



VOL. 1 - 50 CENTS

**SOUTHERN
CALIFORNIA
BUNGALOW
PLANS**



“MERELY RENTERS”

(Does this apply to you?)

“For ten years we have been paying over \$25 a month to landlords.

That amounts to more than \$3900 figuring interest at only 6 per cent. All we have to show for it is a bundle of rent receipts.

We have never amounted to anything in the neighborhood. We have always been ‘merely renters.’

Even the children feel it. They haven’t the confidence that goes with living in their own home. Any one can see the difference.”

The foregoing is not an imaginary conversation. It occurs sometime or another in the lives of every man and wife. Unfortunately, most of them wake up to lost opportunity too late.

Why pay rent? Why submit to the domination of a landlord? Why let your children grow up without a real home and real home surroundings?

Why leave yourself in danger of being without a roof over your head in time of illness or old age?

\$25 to \$50 monthly will buy you a handsome home in a nice neighborhood, within easy riding distance and five-cent carfare.

The first payments range from \$100 to 10 per cent of the purchase price.

There is very little excuse for any one with children to live in an apartment under these conditions.

Make different men and women of them. Better their whole lives. Better your own. Get a home.

We offer you your choice in our three sub-divisions in different parts of Los Angeles and our three sub-divisions in different parts of San Diego.

In ten years you will own your own home and not know you have paid for it.

If you own your own lot, we will build one of these houses for you, any place in Los Angeles or in San Diego.

Write, call or telephone, asking for “Bungalow Department,” and you will receive every courtesy and be under no obligation.

Southern California Home Builders

Operating in Los Angeles and San Diego

Los Angeles Offices, 410 West Sixth Street

Ground Floor Consolidated Realty Bldg. Phones: Home 60089, Main 8444
San Diego Offices, 1054 Sixth Street.



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**SOUTHERN
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INTRODUCTION

Our Heritage Press' enlarged reproduction of *Southern California Bungalow Plans, Vol. 1*, originally published in 1913 by Southern California Home Builders, preserves a rare, richly illustrated resource for architects, historians, homeowners, and anyone restoring an early 20th-century Arts & Crafts bungalow. No other copy of the 64-page, 5 ½-by-8 ¾-inch booklet is known to exist, making it a rare discovery that documents important architectural, decorative arts, and social developments. It is reproduced in its "as found" condition without restoration, and with permission from the collection of Erik Hanson, San Diego.

All 49 featured bungalows were built as shown in San Diego, Coronado, and Los Angeles. "You are getting the tried plans of an expert combination of architect, building superintendent and house salesman, who work together to produce the best possible in Southern California Bungalows," the booklet promises.

Fulfilling the dream of every Arts & Crafts lover and historian, *Southern California Bungalow Plans* identifies each home by plan number, address, tract, buyer, and approximate construction cost. Each bungalow is shown in a black-and-white photograph with descriptive text and corresponding floor plan, which the company sold as blueprints and specifications in sets of two for \$5 each.

Especially valuable are the photographs of furnished rooms, where Arts & Crafts furniture reigns and built-ins are celebrated for reducing furniture costs and optimizing space. Mrs. I.M. Powell was the lucky lady who lived in a large, six-room bungalow (Plan No. 101) in Los Angeles. In her chambers, she enjoyed three built-in wardrobes "high enough to hang full-length dresses" and a furnished "pergola porch" off her bedroom, photographed with the French doors open and other new houses visible in the background.

The Arts & Crafts bungalow style illustrated here includes spacious living rooms and dining rooms merging into flexible light-filled spaces. Art brick fireplaces rise from welcoming hearths and rooms are organically wrapped in wood and plaster. A desire for healthy living made front porches prominent and smaller screened ones (with laundry tubs) practical. "A splendid sleeping porch" might cost more.

The Southern California Home Builders used warm natural materials inside and out. Exterior redwood shakes (oiled or stained) on roofs and walls accented cobblestone or brick chimneys. Interior woodwork was chiefly "slash-grain Oregon pine" finished in golden brown and paired with oak floors. A five-room San Diego house nearly smothers its tiny lawn, but this uncultivated look is part of the builder's strategy to display every architectural detail. "Your own imagination will easily clothe these pretty Bungalows with your own fancies in flowers and climbers."

Southern California Bungalow Plans' text conveys the still alluring, century-old essence of the Arts & Crafts philosophy. "Our architectural department has made a special study of fittingly combining handsome exteriors with interiors that are a real pleasure," notes the booklet. "Above all, [our] homes [are] livable to a degree that is difficult to attain in any other design."



MANZANITA TRACT BUNGALOWS—*One story in front and two stories in the rear*

Southern California Bungalow Plans

This book is called "Bungalow Plans" to distinguish it from the amateur "Bungalow Book." It is intended for practical builders.

Any practical builder can, from this book, make a close estimate of the cost under his own local conditions on any house shown herein.

This is not a book of houses that exist only in the architect's imagination. It is not a book of dream pictures that are only on paper and have never been built.

Unlike the usual "Bungalow Book" it is not made up of photographs taken here and there, and fitted with imaginary plans by draftsmen who have never seen the interiors of the photographed houses.

Each and every house (plan and illustration) shown in this book is a product of our own departments and built by our own employees.

Rarely is a house built absolutely true to even the most expert architect's plan without some defect or fault in arrangement showing before it is completed.

Those who have had experience in building their own homes will recognize the bitterness that follows the making of changes to correct faults that could not be discerned until actual construction commenced.

Hence, in few cases are these defects corrected in the ordinary house, particularly if that house is being built by contract.

We watch each house as we build it and improve it *while it is building if we can.*

They are the tangible results of actual building experience. You are getting the tried plans of an expert combination of architect, building superintendent and house salesmen, who work together to produce the best possible in Southern California Bungalows.

In the Southern California Bungalow there are no places like the old-time attics and basements. One of the greatest attractions of the modern apartment or flat is economy in household labor and lack of space for the accumulation of useless things.

Southern Californians have adapted these essentials of good and systematic housekeeping to their bungalows. Cellars are only for furnaces, attics are avoided and trunkrooms are added or attached to the garage.

With builtin bookcases, buffets, chests of drawers, wardrobes, dressing tables and other articles of furniture, as much a part of a house as the doors and windows, they save greatly in the cost of furniture, and economize much in housework.

Instead of having to make fit what are ordinarily the most important pieces of furniture, this furniture is made part of the rooms themselves. It belongs in the house.

In figuring your cost of building, this saving in the item of furniture should be kept in mind. If you have given it no thought, the amount will surprise you.

Southern California Bungalow construction as exemplified in the houses built by this Company is identical with that required in colder climates, with the exception of outside sheathing and the use of building paper, neither of which are required in our climate.

The results are substantial, handsome, economical, and above all, homes livable to a degree that is difficult to attain in any other design.

When you have selected the house that suits your needs, have your builder make a rough estimate of the cost before ordering plans, so as to check up our figures under your local conditions.

When blue prints and specifications are in your hands, you can then check your bids from different sources.

Plans must be ordered by number and accompanied with money order or draft.

PRICES OF PLANS AND SPECIFICATIONS

Two complete sets of Blue Prints.....	\$5.00
Extra sets of Blue Prints (per set).....	1.00
Two sets of Specifications.....	5.00
Extra sets of Specifications (per set).....	1.00
Bills of materials in triplicate.....	5.00
Photographs (8x10)	1.00

Blue Prints consist of foundation plan, first floor plan, (plan of second floor, if any), front elevation, side and rear elevations, and sheet of scale details. These are exact duplicates of the Blue Prints used by us in the actual building of the house which you have selected.

The extra sets of Blue Prints come in very handy. You will want one yourself and one for your contractor, at the very least.

Written Specifications are for your protection in making your arrangements with your contractor and extra sets are useful where you are getting a number of bids. They set forth exactly how your contractor must build the house.

This also applies to the bills of materials, covering exactly what we use in the construction of the house you select.

SPECIAL PLANS: We will draw special plans at the rate of \$5 a room for small houses, or \$25 for 5-room house, \$30 for 6-room, and \$35 for 7-room.

Write and ask any questions you wish. We will reply promptly.

MANZANITA TRACT BUNGALOWS—One story in front and two stories in the rear



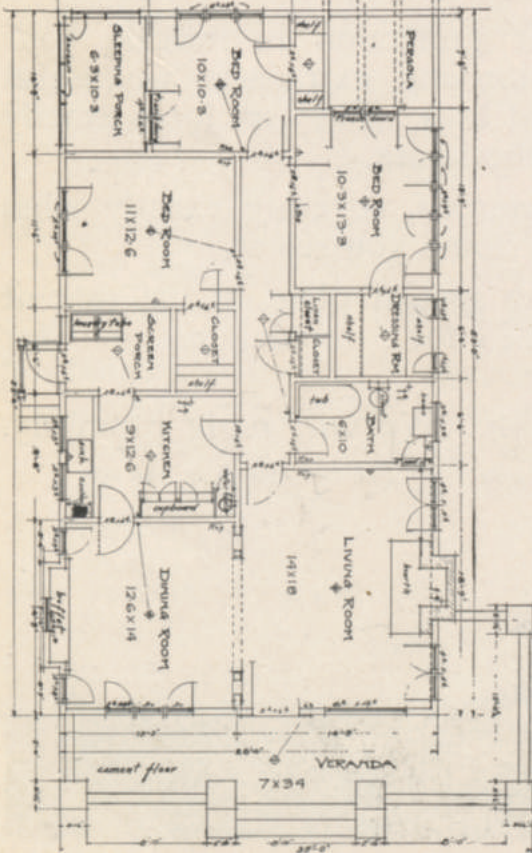


SOUTHERN CALIFORNIA HOME



PLAN NO. 101—SIX ROOMS. 980 Manzanita Street, Manzanita Tract, Los Angeles
Sold to Mrs. I. M. Powell

