernacular court in elevation with the caption "a bungalow court of six units and six garages for a 60-foot front." The ad entices:

An attractive bungalow court can be built for \$1,800 per unit. The dressing room off the living room is provided with a built-in dresser and a rolling bed put in the dressing room during the day and rolled out into the living room at night. These units will rent for \$50.00 per month unfurnished. Plans and specifications furnished for \$50.00.

We design bungalow courts to fit any size lot. If you want your property to yield a big income, don't fail to consult us.³⁶

By the 1930s, the boom ended and there was little residential building. The Depression precluded house building for all but the wealthy. In the 1930s and 1940s, multi-story apartment buildings began promise greater density and a greater return on investment for developers. The few examples of bungalow courts in Pasadena from this period generally do

Real estate development in Pasadena in the present time continues to play an important role in determining the historic context of the bungalow court within the city. Rising real estate values and increasingly stringent parking requirements have created pressures to replace aging courts with better investments -- apartments with more units and on-site parking. In addition, the proximity of many courts to the central business district, with its continuing construction of office and retail space along with a corresponding increase in the demand for condominiums and apartments, has threatened bungalow courts and placed them in need of recognition.

³⁵ Angelus Architectural Service Company. Angelus Distinctive Architecture. Los Angeles, 1924.

³⁶ Unidentified Mail Order Plan Advertisement, ca. 1920s. Located in Pasadena Heritage files.

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REGISTRATION REQUIREMENTS

The purpose of this section is to establish property type registration requirements for bungalow courts in Pasadena that are significant under Criterion C in the area of architecture, as examples of the bungalow court form. To be eligible for the National Register, a bungalow court must constitute a good example of the bungalow court form in terms of the bungalow court form ideal and in terms of integrity.

In terms of the bungalow court ideal, a bungalow court should present a clear example, in site plan, of one of the Property Type Forms A through G, as described briefly below and further illustrated in the Description section of this form. The court should be classifiable into either one of two general forms based on spatial arrangement and chronological development: a wide court or a narrow court form. A wide court (Property Type Forms A, B, C) is defined as one built on a lot at least 100 feet wide, and usually contains a spacious central garden area with a walkway on either side having paths leading to each dwelling unit; or, in some cases, it may contain a central walkway leaving ample room for a lawn area at each building. A large majority of the early bungalow courts, dating from 1910 to 1920, were designed and built in the wide court form. The narrow court (Property Type Forms D, E, F) is built on a typically 75-foot wide lot. From 1920 onward, the narrow court form became more popular as the dwellings were built on increasingly smaller lots by real estate investors.

Bungalow courts of both the wide and narrow court forms can be further classified using two additional characteristics:

1. Enclosure

Courts may be either *enclosed* or *open*. Enclosed courts have a building at the terminus of the central landscaped area or walkway, resulting in a "U-shaped" configuration and creating a sense of enclosure. In open courts, the buildings face each other across a central walkway without a terminus building at one end to create a sense of enclosure.

2. Proximity of dwelling units

Detached courts have individual dwelling units arranged around a central landscaped area or walkway. The rear unit is often a duplex. In the *attached* court, more than two of the bungalows share a common wall (e.g., there are more than two duplexes in the court).

The half court (Property Type Form G) is another variation of the bungalow court form. The dwelling units are lined in a row, with an end building(s) usually sited perpendicular, to form an "L"-shaped configuration. The half court also typically has a narrow common green space on one side for the common use of the residents.

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Therefore, to represent the bungalow court ideal, a court first must be a clear example of one of the seven following Property Type Forms:

- A. Detached Wide Court (Enclosed)
- B. Attached Wide Court (Enclosed)
- C. Attached Wide Court (Open)
- D. Detached Narrow Court (Enclosed)
- E. Detached Narrow Court (Open)
- F. Attached Narrow Court (Enclosed)
- G. Half Court or "L"-shaped

All other multi-house lot arrangements should not be considered for the National Register. To be eligible, the court must also be within the City limits of Pasadena.

