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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations 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 St. Andrews Bungalow Court

other names/site number _____

2. Location

street & number 1514-1544 N. St. Andrews Place

not for publication

city, town Los Angeles

vicinity

state California

code CA

county Los Angeles

code 039

zip code 90028

3. Classification

Ownership of Property

private

public-local

public-State

public-Federal

Category of Property

buildings

district

site

structure

object

Number of Resources Within Property

Contributing

Noncontributing

15

0 buildings

0

0 sites

0

0 structures

0

0 objects

15

0 Total

Name of related multiple property listing:

N/A

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]

2/2/98

Signature of certifying official
California Office of Historic Preservation

Date

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:)

Edson H Beall 3/19/98

[Signature]
Signature of Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic:

Multiple Dwelling

Current Functions (enter categories from instructions)

Domestic:

Multiple Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Colonial Revival

Materials (enter categories from instructions)

foundation concretewalls Wood: Horizontal beveled siding

roof Asphalt

other

Describe present and historic physical appearance.

St. Andrews Bungalow Court consists of fifteen, one-story, Colonial Revival bungalows arranged around a central court. Seven bungalows face north and seven others face south, down the length of each side of the court. A one-story duplex structure is located at the rear, facing St. Andrews Place. Constructed in 1919 and 1920, the property is a good example of American Colonial Revival bungalow architecture and an excellent example of a bungalow court. The wood frame structures are built on concrete foundations and are situated on a 100-foot by 250-foot lot. Each unit has a side-facing, clipped gable roof fit with composition shingle. The exteriors are clad in three-inch, bevelled siding.

The landscaped court is a unifying element of the complex. Several mature trees characterize the central courtyard, providing a shaded setting for the bungalows. A concrete path travels down both sides of the central courtyard, forming an elongated loop pathway which allows for pedestrian access to the units.

The main exterior architectural feature of each bungalow is the front entry gable and porch. The style of these elements sets the tone and architectural character of the complex. The distinctive front entry porches, unified by the cadence of the columns throughout the court, create a formal and mannered setting. Each porch consists of a gable supported by a wood lintel, which rests on Tuscan wood columns. There are nine unique gable treatments including varying front-facing gables; hipped roofs; one is barrel vaulted. The raised, concrete porches are rectangular, with the exception of the two leading to the entrance doors of the duplex unit which are half-circular.

The fourteen single family bungalows on the site were built as one bedroom units, although several were converted into two bedroom units by the addition of interior partition walls. The original floor plan of each consisted of a large living room/dining room with a front bay overlooking the courtyard, and a rear area composed of a hallway, one small bedroom with adjacent bath, and a kitchen. The duplex unit at the rear of the site was originally two one-bedroom, one-bath units, although both have been converted to two-bedroom units by the addition of an interior partition wall in the living room.

The two front facade window assemblies on the fourteen single family units consist of four multi-paned casement windows on either side of a multi-paned center door. Windows on the secondary facades are smaller single and double casement windows and double-hung sash. The rear facade contains a glass and wood panel door with an adjacent multi-paned casement window, two additional single casement windows and one double-hung window.

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Los Angeles, California

The duplex structure has an entrance for each unit on its primary facade. Like the single family facades, each half of the duplex has four multi-paned casement window assemblies on either side of a multi-paned center door.

The interiors of the units were designed with a low, coved plaster soffit between the dining room and the living room. The profile detail of this soffit was carried on the front elevation as a crown molding. This soffit has been modified and heightened during the life of the complex in all but one unit. Wall base treatment is plain eight-inch molding. Each bedroom features a small coved ceiling detail. A large, original built-in buffet built of wood with glass-front cabinets occupies each dining room. Kitchen cabinets consist of single-panel doors which are flush-mounted. Each bathroom had a wall-mounted wood and glass cabinet over the sink.

Years of deferred maintenance, followed by abandonment in 1989 and subsequent vandalism, left the buildings in poor condition. The property has since been the subject of a certified rehabilitation, completed in 1995. Major components of the certified rehabilitation included the repair of exterior wood siding; repair, and where necessary, replication, of windows, doors, and interior cabinets; and the repair of interior walls.