☐ Beautiful and typical Southern California Bungalow. Fine example of home building as practiced by this Company. Built one story in front and two stories in rear, showing manner in which Southern Californians utilize the beauties of rolling and hillside country. ☐ While termed a six-room Bungalow, there is a large screened-in sleeping porch, a pergola porch also suitable for sleeping purposes, a screened kitchen porch with two laundry tubs, and two extra rooms in what is called the second-floor "down," a servantsroom and a furnace and trunkroom. ☐ Our Bungalows are pleasing from all angles, as three views of this house show. First is from left front, second from right front and third from rear, showing pergola porch at one end, screen porch at the other and windows of bedroom in between; back of pergola porch is the bedroom with disappearing bed and dressingroom. (See Page 7.) ☐ Below are outside entrances to furnace and trunkroom and to servantsroom, no provision being made in this house for an interior stairway. First view shows side door entrance to kitchen screen porch. Steps lead down to rear of house from side street. ☐ Heavy oak door opens from cement porch. Livingroom has heavy wood cove and fine mantel of art brick, builtin bookcases topped with four-inch thick polished slab of Oregon Pine and with glass doors to match those of builtin buffet that fills almost entire side of diningroom. Above bookcases are casement windows. ☐ Diningroom has high wood paneling. Beautiful builtin buffet has glass door china closets above, beveled plate mirror back to serving top and very large cabinet and drawer space below. ☐ Both rooms finished in dark brown, paper to match, and handsome electric canopy drop lights with side lights over mantel. Base plugs for table lamps. ☐ Diningroom and livingroom separated by sliding glass doors. ☐ Picture



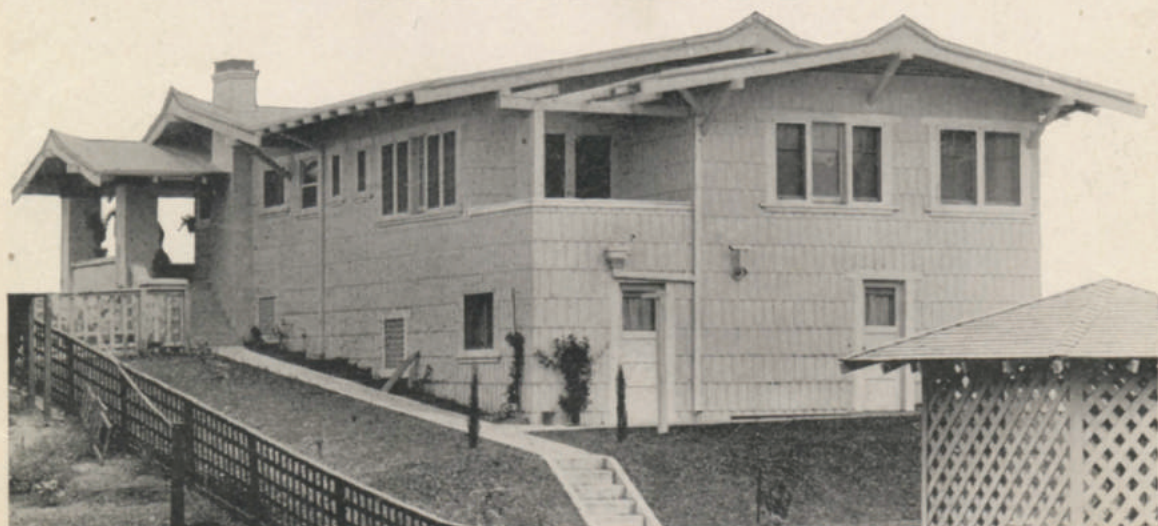


RIGHT FRONT ELEVATION—PLAN NO. 101

shows what is meant by simple mantels made of art brick. In artistic design fit to grace the most expensive homes. ☐ Glass door from livingroom into hall that connects with other rooms is pleasing effect. Bathroom ample in size is fitted with first-class fixtures. All our kitchens are designed to simplify housework. Sanitary drain boards, high-class plumbing, and cupboard and drawer space to meet the needs of a well-ordered kitchen are features. Cooler closet on left of drain board is a series of shelves, centers of which are wire screen: opening clear through from basement to roof permits circulation of air that keeps cool and safe a large amount of food that would otherwise have to be kept on ice. Hooded smoke vent for range.

☐ Large closet and a linen closet in hall. Bottom parts of these two closets, together with sections of built-in wardrobes in dressingroom back of them conceal disappearing bed, which rolls under bookcase and writing desk in adjoining bedroom, as shown in picture. ☐ Bedroom to left has big closet and splendid sleeping porch, plastered, screened and all casement windows on two sides. Another bedroom, having large closet, opens from end of hall. ☐ Last room to

REAR ELEVATION—PLAN NO. 101





LIVINGROOM AND HALL—PLAN NO. 101

right is typical example of the charm of a Southern California Bungalow and a model of convenience and comfort. Lady's bedroom with built-in writing desk and bookcases. Adjoining is dressingroom with full-length mirror. Built-in dressingtable has ten drawers, plate glass top,

DININGROOM—PLAN NO. 101





LADY'S BEDROOM AND DRESSINGROOM—PLAN NO. 101

and built-in mirror with large windows on each side, giving plenty of light. Opposite are three built-in wardrobes high enough to hang full-length dresses; below two wide drawers and a wide step as cover to shoe box extending length of room. Box couch, small table, and a few chairs complete the furniture, and pergola porch is delightful place for sewing, reading or to swing a hammock. Bed can be rolled out through the french doors, making an ideal sleeping porch. It can be glassed, screened in or treated in such manner as suits the climate of any section. ¶ Livingroom and diningroom have oak floors; balance of rooms highly polished Oregon Pine floors and white enamel finish. ¶ Exterior of house is shakes painted white with

LADY'S BEDROOM AND DRESSINGROOM—PLAN NO. 101





LADY'S DRESSING-TABLE AND WARDROBES—PLAN NO. 101

trim to match. Roof is white composition. Cement porch very large and comfortable, walls plastered white and with cement caps, as are three heavy supporting pillars to porch roof and big brick chimney. Interior trim is of slash-grain Oregon Pine. All electric lights connected

PERGOLA PORCH, LADY'S BEDROOM—PLAN NO. 101

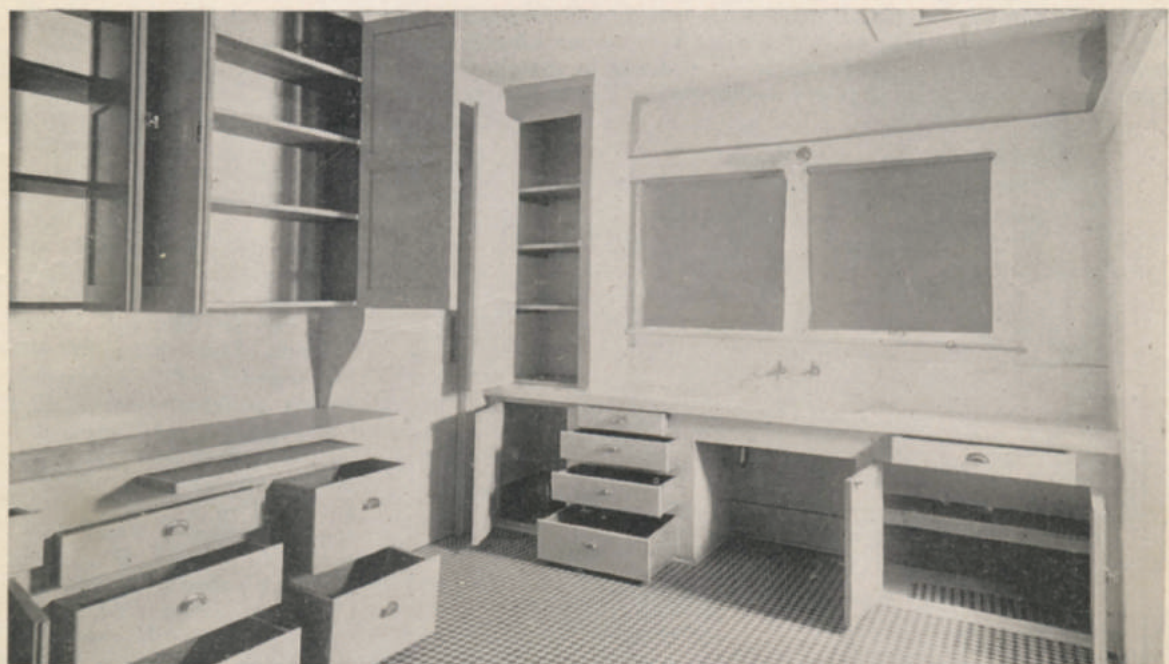




SLEEPING PORCH, BEDROOM ADJOINING—PLAN NO. 101

with push buttons. Hardware, plumbing and bathroom fixtures are the best. Bathroom and kitchen covered with linoleum. ¶ This house can be built for about \$2,750, without second-floor "down" and exclusive of cellar.

