

APR 1 1980



**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

**1. Name**

historic Bowen Court

and/or common Garden Village

**2. Location**

street & number 539 East Villa Street \_\_\_ not for publication

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

state California code 06 county Los Angeles code 037

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: <u>apartments</u>

**4. Owner of Property**

name Constantinos Fergadis

street & number 539 East Villa Street Apartment 32

city, town Pasadena n/a vicinity of state California 91101

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Office of County Recorder of Los Angeles, California

street & number 227 North Broadway

city, town Los Angeles state California

**6. Representation in Existing Surveys** See continuation sheet 1

title Pasadena's Architectural and Historical Survey and has this property been determined eligible?  yes  no

date March 1977  federal  state  county  local

depository for survey records Urban Conservation Office - City Hall

city, town Pasadena state California

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

#### BOWEN COURT

Bowen Court is comprised of a series of 23 craftsman bungalows containing a total of 36 individual apartments that are arranged in an "L" formation, with a double row of bungalows along the longer north-south axis and a single row along the north side of the east-west staff. An open public courtyard is located between the double row of bungalows. The court is defined by a stone wall bordering its south and west sides and by a service drive paralleling its western side. Entry to the court is provided from both Villa Street and Oakland Avenue. The Villa Street entrance retains its original craftsman lights.

Within the court itself, the single-story frame bungalows form a coherent visual unit through the repetition of craftsman detail. Each structure is marked by a prominent front porch and medium or low gable roofs. Foundations of common brick, clinker brick, field stone or concrete are employed. Repeated detail includes the use of heavy projecting beams with wide overhangs and medium overlap or square butt shingles or horizontal siding as an exterior material. Window boxes on the front of most of the bungalows repeat the pattern of the beams.

Floor plans of individual units vary, but each includes a living room, kitchen, bedroom (s) and closet space. Units are without corridors and entry is always made directly to the living room from an outside porch. Most units are provided with a living room fireplace.

Much of the courtyard is extensively landscaped with tropical and exotic planting, such as palms, camphor trees and jade. A large portion of the central courtyard is given to turf and each bungalow is also provided with its own small section of turf. A final feature of the court to be noted is a heavy timber structure that was originally the court's tree or play house. The structure, which was built around an eucalyptus tree, has been enclosed and is now used for storage.

The various bungalows comprising Bowen Court have undergone some alteration since their construction in 1910-12. The units were originally stained but have since been painted. The beams supporting the projecting gable and porch roofs have been sawn back flush with the roof to arrest weather damage. In some cases, these beams have been reinforced with wooden braces (see photo no. 4). On some units, small side additions were made, probably in the 1950s, to provide additional closet space. These additions are generally unnoticeable due to the skill with which the original exterior siding was matched. Kitchen and bathrooms have been modernized in all units, but the interior space is otherwise remarkably true to early twentieth century design and method of construction.

FHR-8-300A  
(11/78)

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CONTINUATION SHEET

1

ITEM NUMBER

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PAGE

1

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Anderson, Timothy J., Eudorah M. Moore and Robert Winter., California Design 1910. Salt Lake City: Peregrine Smith, Inc., 1980

Gebhard, David and Robert Winter, A Guide to Architecture in Los Angeles and Southern California. Salt Lake City: Peregrine Smith, Inc., 1977

# 8. Significance

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

**Specific dates** 1910-12

**Builder/Architect** Arthur and Alfred Heineman

**Statement of Significance (In one paragraph)**

Bowen Court, the oldest bungalow court in Pasadena and one of the largest courts in Southern California, is a noteworthy example of this building tradition. Further, it was designed by Arthur and Alfred Heineman, who were among the first designers of bungalow courts, and is one of the few courts dating from the time when this building concept developed.