To be eligible for the National Register, a bungalow court must also constitute a good example of the bungalow court form in terms of integrity. The court must have been designed, planned and built as a bungalow court, within the period of significance (1909-1944). Ad-hoc collections of buildings from widely different times, even if they resemble a bungalow court in site plan, should not be considered. Location, setting, materials, design, workmanship, feeling, and association should remain essentially unaltered. The bungalow court should be in its original location and setting, although a court could be moved if its new location, setting and layout were similar to the original.

The court should retain the original form both in its site plan and in the exterior facades of the buildings. Major non-historic intrusions on the site, such as additional dwelling units, large garage buildings, and intrusive hardscape features such as extensive walls would generally not be acceptable. Landscaping, as in plant material, is typically not a factor when considering the significance and National Register eligibility of a bungalow court as an example of the court form. In most of the courts, including those already listed or determined eligible, the extent of original landscaping is unknown since documentation of the original plant material (site or landscape plans) is unavailable. Also, most plants are ephemeral; they die and are replaced. More significant than plant material is the layout and site planning of the bungalow court. For example, if a court was designed with a common lawn or garden area, the presence of the original types of grass and flowers is not a factor in considering the National Register eligibility. What is significant, however, is that the open space retains the original feeling and design intent of the bungalow court. Courts in which documented historic site features (examples: light standards, fountains, sidewalks, driveways) have been removed or significantly altered, or new features of this type added in such a manner to change the historic character of the entire court, should not be considered for the National Register.

Individual buildings within the bungalow court should retain most of their original character-defining construction elements and features. Major alterations to the buildings which detract from their historic character would render the properties ineligible. This would include the widespread replacement of exterior finishes with new materials (stucco, wood and aluminum siding, etc.), and also the widespread use of aluminum windows. Replacement of materials in

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kind is acceptable, as are minor alterations that do not impinge upon the historic character of the buildings. Each building should retain most of its original materials and character-defining features in good condition. Architectural style is not a factor when considering the significance and National Register eligibility of a bungalow court as an example of the court form.

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G. Geographical Data

The geographical area covered by the multiple property listing is within the incorporated limits of the City of Pasadena, California.

H. Summary of Identification and Evaluation Methods

The multiple property listing of Bungalow Courts in Pasadena is an amendment to a 1981 thematic nomination titled Historic Resources of Pasadena (Partial Inventory: Bungalow Courts). The 1981 nomination was coordinated and prepared by Pasadena Heritage. This nomination concentrated on bungalow courts located within the Central District, as they were deemed the most endangered by new development. The 27 bungalow courts included in this nomination were listed in or determined eligible for the National Register on July 11, 1983.

After certification of the thematic nomination, the City of Pasadena Urban Conservation Section staff conducted a citywide windshield survey to identify other potentially significant bungalow courts. The list contained 118 properties. In 1993, Thirtieth Street Architects, Inc. with Leonard Kliwinski as project manager, was selected to prepare the Bungalow Courts in Pasadena multiple resource nomination. It was decided that this nomination would build upon and amend the existing thematic nomination by including additional information on the property type and historic context as well as additional properties throughout the City of Pasadena. The new multiple resource nomination was to include those bungalow courts from the windshield survey determined to be eligible for the National Register.

The citywide windshield survey of bungalow courts was used as the basis for further investigation. Each of the properties on the list was visited and photographed, and field inspected for architectural features and style, alterations, and site planning and layout of the structures. Simultaneously, research was conducted regarding the history and characteristics of the bungalow court property type in general. Using this field work, research and the previous thematic nomination, the registration requirements for the property type were developed. Upon establishing the registration requirements for the property type, it became apparent that many of the properties in the windshield survey were not eligible for the multiple property listing. First of all, 11 of the properties had been demolished since the windshield survey was undertaken. A large number of properties did not meet the registration requirements due to various reasons including: not an example of the property type; not within the period of significance; loss of integrity; and not located within the City limits.

The Pasadena Architectural and Historical Survey was used as a source of information on many of the bungalow courts. Begun in 1976, the City's Architectural and Historical Survey combines volunteer and professional input to identify and document important resources. Two City staff members trained and supervised volunteers as they surveyed assigned areas. Staff checked and finalized volunteer information and a committee of noted local experts reviewed all work before the forms were completed. Beginning in 1991, surveys were conducted by National Park Service

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qualified consultants. The survey forms contain background research as well as descriptions of the buildings.