ONE-HALF OF KITCHEN—PLAN NO. 101



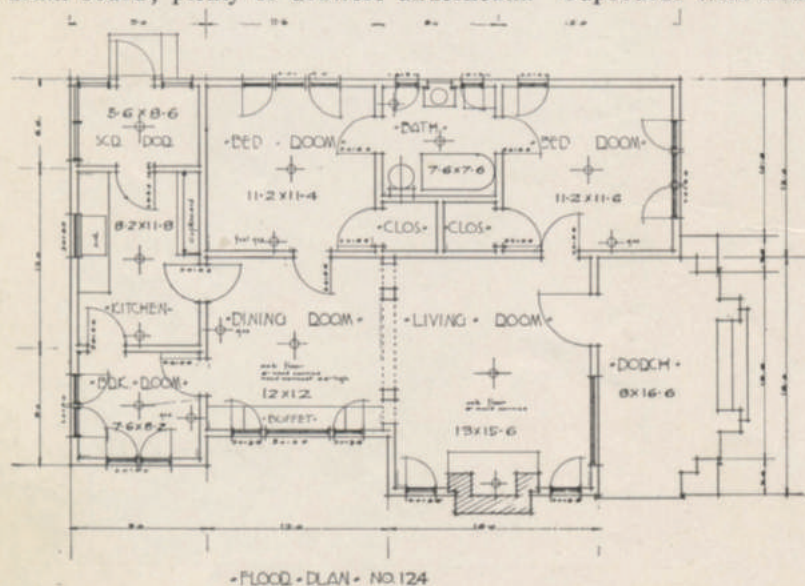


SOUTHERN CALIFORNIA HOME

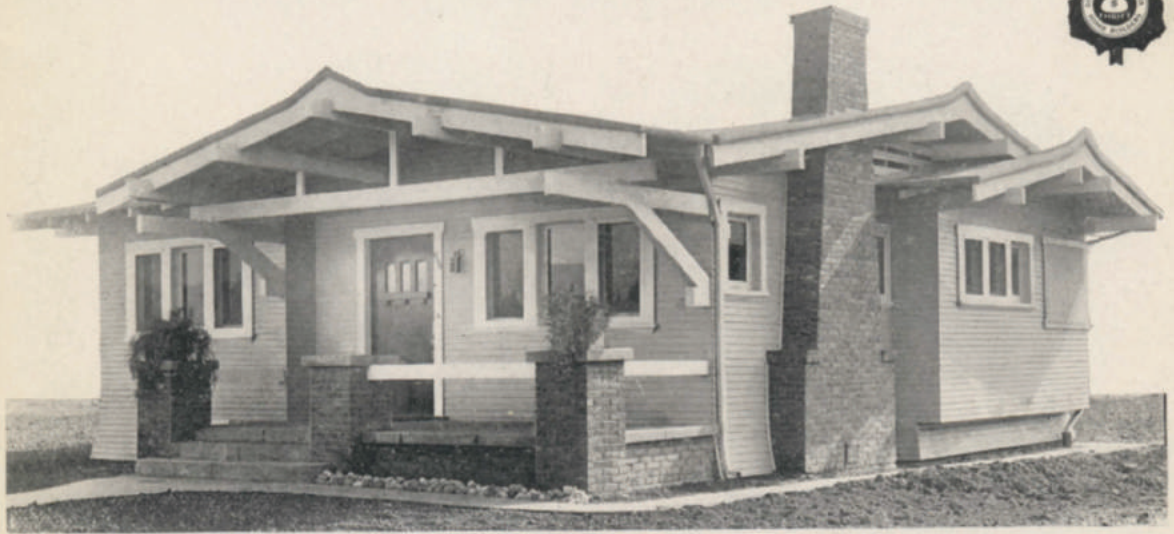


PLAN NO. 124—SIX ROOMS. 208 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to.....

☑ Not a foot of waste space. Compact and sturdy, yet graceful in line. Heavy chimney and porch columns plastered white to match trim, wide cement porch and heavy oak door with six squares of beveled plate glass. For size interior arrangement cannot be excelled. ☑ Livingroom has large landscape window and handsome mantel in simple lines of art brick, with builtin bookcases on each side, doors of which match unique buffet that fills one side of diningroom. Above bookcases are casement windows. ☑ Diningroom feature is buffet, containing two extra large glass cabinets, two small ones and six drawers and topped with four-inch thick slash-grain Oregon Pine slab. Above buffet is very large landscape window with casement window on each side, effectively lighting entire room. Paneling is strapped, with imitation leather panels, and woodwork is slash-grain Oregon Pine, finished dark brown, with walls tinted in green above plate rail. Livingroom tinted green, has heavy wood cove, the woodwork being finished brown. ☑ Three-light electric chain canopy drop in diningroom, and three-light chain canopy drop in livingroom, both of unique design. ☑ Next attractive feature is breakfastroom, with its four casement windows and walls strap paneled, finished in white enamel and tinted blue in the panels, with a gray blue from the plate rail to moulding and buff ceiling. Single-chain electric drop light in center with Japanese blue shade to match. ☑ Kitchen is a beauty. Long double drain board; plenty of drawers underneath. Cupboards with sliding work shelf and big closets and drawers. Hooded smoke vent. Laundry tub on screen porch. ☑ Bedrooms are large, well lighted and have good closets. The bathroom has a builtin chest of drawers and the usual medicine cabinet. ☑ Bedrooms, bathroom and kitchen finished in white enamel. Oak floors in diningroom and livingroom; highly polished Oregon Pine floors in hall and bedrooms. Kitchen and bathroom covered with linoleum. ☑ Exterior redwood rustic siding stained green; white composition roof. ☑ Cost of building about \$2,100 (exclusive of cellar), depending upon where built and local conditions.



-FLOOR PLAN - No. 124

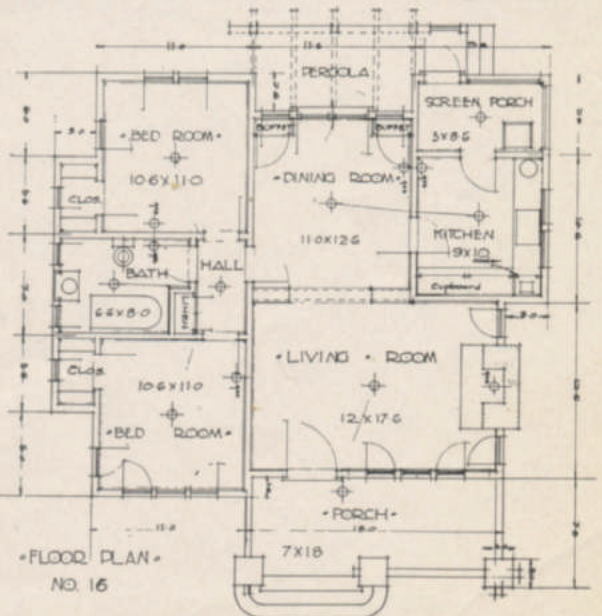


PLAN NO. 16—FIVE ROOMS. 606 W. 82nd Street, Los Angeles
Sold to Mrs. Florence I. Schulte

As attractive a Bungalow of this style as can be built. Chimney and porch columns harmonize nicely with the heavy timber brackets supporting porch roof, and the general lines of the roof. Exterior is of four-inch finished siding painted gray, while roof timbers and trim are white. Contrast nicely with the red brick chimney and porch pillars. In appearance the house is even prettier from the opposite angle than that from which the photograph was taken.

Heavy oak door opens, you might say, directly to livingroom and diningroom. It is an ideal combination of the two rooms divided by half buttresses containing builtin bookcases. French doors at rear end of diningroom open upon pergola porch, which gives the two rooms a feeling of light and ventilation and yet a cozy atmosphere that is difficult to describe. Livingroom fireplace is of tan art brick with semi-circular opening, and brackets supporting four-inch polished Oregon Pine top. On each side are builtin seats with casement windows above. Beam ceiling is of unusual design, and heavy wood cove fits in nicely with the general scheme. Diningroom is wood strap paneled with imitation leather panels, plate rail and builtin china closets (with two drawers) on either side of french doors. Casement windows above. Four-light electric

drop in livingroom. Finish is Flemish Oak, while the trim throughout is slash-grain Oregon Pine. Oak floors in diningroom and livingroom. Bedrooms are exceptionally well lighted; have large closets and hall between opens to bathroom. Splendid linen closet in hall. Large bathroom well equipped. Floors in these rooms and kitchen are Oregon Pine. Casement windows throughout house. Finish is white enamel in bedrooms, kitchen and bath. Kitchen has usual amount of cupboard and drawer space, although compact. Automatic water heater. Screen porch has builtin refrigerator and laundry tubs. Can be built for \$2,150, exclusive of cellar and furnace. One of the bedrooms can readily be used as a combination den and emergency bedroom. Should the front bedroom be used for this joint purpose a door can be cut through from the livingroom. Other small changes like this can be made by any carpenter.