Indigenous to Southern California, bungalow courts are a vernacular low-rise high density dwelling type. The bungalow court originated about 1908 in an attempt to provide additional housing for the area's rapidly increasing population. The courts, offering such amenities as private gardens and courtyards, provided an important alternative to the typical suburban development without sacrificing the amenities of open space and privacy usually associated with the single family house. As evidenced by this article appearing in The Western Architect, careful planning and definite design standards were followed in the construction of bungalow courts:

"The central road should be like any first-class park foot-path, with side paths leading to the bungalows. On a lot 112 feet wide there is room enough for a delivery walk at the rears of the bungalows, on both sides next to the enclosing fence. Not a road; all deliveries must be made through entrances from the street."<sup>1</sup>

As is the case in most bungalow courts, the most significant element of Bowen Court is the courtyard design itself. The courtyard facilitates a feeling of community among the residents, a feeling which is strengthened by the exclusion of the automobile from the center of the court. Built in the craftsman tradition, the court makes extensive use of wood and stone. As the craftsman ideology stressed an integration of building and nature, stone bases and large porches are used to create an illusionary tie between building and nature and to further blur the distinction between interior and exterior space.

Responsible for the design of Bowen Court was the prestigious architectural firm A. S. Heineman . Arthur and Alfred Heineman, architect and draftsman respectively began the firm in 1909. In their 25-year partnership they produced over 1,000 designs for both residential and commercial buildings and were particularly known for their bungalow designs. In addition to being among the first designers of the bungalow court, the Heineman brothers were also responsible for the concept and first design of the motel.

<sup>1</sup>Robert B. Wright. "Bungalow Courts in California." The Western Architect, Feb. 1911, v. 29, p.6.

APR 24 1982  
UTM NOT VERIFIED

## 9. Major Bibliographical References

See continuation sheet

UTM NOT VERIFIED

## 10. Geographical Data

Acreeage of nominated property 1.72

Quadrangle name Pasadena

Quadrangle scale 1:24,000

UMT References

A 

1	1	1	3	9	5	0	7	0	3	1	7	7	1	9	7	8	1	0
Zone			Easting						Northing									

B 

Zone			Easting						Northing									

C 

Zone			Easting						Northing									

D 

Zone			Easting						Northing									

E 

Zone			Easting						Northing									

F 

Zone			Easting						Northing									

G 

Zone			Easting						Northing									

H 

Zone			Easting						Northing									

Verbal boundary description and justification

See continuation sheet

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

state n/a code county code

state code county code

## 11. Form Prepared By

name/title Michael Zimny/Intern

organization Pasadena Heritage

date 7-3-80

(213)

street & number 54 West Colorado Boulevard

telephone 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

title State Historic Preservation Officer

date May 10, 1982

For HCERS use only

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

*for*   
Keeper of the National Register

Entered in the  
National Register

date

6/10/82

Attest:

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR  
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CONTINUATION SHEET 2

ITEM NUMBER 9

PAGE 1

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Interview with Mr. William Cross, Bowen Court resident. July, 1980.

Mead, Malcolm. Pasadena's Architectural and Historical Survey. February, 1977.

Polyzoids, Stefan. "Los Angeles Courts." Manuscript on file at the University of Southern California.

Wright, Robert B. "Bungalow Courts in California." The Western Architect, vol. 29 February 1911.

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CONTINUATION SHEET 3                      ITEM NUMBER 10      PAGE 1

