

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

FEB 13 1989

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name NA
other names/site number Highland-Camrose Bungalow Village

2. Location

street & number see attached not for publication
city, town Los Angeles vicinity
state California code 06 county Los Angeles code 037 zip code 90068

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>16</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u>0</u> structures
	<input type="checkbox"/> object		<u>0</u> objects
		<u>18</u>	<u>0</u> Total

Name of related multiple property listing: na
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Kathryn Swathen Date 2/9/89

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Alma Reyes 2/16/89

Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Domestic/single dwelling
Domestic/multiple dwelling

Vacant/not in use

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Bungalow/Craftsman

foundation Concrete
walls Weatherboard
Shingle
roof Asphalt
other Stone

Describe present and historic physical appearance.

This group of fourteen residential buildings and two garages is located on 1.6 acres of both flat and hillside terrain. A private road leads into the clustered development. The houses are connected by pathways and heavily surrounded by trees and shrubs. The houses are both one and two stories in height including some with basements built into the hillside. The majority of buildings have low pitched gable roofs with offset clipped gables over the porch. Exposed rafters and decorative brackets are found under the broad eaves. The porches contain the main decorative features with square capped columns and brick railings or trim. Most houses have exterior brick chimneys. Siding is clapboard ranging from medium to narrow. Shingles are used in some cases. Windows are typical of the bungalow style with many three part windows (one large fixed window flanked by two smaller windows). The Dutch Colonial Revival influence is seen in the house at 2103 with its gambrel roof. The houses have maintained their integrity over the years with very few changes or additions. Also contributing to the village are many stone walls.

Contributing Buildings

6809-6811 Camrose Drive. This two-story residence was built as a duplex. It is a combination of one and two stories with two entries symmetrically placed. Each attached porch has a clipped gable roof supported by square brick columns and railing. The two-story portion has a side facing clipped gable roof with exposed rafters and knee brackets. The one-story portion is a front facing clipped gable roof. Siding is of narrow clapboards. An outside wood stairway has been added. The house also has a detached hipped roof garage with exposed rafters. Construction date is approximately 1920.

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

**National Register of Historic Places
Continuation Sheet**

Section number 2 Page 1

Street Addresses, Highland-Camrose Bungalows

2103, 2103 $\frac{1}{2}$, 2105, 2105 $\frac{1}{4}$, 2105 $\frac{1}{2}$, 2107 $\frac{1}{2}$ & $\frac{1}{4}$, 2109, 2111-2111 $\frac{1}{2}$, 2113,
2115, 2115 $\frac{1}{2}$ N. Highland Avenue; 6809-6811, 6819 Camrose Drive; 2122
Woodland Way.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

6819 Camrose Drive. This bungalow faces onto Camrose Avenue. It is very similar to five other houses - 2103-1/2, 2105-1/4, 2113, 2115, 2115-1/2 N. Highland Avenue, with its side facing gable roof with offset clipped gable, brick chimney, narrow clapboard siding and exposed rafters and knee brackets. A small hip roof supported by square columns (now missing) is located over the entry. The house is presently vacant and the windows and doors are boarded up. I could find no building permit for this house.

2122 Woodland Way. This two-story hillside residence has a steep stairway leading up from Woodland Way and is located at the top of the hill. It has an unusual steep pitched sloping gable roof on one side. A low hip roof divides the first and second story. The porch is open with a brick wall, concrete cap and decorative carved wood balustrade. The front entry is flanked by sidelights. Knee brackets and exposed rafters are found under the eaves. Siding is of narrow clapboard. A later shed roof porch addition with wood piers is located above the Woodland Way entrance. This house has also been listed as 2109-1/2 N. Highland Avenue. Building permits show the house was completed in April of 1922.

2103 N. Highland Avenue. This 1-1/2 story house shows the Dutch Colonial Revival influence with its gambrel roof. A slanted bay window is located at the side of the house. The lower portion of the house had a small hip roof attached dividing it from the second floor portion. A sleeping porch extends out from the rear of the second floor and is supported by square wood columns. The foundation of the large chimney is of cobblestone with the remainder of brick.