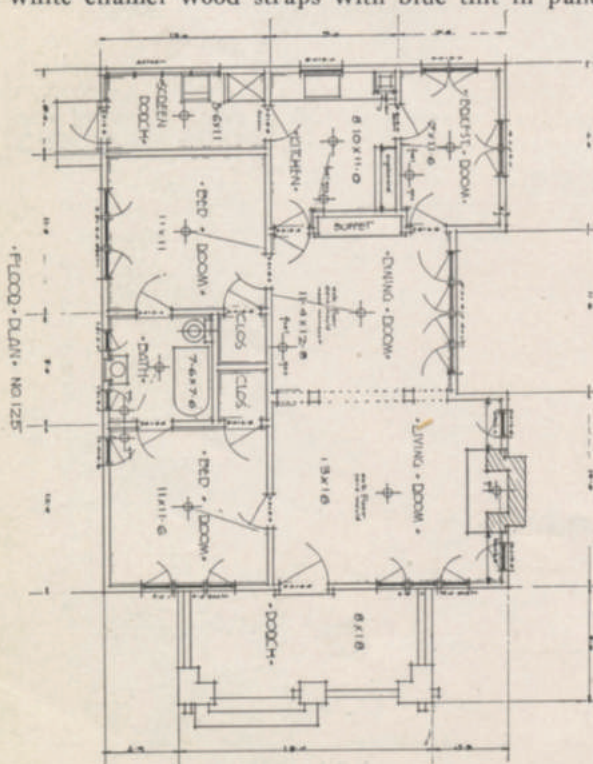
SOUTHERN CALIFORNIA HOME

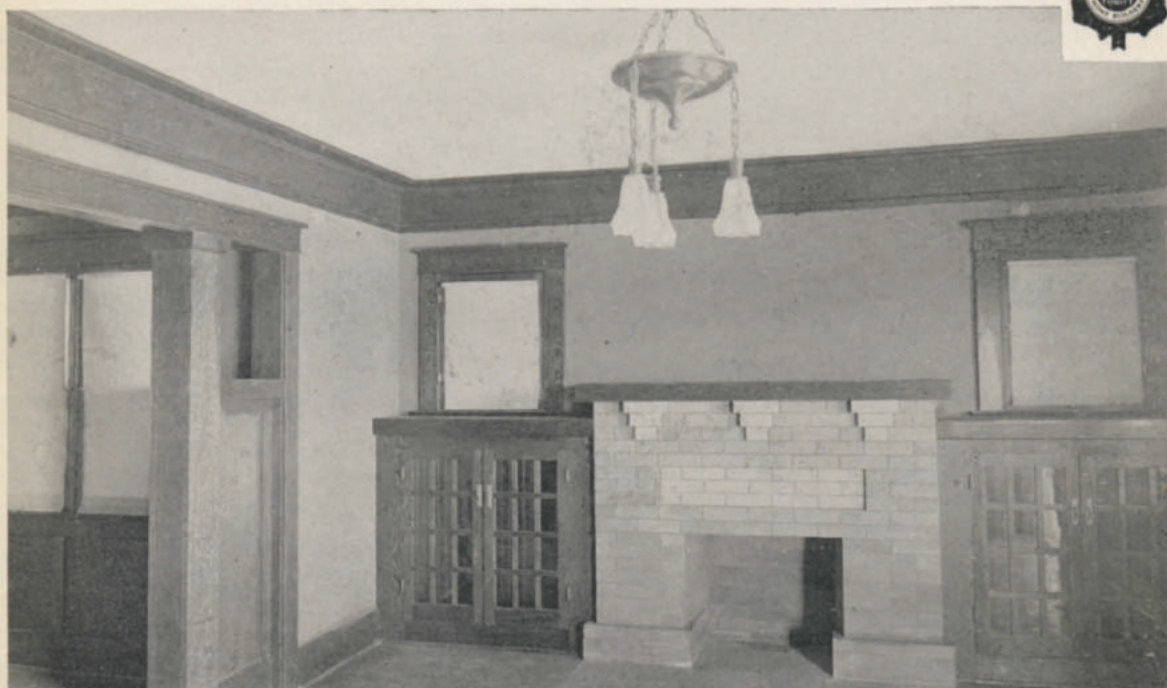


PLAN NO. 125—SIX ROOMS. 205 West 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mr. O. L. Estey

☐ Large cement porch; heavy brick columns cement plastered and capped; broad chimney white cement plastered to match trim. Heavy timbers supporting roof are very effective. ☐ Living-room has heavy wood cove, and handsome fireplace of art brick with top of four-inch thick polished Oregon Pine. Bookcases either side have similar top and doors match builtin buffet in diningroom. (See photograph.) Trim of selected slash-grain Oregon Pine in a brown tone. ☐ Builtin buffet has glass doors above; bevel plate mirror back to serving top; large drawer and closet space below. Diningroom well lighted with four casement windows on one side. ☐ Dainty breakfastroom opens off diningroom (see photograph), and is paneled in white enamel wood straps with blue tint in panels, light blue above plate rail to moulding and buff ceiling.

☐ Illustrations are a general guide to descriptions of interior finish in our Bungalows of this class. ☐ Bedrooms large and reached by doors from livingroom and diningroom. Bathroom between with a door to each. Two large closets. ☐ Handsome three-chain center electric light drops in livingroom and diningroom; single-chain drop in breakfastroom. All lights connected with push buttons. ☐ Oak floors in livingroom and diningroom; highly polished Oregon Pine in other rooms, which are finished in white enamel. Kitchen and bathroom floors linoleum covered. ☐ Kitchen ample but compact, with good closet and cupboard space, cooler closet and automatic water heater. Hooded smoke vent for range. Screen porch unusually large. Builtin refrigerator and laundry tub. ☐ Plumbing, fixtures and hardware the best. ☐ Roof white composition. Exterior rustic redwood siding stained brown. ☐ This house can be built for about \$2,100, exclusive of cellar and furnace. ☐ Keep in mind that we are using Photographs showing these bungalows at their poorest, before any details are hidden by flowers, palms, vines or trees. Many climates are not so lavish in decorations of this kind as Southern California. It pays to know how

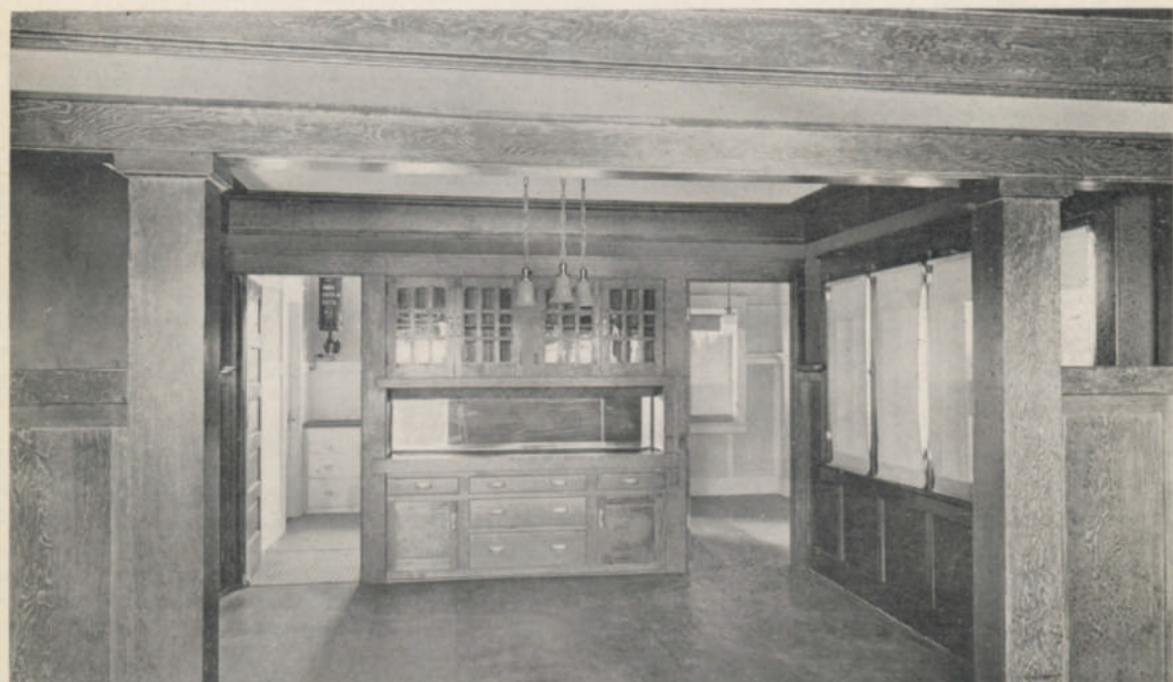




FIREPLACE; BOOKCASES; WOOD COVE; ELECTRIC FIXTURES—PLAN NO. 125

your Bungalow will look without them. Imagination will readily dress it up with your own kind of flowers. This also applies to the interior woodwork.

DININGROOM, LOOKING TOWARDS KITCHEN AND BREAKFASTROOM—PLAN NO. 125





PLAN NO. 109—SEVEN ROOMS. 5726 Virginia Ave., Los Angeles
Sold to Mr. James A. Norton

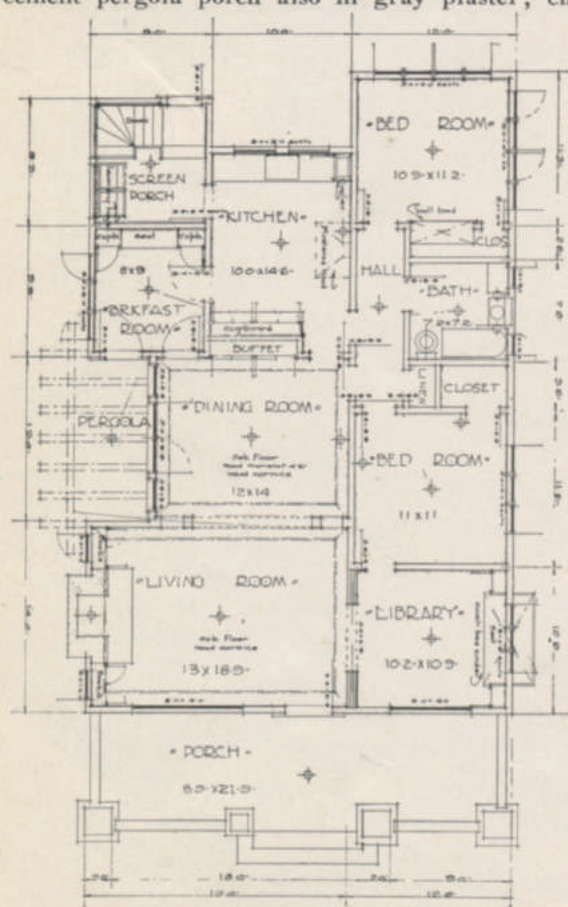
☑ Exceptionally good lines. Cement porch with brick walls and brick pillars supporting roof, gray plastered and capped with cement. One end of porch open terrace. Chimney and cement pergola porch also in gray plaster; chimney trimmed with red brick. ☑ Oak door to

handsome livingroom. Fireplace of gray brick; builtin bookcases each side and casement windows above. Opposite is library with builtin seat that also has bookcases at each end. On outside wall, back of this seat is a window box. Lower part of this box and seat conceal regulation brass bed, half under the seat and half under box. Casement windows above.