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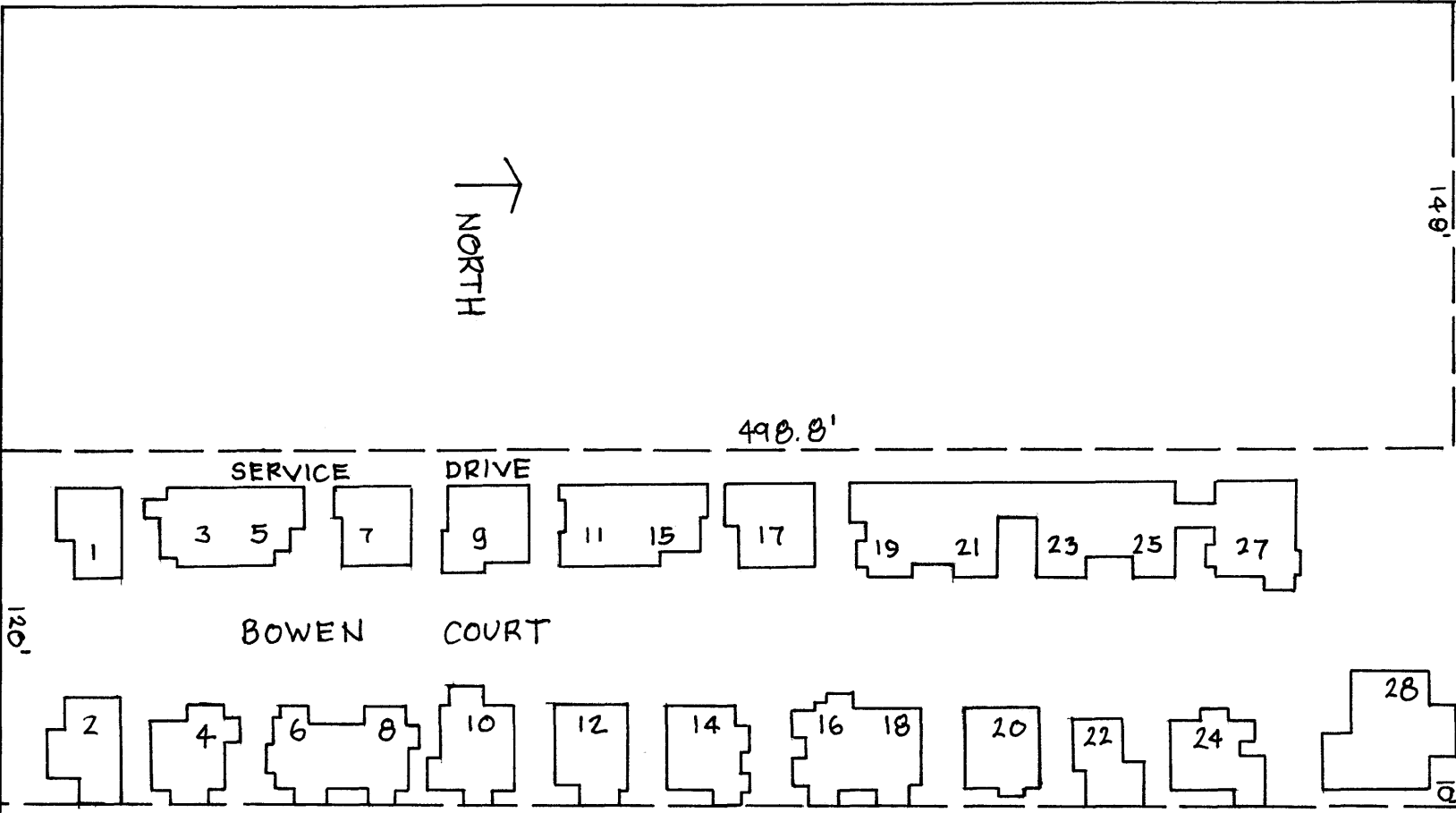
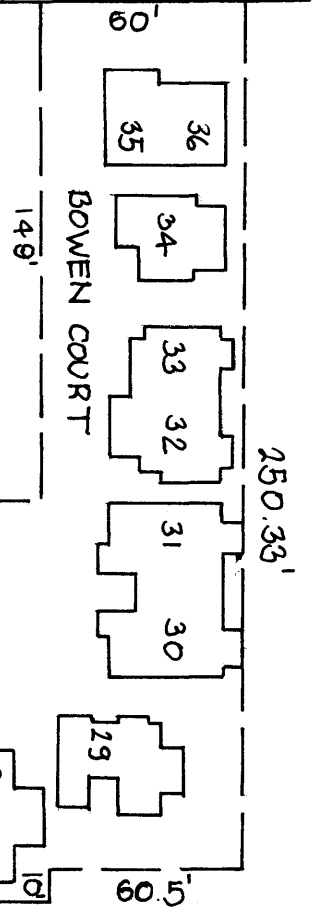
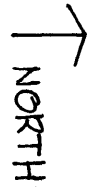
That portion of land contained within the following boundaries:

Beginning at a point 149 feet east of the southwest corner of Lot 19 (the corner of the intersection of Oakland Avenue and Villa Street), then proceeding 498.8 feet north, thence 149 feet west, thence 60 feet north, thence 250.33 feet east, thence 60.5 feet south, thence 10 feet east, thence 499 feet south, thence 120 feet west to point of beginning.

See attached parcel map.

OAKLAND AVENUE

VILLA STREET



Bowen Court  
Pasadena, Los Angeles County,  
California