2103-1/2 N. Highland Avenue. This single story residence is similar to five others previously mentioned under 6819 Camrose Drive. It has the side facing clipped gable roof with offset front gable over the porch. Under the eaves are exposed rafters and knee brackets. Siding is narrow clapboards. This house has a single garage in the rear built in the same style as the house. The building permit lists a residence and garage completed on October 21, 1919 for H. W. Field by Lee Campbell, contractor. The address given is 2103 but the description of the one story building with garage fits 2103-1/2. This house and the house above at 2103 apparently sold off by H. W. Field in 1921 to Edw. E. Kirtlan. The lot is the present Assessor's Map #28. The Assessor's Map Book #297, p. 8 shows an improvement in 1924.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

2105 N. Highland Avenue. This single story residence has a side facing gable roof with offset front gable over the recessed porch. The porch is supported by square columns. Exposed rafters are found under the eaves. Two square bay windows are attached to the front of the house and supported by diagonal braces. A temporary enclosure has been added to one of the windows. The front porch has a more recent wrought iron railing addition. Siding is medium narrow clapboards. The garage is attached to the rear of the house. A mural of a horse is painted on the sliding garage door. A triangular walled addition has been built around the tree and attached to the garage. The house has a brick chimney. Building permits indicate the house was completed on March 30, 1917. The architect/contractor was George L. Field.

2105-1/4 N. Highland Avenue. This single story residence, similar to the previously mentioned five bungalows listed under 6819 Camrose, has a side facing gable roof with offset clipped gable over the recessed entry. The porch has square capped columns and a low brick stair railing and porch foundation. The chimney is also of brick. The house is now vacant and the windows and doors boarded up. I could find no building permit for this house.

2105-1/2 N. Highland Avenue. This bungalow has a regular medium pitched gable roof with a shed roof dormer. Exposed beams and rafters are found under the eaves. The attached porch has raised brick steps and railing with tapered capped wood columns. Another porch or what may have been a pergola is located at the side of the house and has a brick foundation and supports with wood railing. The part of the porch that has been removed includes the roof, columns and part of the wood railing. Siding is of medium clapboards. Decorative vertical slats are found under the gable and in the dormer. There is a building permit for 2105-A. It is uncertain if it is for this house or for 2105-1/4. The permit was issued in 1920 to H. W. Field and the contractor was Lee Campbell.

2107-1/2, 1/4 N. Highland Avenue. This residence has two stories. The main portion of the house is on the second level and has a brick and stucco stairway leading up to the front porch. The clipped gable roof has exposed beams and decorative brackets. There is a separate entry for the lower level. Siding is of wide clapboards. The house has been altered on the interior from a one family residence to three units. A large bay window is located at the side of the house. Building permits indicate the house was completed on June 6, 1922 by architect/contractor Lee Campbell.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

2109 N. Highland Avenue. Built against the hillside, this bungalow has a basement portion. The house has a modified L-shape with an offset clipped gable roof. Under the eaves are knee brackets and rafters. Siding is of medium narrow clapboards. The only porch is a small concrete stoop with wrought iron railing. There is a building permit for 2115-1/2 completed in January of 1924. The Sanborn Map (1954 update) indicates this residence also had this address as well as 2109. However, this house appears to have no chimney and a brick chimney is listed on the permit.

2111, 2111-1/2 N. Highland Avenue. This is a combination one and two-story residence built against the hillside. The roof is a clipped gable with decorative knee brackets under the eaves. Siding is narrow clapboard and the chimney is of brick. A small hip roof covers the front window. The entry is recessed on one side of the facade. The single story portion across the front has a flat roof with a balcony. Building permits indicate this house was completed on January 22, 1918. The architect was Taylor Brothers of Los Angeles. They were also listed as the contractor.

2113 N. Highland Avenue. This single story residence, similar to the addresses mentioned under 6819 Camrose, has a side facing gable roof with offset front gable. The porch is recessed to one side with square capped wood columns and brick trim. Knee brackets and exposed rafters are found under the eaves. The porch has French windows and a French door. Siding is of medium narrow clapboards. Building permits show that this house was completed in May of 1919 by contractor Lee Campbell. Two other identical houses were completed at the same time and listed as 2113A and 2113B. Presumably, these houses are next door to 2113 and now listed as 2115 and 2115-1/2.

2115 N. Highland Avenue. This single story residence is similar to the previously mentioned houses under 6819 Camrose and 2113 Highland. It has the offset clipped gable over the porch. The windows and doors have been boarded up. Exposed rafters and knee brackets are located under the eaves, and siding is of narrow clapboards. The house, according to building permits, appears to have been completed in 1919 by contractor Lee Campbell.

2115-1/2 Highland Avenue. This house is similar to the previous residences listed under 6819 Camrose and 2113 N. Highland. It has a clipped gable roof, narrow clapboard siding and brick chimney. According to building permits, it was completed in May of 1919 by contractor Lee Campbell. This house has suffered fire damage.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