☑ Fine landscape windows in diningroom and library. ☑ Diningroom and livingroom separated by buttresses with columns supporting beam that makes arch. Diningroom solid wood paneled. Perfect buffet fills one end of room (four glass doors above, bevel plate mirror, five drawers and two stained glass doors below).

☑ French doors to pergola porch. Breakfastroom has builtin seat with china closets at either end full height of wood paneling. Single-drop electric light with blue shade. ☑ Stained glass four-light chain shower in livingroom. Stained glass canopy dome in diningroom. ☑ Trim slash-grain Oregon Pine stained brown. All other rooms white enamel. ☑ Kitchen has sanitary drain board, cooler closet, good closet and cupboard space, and linoleum on floor. Two laundry tubs on screen porch. Hooded smoke vent for range.

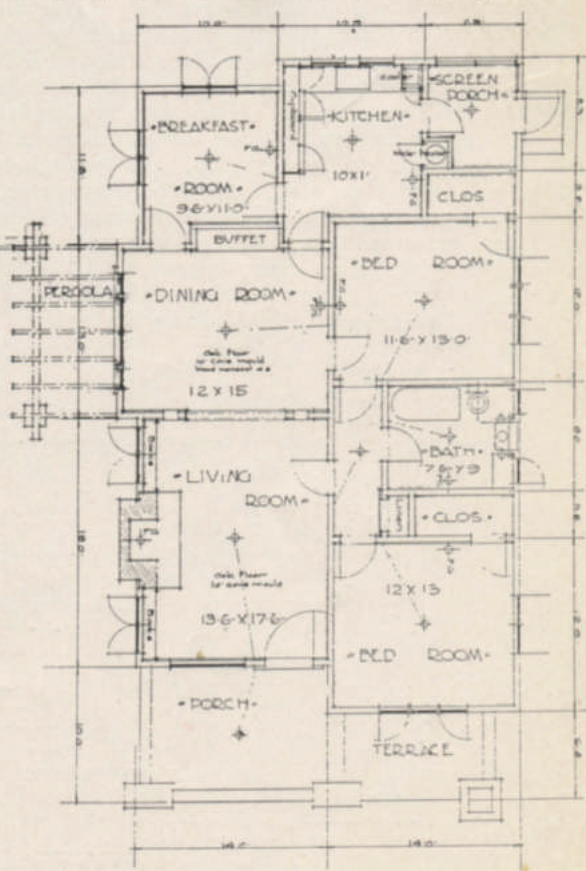
☑ Linen closet in hall. Builtin chest of drawers in bathroom, and medicine cabinet. ☑ Wall bed in rear bedroom. Outside closets in each room. ☑ Exterior of finished four-inch red-wood siding painted gray, with gray trim. Gray shingle roof. ☑ Can be built for \$3,000, exclusive of cellar and furnace.



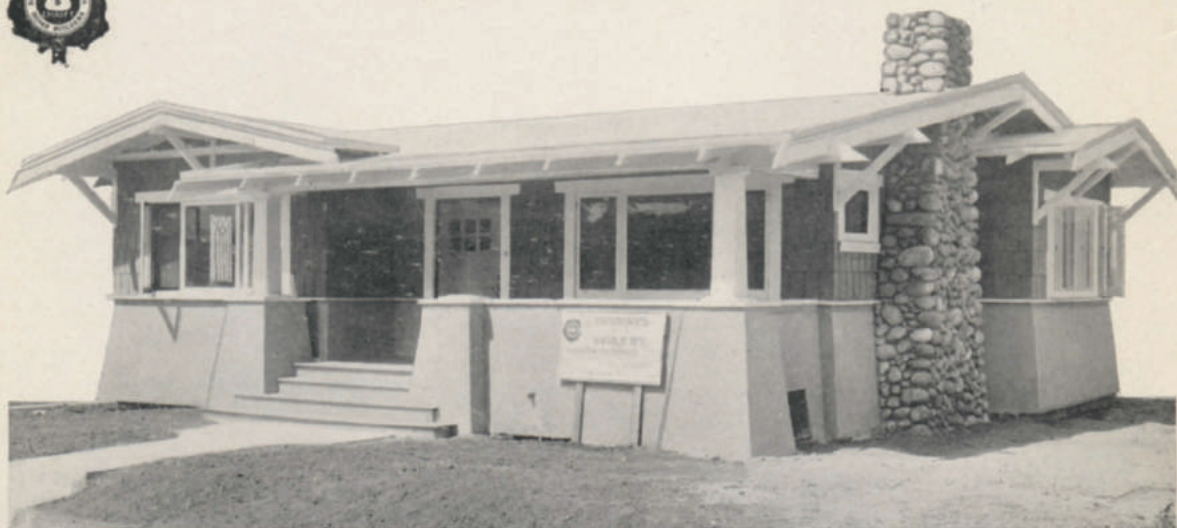


PLAN NO. 104R—SEVEN ROOMS. 5732 Virginia Ave., Los Angeles
Sold to Mr. Clarence H. Pease

☑ Roomy cement porch, half open terrace; brick walls and brick pillars plastered in white cement. Pillars and chimney trimmed in red brick. Pergola cement porch and chimney to match. Exterior redwood shingles stained dark brown; white trim; white composition roof. ☑ Oak door with large oval bevel plate glass. Fireplace mantel unusually good design of tan pressed brick, topped with four-inch thick polished Oregon Pine slab. Two large built-in bookcases; ornamental glass doors match those in diningroom buffet. ☑ Column buttresses between diningroom and livingroom; wood paneled; heavy wood cove. Buffet has four glass door china closets above, heavy bevel plate mirror back to serving top, and three drawers and two double door closets below. Walls between plate rail and moulding covered with painted canvas. Woodwork dark brown. ☑ Four-drop electric canopy shower in diningroom, with two brackets on buffet, two brackets in opening between livingroom and diningroom, two wall brackets over mantel and fine five-drop chandelier in livingroom. ☑ French doors to pergola porch from diningroom. ☑ Breakfastroom large; paneled with white enameled wood straps; tan imitation leather panels. ☑ Oak floors livingroom, diningroom and breakfastroom; remainder polished Oregon Pine. ☑ White enamel finish in bedrooms, bathroom and kitchen. ☑ Two very large bedrooms. Big outside closets. Unusually large bathroom, built-in chest of drawers; solid base tub; pedestal lavatory; casement windows. Linen closet in hall. ☑ Large kitchen; plenty of cupboard, drawer and closet space, double woodstone drainboard and cooler closet. Screen porch has two tubs and built-in refrigerator. Hooded smoke vent for range. ☑ Cement cellar under screen porch and breakfastroom; furnace and automatic water heater. ☑ Can be built for \$2,750, exclusive of cellar and furnace.

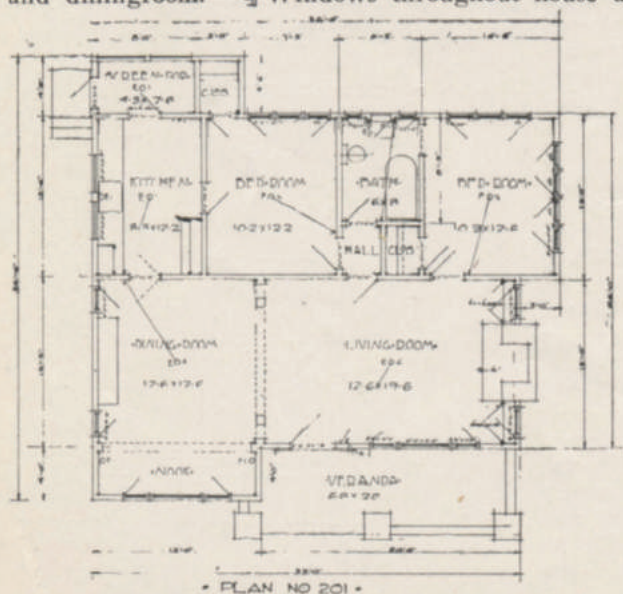


• FLOOR PLAN NO 104 R •



PLAN NO. 201—FIVE ROOMS. 3512 Arnold Street, Arizona Street Tract, San Diego
Sold to Mrs. Eva C. Wheeler

Great cobblestone chimney, wide eaves, white plastered base, white composition roof, redwood shakes painted gray, casement windows, and white trim. Good lines and fine proportions. Very satisfactory exterior. Porch is well protected. Heavy oak door opens into fine big livingroom, which with diningroom gives a clear sweep of thirty-three feet across front of house. At one end is a large mantel in simple but attractive lines, built of brown pebbled brick and with builtin bookcases on each side, above which are casement windows. Three-chain electric drop fixture. Features of this house are builtin buffet and the nook with builtin seats that extends across front of diningroom. Buffet has four glass doors above, beveled plate mirror back to serving top, and two glass door closets and five drawers below. Diningroom has heavy plate rail, and, like livingroom, is finished in slash-grain Oregon Pine with heavy wood cove moulding in brown stain. Neat buttress effect between. Bedrooms are airy and well arranged, each being connected direct with bathroom and both having good closets, and one having seven casement windows. Bedrooms, bathroom and kitchen white enamel finish; floors polished Oregon Pine and linoleum in kitchen and bathroom. Oak floors in livingroom and diningroom. Windows throughout house are casements except large landscape window in livingroom. Plumbing in kitchen and bathroom is model. Arrangement good and number of cupboards and closet space in kitchen ample. There is every convenience, house being finished with screen porch at rear. Electric fixture in livingroom is a handsome four-light shower and in diningroom a fringed art glass dome. All electric fixtures are connected with push buttons. Best of hardware, plumbing and bathroom fixtures. This house can be built for \$2,150, exclusive of cellar and furnace. Very often a Bungalow just fits the dream picture you have made, except that the rooms and the porch are exactly opposite to what would be best on your lot. It is a simple matter to have the plan reversed. Move livingroom, bedrooms, porch and chimney to the opposite side. Any plan reversed on request without extra charge.