8. Statement of Significance

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

 nationally statewide locallyApplicable National Register Criteria A B C DCriteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture1919-19201919-1920

Cultural Affiliation

Significant Person

Architect/Builder

Unknown

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

St. Andrews Bungalow Court is an excellent representation of an important and once common, but increasingly rare, building type in Los Angeles. As such, it is eligible for the National Register under Criterion C. It is an excellent example of a bungalow court, a type of multifamily housing which proliferated in Hollywood between 1910 and 1930. For many decades, these courts set the standard for modest housing in the area. However, the number of examples has dwindled due to intense development pressures. St. Andrews Bungalow Court remains an outstanding example of the type, unusual for its size and for the attention to individual detail bestowed upon each unit by its anonymous designers.

A bungalow court is generally defined as a number of detached single family or duplex units facing a center court which is usually oriented perpendicular to the street. In almost all examples there is a slightly larger building at the rear facing into the center of the court. In some cases this was the original house on the lot which was moved to the rear to build bungalows for rental income. In other cases the rear building was built at the same time as the other buildings. In either case, it serves to anchor the principal axis of the court. The bungalow court was a very common form of housing all over the more densely settled areas of Los Angeles such as Hollywood, West Hollywood, Echo Park, and Silverlake. In Hollywood in particular there were innumerable bungalow courts, most of which generally resembled this court on North St. Andrews Place. The courts were commonly designed as builders' vernacular interpretations of American Colonial Revival or Spanish Colonial Revival style dwellings.

Bungalow courts hold a specific place in the continuum of Hollywood development. Housing in Hollywood was mostly single family residences in the community's early years. With Hollywood's incorporation into the City of Los Angeles in 1907 and the growth of the film industry in the late teens through early twenties, there was a large influx of new residents to Hollywood. These demographic shifts in the area created a demand for more and cheaper housing which caused the density of the area to increase. The prices and availability of land and the need for housing near major transportation routes also propelled the development of an increasingly dense form of housing. It was during this period that many bungalow courts were constructed, beginning around 1910 and continuing through the early 1930s. By the 1920s, however, land pressures in Hollywood necessitated the building of larger apartment buildings. Thus, the courts provided an alternative form of rental housing to the more urban apartment form.

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These buildings not only housed several times more people than the bungalow courts, they also exhibited greater pretensions toward "style," as the fantasy which drove people to move to Hollywood manifested itself in domestic architecture. More formal, Beaux Arts and eclectic revival styles were the norm for these larger, more complex and sophisticated buildings. Also, unlike most bungalow courts, these apartment buildings were usually designed by architects.

In some cases, a bungalow court would be constructed on two lots which were combined to create enough space for a court. By placing several essentially single family homes on one lot or a double lot, the courtyard type economized on land and, at the same time, was only mildly disruptive to the development pattern of single family neighborhoods. The units consciously attempted to duplicate the amenities of detached single family houses, retaining the amenities of light, air, and open, verdant space between individual bungalows. As multifamily housing, they provided a common area which encourages interaction between residents, which must have been a welcome comfort to the many people who inhabited the courts as their first residence in Los Angeles.

In the neighborhood in which St. Andrews Bungalow Court is located, there were many courts. A 1956 Sanborn Fire Insurance Map shows that there were at least two-dozen true, two-sided courts of the same type as St. Andrews located within four blocks in each direction of the St. Andrews court. Clearly demonstrating the population for whom the courts were constructed, a two-square-block facility of William Fox Studios was located one block away from St. Andrews Bungalow Court, and the other courts in the area are in similar proximity to film industry-related buildings, whether this facility or others such as the Louis B. Mayer Building at the southwest corner of Western Avenue and Hollywood Boulevard, which is located three blocks north and one block east of St. Andrews Bungalow Court.

St. Andrew's Bungalow Court was built as an investment in 1919 and 1920 for Fay Sudrow, described as a widow in the deeds and mortgages. The court is an example of an "owner/builder" construction, a common practice in early Hollywood. Builder-built (as opposed to architect-designed) housing employs standard, inexpensive, wood-frame construction with minimal architectural and decorative refinements. The "agent" employed to construct the complex is identified as W. Jones, and the eight-room duplex in the back was built by a contractor identified as Frank Pece. No architect was identified, which suggests that Frank Pece may have purchased architectural plans from a design service.