THE HIGHLAND-CAMROSE BUNGALOW
VILLAGE
HORTICULTURAL BREAKDOWN

Italian cypress - Red house <u>Cupressus sempervirens</u>	60 years
Golden Bamboo <u>Phyllostachys aurea</u>	40 years +
Eucalyptus 'blue gum' - North wall	40 years +
Creeping fig <u>Ficus repens</u>	40 years +
Australian bottle brush - East wall <u>Melaleuca</u>	40 years +
Eugenia - Many <u>Syzygium paniculatum</u>	60 years +
Black acacia - many-scattered <u>Acacia nigra</u>	30 - 60 years
Monkey puzzle tree <u>Araucaria bidwilli</u>	50 years
Mock orange - several <u>Pittosporum tobira</u>	60 years
Wax-leaf privet - many <u>Ligustrum texanum</u>	50 years
California redwood <u>Cedrus deodora</u>	60 years
Victorian box - several <u>Pittosporum undulatum</u>	30 years
Avocado	30 - 40 years
Chinese elm <u>Ulmus parvifolia</u>	30 years
Canary Island palm (2) <u>Phoenix canariensis</u>	30 years

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

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Note:

Resource Count:

16 contributing buildings
1 contributing structure--stone walls
1 contributing site--landscaping

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1916-1924

Significant Dates

NA

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Taylor Brothers
Campbell, Lee

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Architecturally, the Highland-Camrose Bungalow Village is significant for it is the only known clustered hillside bungalow development remaining in the Los Angeles area. It differs from the traditional bungalow court that was laid out symmetrically with the bungalows in two rows divided by a walkway down the center. Also, the significance of this cluster of bungalows is seen in the strength of their relationship to their heavily planted hillside location. Their connection to each other through pathways (some now removed) provides both intimacy and a sense of community. Although clustered in a somewhat random arrangement, the houses are very close together, yet the placement of windows gives each unit its own sense of privacy. The effect of the whole is similar to a very small village in a wood-like setting. The Highland-Camrose Bungalow Village also played a role in providing housing for members of the burgeoning new Hollywood movie industry. Built between 1916 and 1924, these modest residences provided temporary housing in a convenient location. The Cahuenga Pass trolley ran a line down Highland Avenue with a direct access to the movie studios.

The village was developed by Horace W. Field, who purchased the land in 1914-1915 from real estate promoter Charles E. Toberman. The land was part of the Hollywood Ocean Views Tract recorded in 1901. Mr. Field lived at the village and leased the residences to movie industry people over the years. The Field family owned the property until the 1960s. Many artists including actors, writers, musicians, and directors have made the village their home. The secluded and quiet atmosphere next to a large metropolitan area is a rarity today.

9. Major Bibliographical References

1. Dataquick Computerized Real Estate Information.
2. Ethnic Survey, Los Angeles Entries, State Office of Historic Preservation.

(cont.)

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Los Angeles Cultural Heritage Landmark

10. Geographical Data

Acreage of property 1.6

UTM References

A 11 375720 3774780
Zone Easting Northing

B _____
Zone Easting Northing

C _____

D _____

See continuation sheet

Verbal Boundary Description

Hollywood ocean View Tract, Block 7, Lot 1, Corner of N. Highland Avenue and Camrose Drive.

See continuation sheet

Boundary Justification

The boundaries encompass the historic resource.

See continuation sheet

11. Form Prepared By

name/title Ron Max, Cate Bangs, and Judy Triem
organization Friends of Highland Camrose date Feb. 1988
street & number 2107 N. Highland Avenue telephone (213) 851-8368
city or town Los Angeles state CA zip code 90068

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

Many mature trees and shrubs remain and are important contributors to the overall effect of the bungalow village.

Building permits indicate that all of the bungalows were built by contractor Lee Campbell except for two. The house at 2105 was built by George L. Field, contractor. The house at 2111 was built by architect/contractor Taylor Brothers of Los Angeles. It is thought that the Taylor Brothers residence (the second house built in the village -- 2111) influenced the style of the remaining buildings constructed by Lee Campbell, contractor.

The Taylor Brothers, listed in Who's Who in Los Angeles County and in the Biographical Dictionary of American Architects by Henry Withey, are considered prominent Los Angeles architects.

The Highland Camrose Bungalow Village was declared an Historic Cultural Monument by the Los Angeles Cultural Heritage Board in 1985. It was recognized for its exemplification of a building type -- hillside bungalow housing. The unique aspect of hillside bungalow housing was that it was a seemingly random, "natural" arrangement of rental residences. The hillside village had common areas, but ones which allowed for a greater intimacy and privacy. The hillside village was thus a departure from "court" housing in which all buildings were arranged regularly around a central landscaped area. According to Christie Johnson McAvoy of Hollywood Heritage, the village's "siting is unique in the Hollywood Hills where single family dwellings were, and are, the norm. Larger than the traditional bungalow court, it successfully bridged the gap between the apartments and courts of the era and single family housing. The placement of residences on the site was more flexible than a court, but the units still had common areas. This plan allowed inobtrusive rental housing in an otherwise owner-occupied neighborhood." (Letter to Los Angeles Cultural Heritage Board, February 15, 1985.