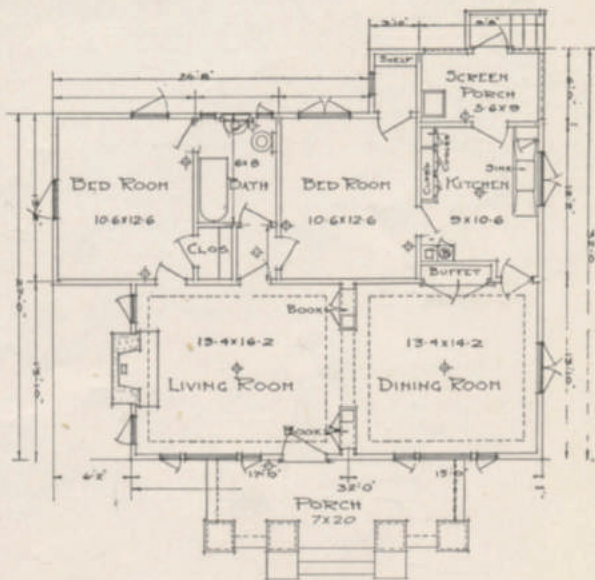


PLAN NO 201



PLAN NO. 304—FIVE ROOMS. 3585 Park Villa Drive, Arizona Street Tract, San Diego
Sold to Gertrude and Clyde Neptune

Outside features are the cobblestone pillars, cobblestone chimney, and heavily shaded porch, together with landscape and casement windows in livingroom and diningroom. These two rooms extend full length of the front of the house, being separated by buttresses with built-in bookcases, (glass doors matching those of the buffet in diningroom). Livingroom fireplace is simple in design, of tan art brick with heavy top of polished Oregon Pine; casement windows on either side. Woodwork in livingroom and diningroom is slash-grain Oregon Pine finished in Mission style and tone. Buffet has four glass doors in top, mirror back to serving top, five drawers and two cupboards below. Both rooms are sand plastered and finished in buff tint, and have heavy wood cove mouldings. Door from livingroom opens into one bedroom, connected with bathroom direct, and another door opens into small hall, giving access to bathroom and room that may be used for any other purpose than bedroom if so desired. Both rooms have closets. Kitchen is of good size with the regular equipment of drawer and cupboard space, double woodstone drainboard, automatic water heater, and cooler closet. Laundry tub on screen porch. Bedrooms, bathroom and kitchen are finished in white enamel. Oak floors in livingroom and diningroom. Polished Oregon Pine in balance of house, with linoleum on kitchen and bathroom floors. Casement windows throughout. Exterior is of redwood rustic siding stained green, with white trim and white roof. Porch is capable of great variety of treatment. Steps can very well be placed opposite the front door, building two center piers out to form buttresses for the steps, as shown in the plans. In this instance steps were put at the end of the porch instead of in front because of the lot being shallow. Can be built for \$2,150, exclusive of cellar and furnace.



FLOOR PLAN NO. 304



SOUTHERN CALIFORNIA HOME

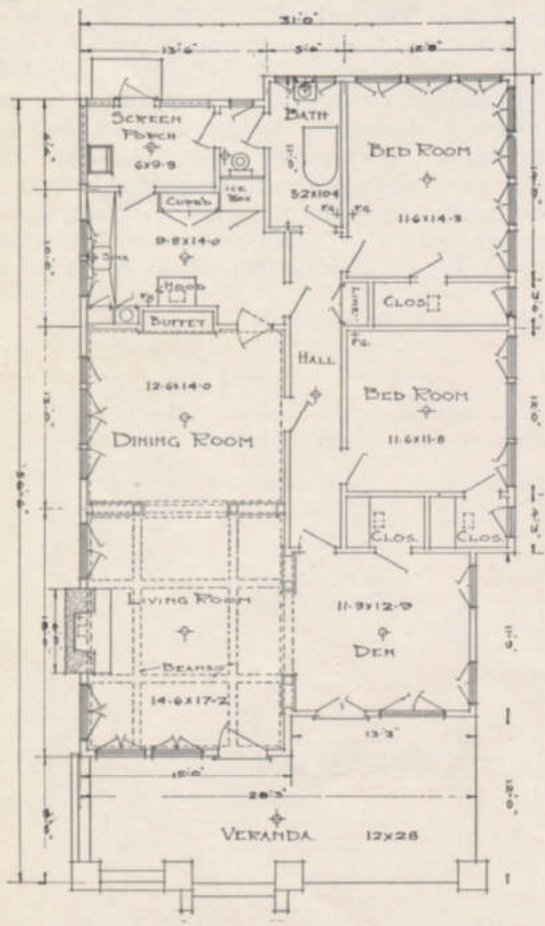


PLAN NO. 7—SIX ROOMS. 129 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mrs. Lillian Bertha Lovell

☐ Broad cement porch full width of house; heavy brick supporting pillars; massive roof to covered part. Open terrace with French doors to den or musicroom. Outside of shakes stained green; white trim and white composition roof. Porch pillars have cement tops and heavy timbers. Artistic brick chimney to match.

☐ Livingroom, diningroom and den open into one another, making great open effect for this size house. Livingroom has beam ceiling and handsome fireplace of art brick, with heavy top slab of polished Oregon Pine. Builtin bookcases between diningroom and livingroom and fine builtin buffet, all with glass doors to match casement windows. Diningroom has wood panels with plate rail. ☐ Hall from diningroom and den to two bedrooms, kitchen and bathroom. Rear bedroom entirely casement windows on two sides. Toilet separate from bathroom with doors from bathroom and screen porch. ☐ Kitchen has usual amount of cupboard and closet space, builtin refrigerator, cooler closet, and automatic water heater. Laundry tub on large screen porch. Hooded smoke vent for range. ☐ Den may be used as bedroom, having large closet. Exceptionally large closet in rear bedroom. ☐ Finish in livingroom, diningroom and den is of slash-grain Oregon Pine in dark brown; balance of house in white enamel. Oak floors in livingroom, diningroom and den; remainder polished Oregon Pine. Linoleum in kitchen, bathroom and toilet.

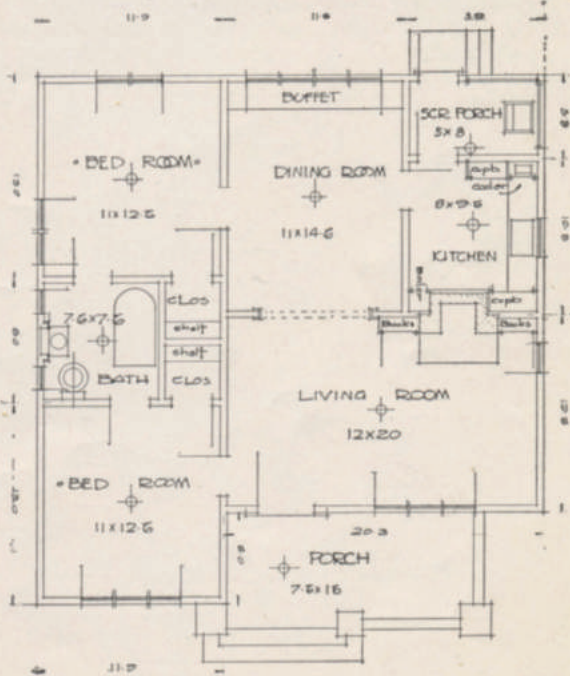
☐ Best of plumbing, bathroom fixtures, hardware and electric lights. All lights connected with push buttons. ☐ This house can be built for about \$2,250, exclusive of cellar or furnace. ☐ In the section where the house is built it is customary not to build cellars nor to put in furnaces, but to use small gas radiators and the open grate fire to take the chill out of the rooms in the early morning during the winter months.