St. Andrews Bungalow Court is unique and exceptional in its size, style, and details. Yet at the same time it is paradigmatic and defines the best of what this type of housing had to offer. At sixteen units, St. Andrew's is the largest intact court in the area. The lot on which it is located is unusually large, measuring 100' by 250' in a neighborhood where the standard is 50' by 150'. This size of the lot allowed for a high number of bungalows with ample green space in between. The design of separate entrance treatments for each unit, described above, is rare and notable in this type of housing. It was uncommon for unique details such as these to be incorporated into a bungalow court, contributing to the significance and distinction of the property.

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All of the seven aspects of integrity remain present at St. Andrews Bungalow Court. The complex today is in excellent condition. While extensive deterioration and the presence of high levels of lead paint led to the selective removal of historic materials, the integrity of the complex remains high. On the exterior, all of the characteristic fenestration either remains intact or has been replicated. The siding which sheathes the building is original and has been restored. All exterior and interior doors and hardware remain or have been replaced, including the original, distinctive multipane front doors. On the interior of each bungalow, cabinets and built-in features damaged during the building's abandonment have been restored or replaced. Features such as baseboards, door frame moldings, and coved ceilings are also intact. The continued presence of all of these character-defining features exhibits the court's integrity of design, materials, and workmanship, and feeling. While the neighborhood in which the property is located has changed in density since the court was built, each unit is oriented toward the center of the court, where the setting and feeling of the property remain intact. The existence of the mature trees referred to above is one of the primary features contributing to this continuity. The building also retains a high degree of integrity of association, as it continues to serve the purpose for which it was built, housing for moderate to low income individuals.

The cumulative loss of courtyard developments in the Hollywood Redevelopment Project Area and the Los Angeles area as a whole is a significant loss of style and type of development representative of an historic period. This net loss significantly increases the value of the St. Andrew's Bungalow Court as one of the few extant bungalow courts in the area. The property was rescued from deterioration and abandonment by Hollywood Community Housing Corporation, a non-profit developer of affordable housing. It is currently used as housing for a special needs population. Some of the units have been slightly modified, two by the addition of entrance ramps, for handicapped accessibility.

National Register Bulletin 15 states several requirements for a building to be eligible under Criterion C, one of which is that it must "embody distinctive characteristics of a type, period, or method of construction." St. Andrews Bungalow Court clearly meets this requirement. It is an unusually fine example of a bungalow court, an important property type in the development history of Hollywood. Its integrity and condition are very high, when properties of this type are dwindling significantly in number. It also stands as an excellent illustration of the ideal of the bungalow court and the type of housing environment the courts provided for people of modest means.

9. Major Bibliographical References

Polyzoides, Stephanos, et al. *Courtyard Housing in Los Angeles*. Berkeley and Los Angeles: University of California Press, 1982.

Sanborn Fire Insurance Maps, 1956.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository:

10. Geographical Data

Acreage of Property Less than one acre

UTM References

A

1	3	78	14	0	37	73	620
Zone			Easting			Northing	

B

Zone			Easting			Northing	

C

Zone			Easting			Northing	

D

Zone			Easting			Northing	

See continuation sheet

Verbal Boundary Description

The boundaries of the property are those of the parcel on which it is located. This is a rectangular lot 250 feet deep and 100 feet wide on the east side of North St. Andrews Place at the address of 1514-1544.

See continuation sheet

Boundary Justification

These are the historic and current legal boundaries of the property.

See continuation sheet

11. Form Prepared By

name/title Teresa Grimes, Architectural Historian

organization Historic Resources Group

street & number 1728 N. Whitley Avenue

city or town Los Angeles

date October 31, 1997

telephone (213) 469-2349

state CA

zip code 90028

Additional Documentation

SKETCH MAP

Sanborn Fire Insurance Map, 1956

PHOTOGRAPHS

Name: St. Andrews Bungalow Court

Location: 1514-1544 N. St. Andrews Place
Los Angeles, California

Photographer: Laura P. Brugger, Historic Resources Group

Date of Photographs: 1996

Location of Negatives: Historic Resources Group
1728 Whitley Avenue
Hollywood CA 90028

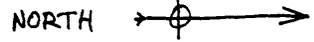
1. View east from St. Andrews Place
2. View east of interior of court
3. View south of 1514, primary facade with unique front porch
4. View south of 1522, primary facade with unique front porch
5. View southeast of rear duplex, 1528
6. View north of 1542, primary facade with unique front porch
7. Typical service space between bungalows, view north
8. Typical living room, interior of 1540, view southeast
9. Typical living room, interior of 1540, view north
10. View of original built-in casework, living room of 1514, view east
11. Typical kitchen, 1540, view southeast
12. Typical kitchen cabinet hardware, detail