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Multiple Resource Area
Thematic Group

dnr-11

Name Bungalow Courts of Pasadena Thematic Resources
State California

06-006-9
L12

Nomination/Type of Review

Date/Signature

1. Las Casitas Court

Entered in the
National Register

for Keeper

Melona Byers 7/11/83

Attest

2. Colonial Court

Entered in the
National Register

for Keeper

Melona Byers 7/11/83

Attest

3. Mission Court

Entered in the
National Register

for Keeper

Melona Byers 7/11/83

Attest

4. Gartz Court

DOE/OWNER OBJECTION
Substantive Review

Determined Eligible

Keeper

Linda McClelland 7/11/83
Owner objection with document
Linda McClelland 8/2/83

5. Court

(497-503 1/2 N. Madison Ave.)

Entered in the
National Register

for Keeper

Melona Byers 7/11/83

Attest

6. Cypress Court

Substantive Review

Keeper

Linda McClelland 7/11/83

Attest

7. Orange Grove Court

Entered in the
National Register

for Keeper

Melona Byers 7/11/83

Attest

8. Court

(732-744 Santa Barbara St.)

Entered in the
National Register

for Keeper

Melona Byers 7/11/83

Attest

9. Palmetto Court

Entered in the
National Register

for Keeper

Melona Byers 7/11/83

Attest

10. Don Carlos Court

Entered in the
National Register

for Keeper

Melona Byers 7/11/83

Attest

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Multiple Resource Area
Thematic Group

Name Bungalow Courts of Pasadena Thematic Resources
State California

Nomination/Type of Review

Date/Signature

* 11. Bryan Court

DOE/OWNER OBJECTION
Substantive Review

Determined Eligible

Keeper Linda McClelland 7/1/83

Attest

* 12. Bellevue Court

Substantive Review
DOE/OWNER OBJECTION

Determined Eligible

Keeper Linda McClelland 7/1/83

Attest

* 13. Sara-Thel Court

Entered in the
National Register

Keeper Melous Byers 7/1/83

Attest

* 14. Cottage Court
(642-654 S. Margengo Ave.)

Entered in the
National Register

Keeper Melous Byers 7/1/83

Attest

* 15. Court
744-756 1/2 S. Margengo Ave.)

Entered in the
National Register

Keeper Melous Byers 7/1/83

Attest

* 16. Margengo Gardens

Entered in the
National Register

Keeper Melous Byers 7/1/83

Attest

* 17. Shafer Court

DOE/OWNER OBJECTION
Substantive Review

Determined Eligible

Keeper Linda McClelland 7/1/83

Attest

* 18. Miraflores Court

Substantive Review
DOE/OWNER OBJECTION

Determined Eligible

Keeper Linda McClelland 7/1/83

Attest

* 19. Euclid Court

Entered in the
National Register

Keeper Melous Byers 7/1/83

Attest

* 20. Ehretton Court

DOE/OWNER OBJECTION
Substantive Review

Determined Eligible

Keeper Linda McClelland 7/1/83

Attest

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Multiple Resource Area
Thematic Group

Name Bungalow Courts of Pasadena Thematic Resources
State California

Nomination/Type of Review

Date/Signature

21. San Pasqual Court

DOE/OWNER OBJECTION
Substantive Review

Keeper

Linda McClelland 7/1/83

Attest

22. Roseleigh Court

DOE/OWNER OBJECTION
Substantive Review

Keeper

Linda McClelland 7/1/83

Attest

23. Cornish Court

DOE/OWNER OBJECTION
Substantive Review

Keeper

Linda McClelland 7/1/83

Attest

24. Rose Court

Substantive Review

Keeper

Linda McClelland 7/1/83

Attest

25. Bowen Court
(previously listed 6/17/82)

Keeper

Attest

26. Haskett Court
(previously listed 2/25/82)

Keeper

Attest

* 27. Bryan Court
(Owner Objection withdrawn)

Keeper

William B. Bushong 4/14/84

Attest

28.

Keeper

Attest

29.

Keeper

Attest

30.

Keeper

Attest