PLAN NO. 74—FIVE ROOMS. 3573 Park Villa Drive, Arizona Street Tract, San Diego
Sold to Edna M. Brems

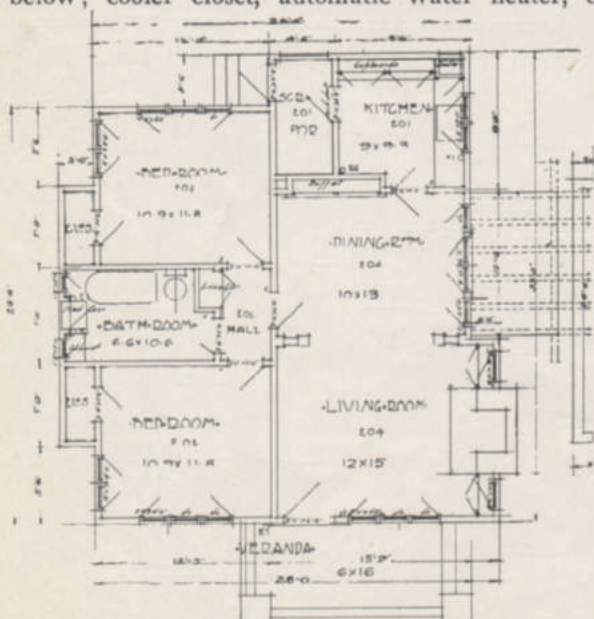
Graceful lines, accentuated by the outward curve given to the white plaster base, immediately attract the eye to this homelike Bungalow. Unusually wide eaves supported by heavy wooden brackets, big porch with white plastered columns and cement tops; cobblestone chimney; red-wood shakes stained brown and oiled; white composition roof; white trim to casement windows, door, eaves and brackets. Livingroom is 12 by 20 feet, and has an attractive mantel of soft-toned red brick, with built-in bookcases on each side, woodwork of this room and diningroom being slash-grain Oregon Pine, finished in a golden brown. Floor is of oak and electric fixture three-light shower from canopy. Diningroom has Dutch buffet across entire end of room with landscape window above and a fourteen-inch wood ceiling cove. Panelling is of Oregon Pine straps finished in golden brown. Oak floor. Three-light canopy chain shower. Bedrooms are reached by doors from diningroom and livingroom and each has a large closet. Bathroom is between and accessible from each room. Bedrooms are tinted in light tones. Woodwork is white enamel and floors polished pine. Bathroom is white enamel and floor covered with linoleum. Kitchen, large for size of house, has wood-stone drain boards, cooler closet, unusual cupboard and closet space, automatic water heater, and is finished white enamel, with linoleum on floor. Laundry tub on screen porch. Case-ment windows throughout. This house can be built for \$2,150, exclusive of cellar and furnace. Dutch buffet is the term given to buffets of the same general design as that shown on Page 28. It is not practical to give a more detailed description with each Bungalow illustrated, but reference to details in some of the interiors that are shown will convey a clear idea on many points, such as buttresses between livingroom and diningroom, also on Page 28.





PLAN NO. 200—FIVE ROOMS. 3541 Park Villa Drive, Arizona Street Tract, San Diego
Sold to Mr. James N. Weldon

Another clean-cut five-room house with good roof lines, well-designed chimney, porch well covered, and neat pergola porch on side. Livingroom fireplace makes a pretty picture of that end of the room, being red ruffled brick with brackets supporting heavy polished Oregon Pine top that extends over built-in bookcases on each side. Casement windows above. Livingroom and diningroom are separated by neat column buttresses with palisades between columns. Oak floors in both rooms and trim slash-grain Oregon Pine; finish dark brown. Built-in buffet in diningroom, has four glass doors above, beveled plate mirror back (18 by 72 inches) to serving top, and six drawers and two glass door cabinets below. French doors from diningroom to pergola porch are one of the attractive features of this house. Bathroom has extra built-in chest of drawers in addition to medicine cabinet. Hall contains large linen closet and bedrooms are particularly well lighted with casement windows and have good closets. Kitchen has two double door cabinets above counter shelf, one double door closet, four drawers and two flour bins below; cooler closet, automatic water heater, double sanitary drain board to sink, with five

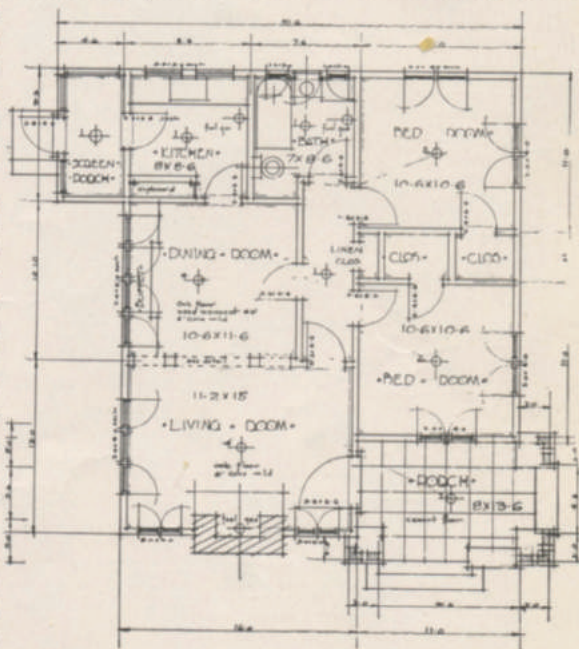


drawers and one closet below. Polished Oregon Pine floors in bedrooms, hall, bathroom and kitchen. Finish in these rooms is white enamel. Linoleum in kitchen and bathroom. Bathroom fixtures, plumbing, and electric fixtures are up to our regular standard. Can be built for \$2,150, exclusive of cellar and furnace. Exterior is of shingles stained green, and contrasts nicely with the white trim of the windows, doors and eaves, the red of the brick porch pillars and chimney, and the white composition roof. Pergola porch can very easily be enclosed with screens for the summer and glass for the winter and made to serve the joint purpose of breakfastroom and sunroom. Steps from front porch may be directly opposite oak entrance door, or at either end as suits location and depth of lot. Keep in mind that any objectionable features were corrected by our architect as these houses were built, and these corrections made in the plans. They are perfect Bungalows.



PLAN NO. 116—FIVE ROOMS. 3542 Arnold Street, Arizona Street Tract, San Diego
Sold to Mr. Benjamin Livesey, Jr.

Distinctive feature of this pretty Bungalow is the cobblestone chimney and porch. Combined with sawed redwood shakes painted gray, white composition roof, and white trim to casement windows, all opening out, is very pleasing. Well adapted to broad shallow lots. Arrangement for this size house is good. Cobblestone work is always attractive but unfortunately is usually too heavy for the balance of the house, particularly in small Bungalows. When kept in harmony with the general design it adds substantial character worth having. Porch may be of wood or cement, as suits convenience of builder. Heavy oak door opens into large living-room, in which is a fine fireplace mantel of art brick with large casement windows on either side. Livingroom has builtin buffet of Dutch design that goes well with house. Above it are casement windows the full length of room. Wood strap panels. Artistic head casing carried out in both diningroom and livingroom. Trim throughout is slash-grain Oregon Pine in weathered oak finish, except kitchen, bedrooms and bathroom, where finish is white enamel. Bedrooms comfortable, well lighted and ventilated, with large closets in each. Connecting hall has large linen closet. Bathroom large and fitted with model fixtures. Kitchen well arranged with good cupboard and closet space, first-class fixtures and screen porch adjoining, large enough for a breakfastroom. Floors in livingroom and dining-room are oak and polished Oregon Pine in balance of house. Linoleum in bathroom and kitchen. Also shades throughout. Handsome electric four-light drops with art glass shades in living-room and diningroom. Can be built for \$2,100, exclusive of basement and furnace. New arrivals in Southern California find traditions hard to get away from, but few cling to old standards to the extent of building an old-fashioned basement and garret, sleeping rooms upstairs, three times the amount of housework and one-tenth the amount of comfort establishment.

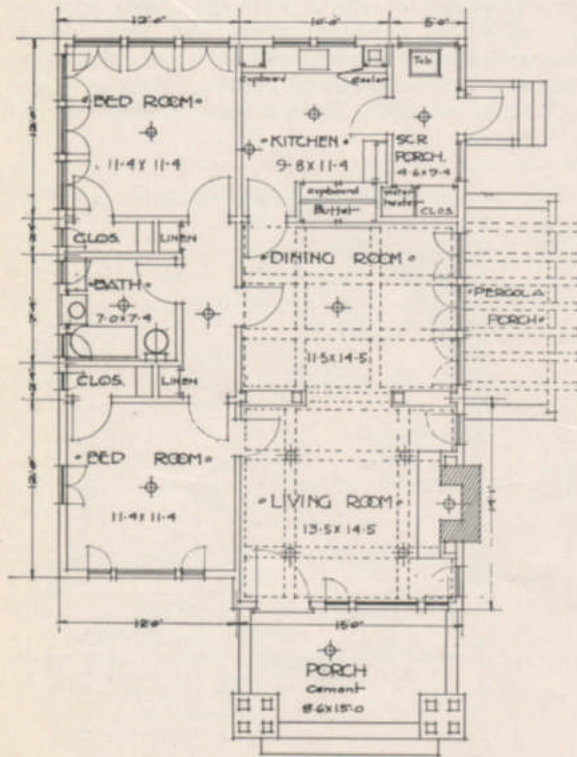


• FLOOR PLAN - NO. 116 •



PLAN NO. 2B—FIVE ROOMS. 823 Avenue A, Coronado Island Tract, San Diego Bay
Sold to Pearl Curtis

☑ Different from most Bungalows. Contrast between brown stained shakes, white composition roof, white plastered belt course, porch columns and chimney is exceptionally attractive. Heavy timbers and cement porch add to the individuality of this Bungalow. ☑ Livingroom and diningroom have quartered oak floors, beam ceilings, and heavy wood cove, finish being slash-grain Oregon Pine stained brown. Between livingroom and diningroom are builtin bookcases and on each side of the fireplace mantel are casement windows. Mantel is of art brick and well designed with heavy polished Oregon Pine top. ☑ Paneled wainscoting and plate rail are used in the diningroom which has french doors opening on pergola porch at side, insuring plenty of light and air. Builtin buffet in diningroom has bevel plate-glass mirror back to serving top and leaded glass doors to china closets above, with drawer and cupboard space below. Doors match those of builtin bookcases. ☑ Both bedrooms are large, have ample closet space and many windows. Bedroom in rear can be converted into a sun parlor or sleeping porch. Bathroom is between bedrooms, and hall contains two linen closets. ☑ Kitchen is well arranged, has sanitary drainboard, cooler closet, plenty of drawer space, and an automatic water heater. Hooded smoke vent for range. ☑ Sand finish plastering is used in all rooms, with hard finish wainscoting in kitchen and bath (marked to imitate tile) in high gloss finish. ☑ Floors in bedrooms, hall, bath and kitchen are polished Oregon Pine. Linoleum in kitchen and bath. Finish is white enamel except livingroom and diningroom. ☑ On Page 32 is a mate to this pretty Bungalow. We built the two on adjoining lots in the exclusive section of famous Coronado Island, where they have attracted much attention and been greatly admired. ☑ Can be built for \$2,250, exclusive of furnace and cellar.