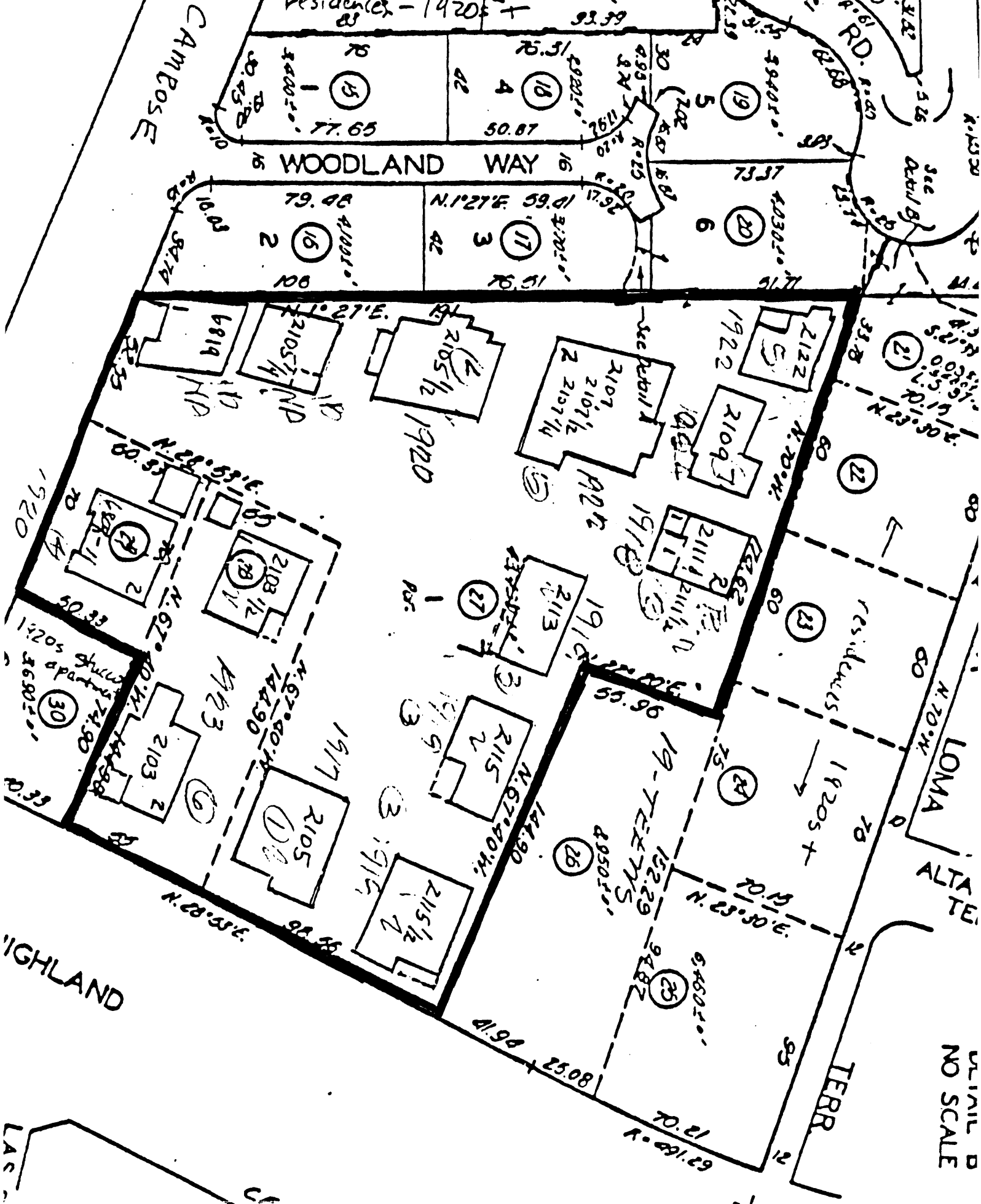
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

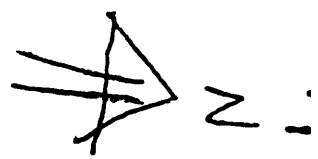
3. Gebhard, David and Robert Winter, Guide to Architecture in Los Angeles and Southern California, Santa Barbara, 1977.
4. Los Angeles City Building Permits.
5. Los Angeles City Directories, 1916-1940.
6. Los Angeles County Assessor's Map Books, 1921-1954.
7. Los Angeles Cultural Heritage Board nominations for Highland-Camrose Bungalow Village, January 15, 1985.
8. Sanborn Fire Insurance Map, Hollywood, 1919, updated 1954.

0-5932H



Highland - Camrose
 Burnside Village
 Los Angeles
 California

BK
 557E



DETAIL D
 NO SCALE