Property Owner

St. Andrews Community Limited Partnership
1726 N. Whitley Avenue
Los Angeles, CA 90028-4809

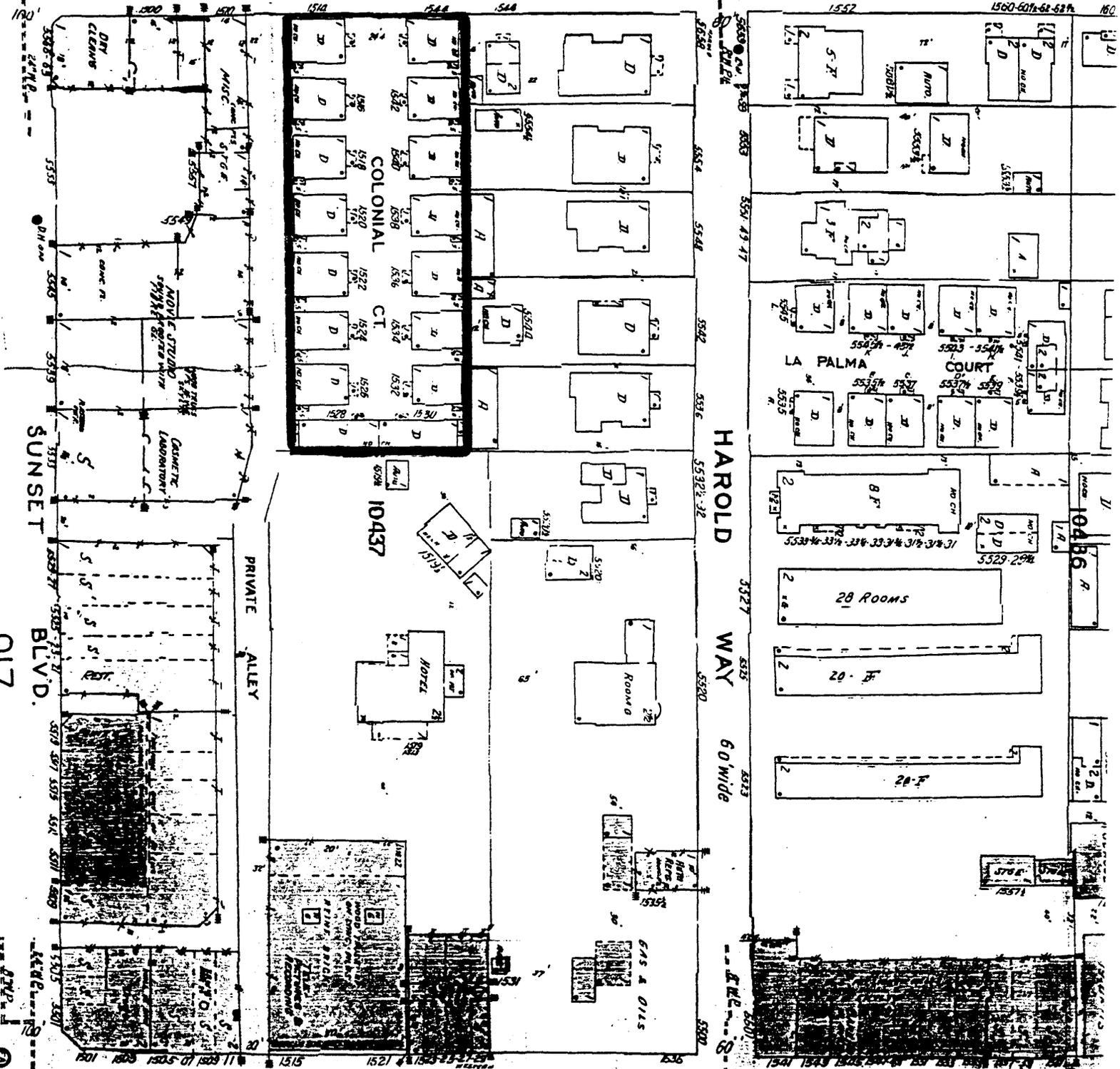
Saint Andrews Bungalow Court
Los Angeles, CA
Sanborn Map, 1956

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NORTH ST. ANDREWS PLACE

N. ST. ANDREW



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