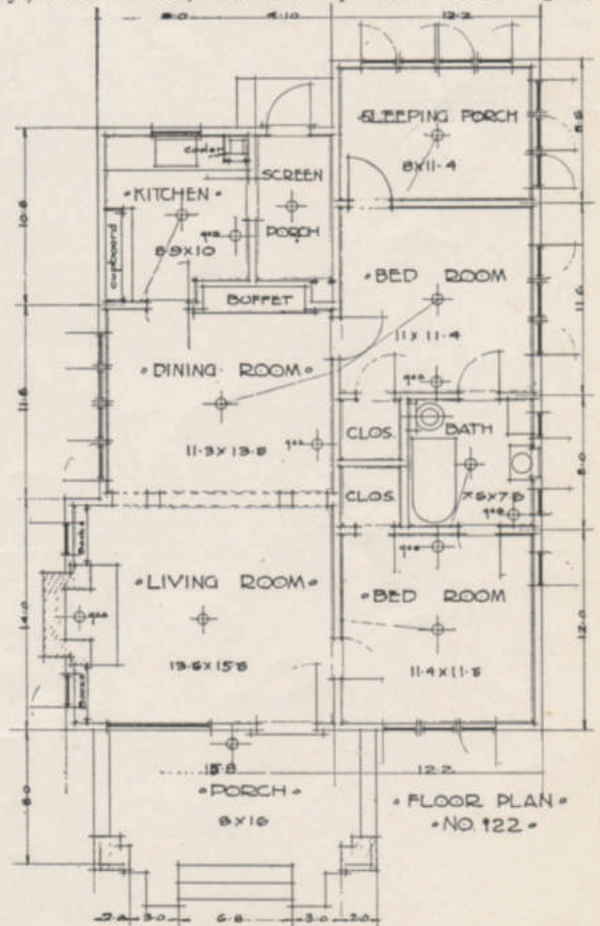


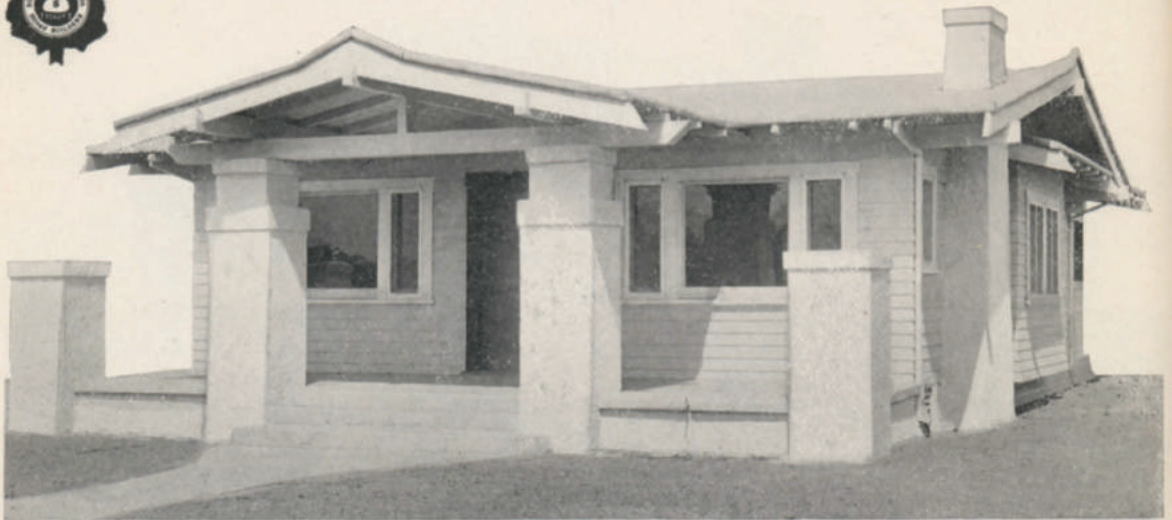
FLOOR PLAN NO. 2B



PLAN NO. 122—SIX ROOMS. 200 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mrs. Carrie Lowe

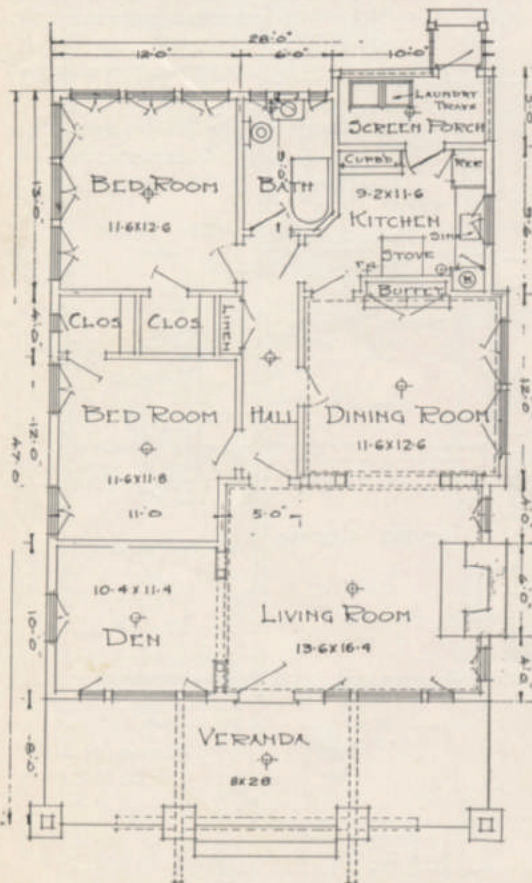
☑ Roomy cement porch with brick walls and pillars and brick chimney. Massive porch roof; heavy timbers. Exterior of shakes stained gray; trim white; white composition roof. ☑ No waste space. Livingroom and diningroom are practically one, separated by neat column effect. Handsome art brick fireplace with polished heavy Oregon Pine shelf, carried over built-in bookcases on each side. Bookcases have fancy glass doors to match diningroom buffet; casement windows above; large landscape window in front. Both rooms have heavy wood cove. Woodwork and walls in brown tones. ☑ Diningroom strap paneled with art paper in panels. Builtin buffet unusually good, with artistic glass doors above and below, and bevel plate mirror back. Diningroom well lighted by four large casement windows. Handsome three-light chain canopy electric drop in livingroom and long three-chain drop from canopy in diningroom. ☑ Bathroom between two large bedrooms; has builtin stand of drawers and regular medicine cabinet. ☑ Kitchen has ample cupboard and closet space, cooler closet, and automatic water heater. Hooded smoke vent for range. Laundry tub on screen porch. ☑ Fine sleeping porch, all windows on two sides, opening off rear bedroom. Door from sleeping porch to screen porch. Three large casement windows in rear bedrooms, four in front bedroom. Large closets. ☑ All rooms except livingroom and diningroom finished in white enamel. ☑ Electric lights connected with push buttons. Best of plumbing, bathroom fixtures and hardware. ☑ Oak floors in livingroom and diningroom. Polished Oregon Pine floors in balance of house. ☑ Can be built for about \$2,100, exclusive of cellar and furnace.



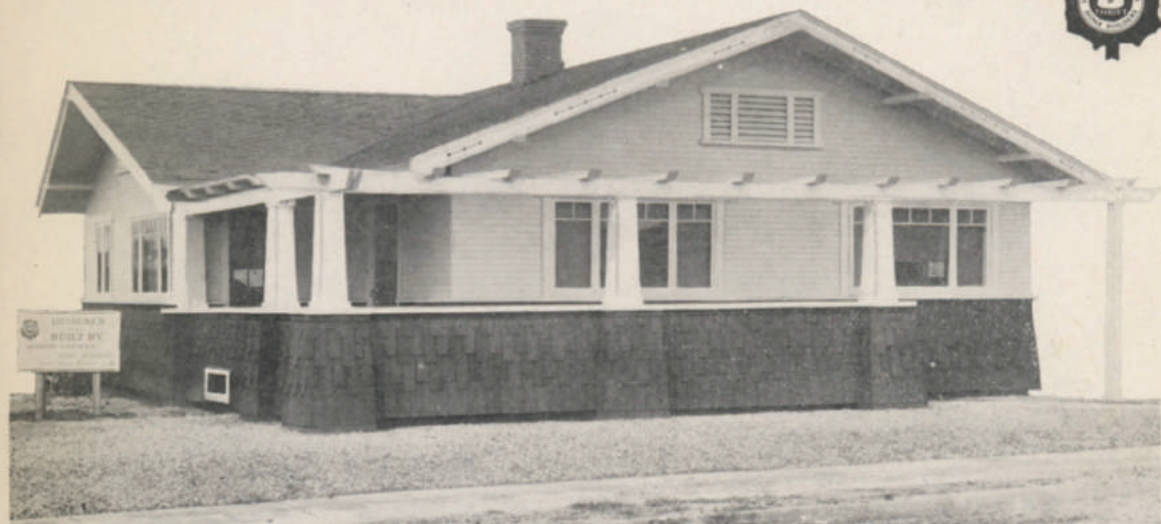


PLAN NO. 14—SIX ROOMS. 121 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mr. John Burr

Distinctive type of Bungalow construction and decidedly attractive. Broad cement porch, heavy supporting brick pillars and half pillars, plastered in stucco, open terrace on each side.

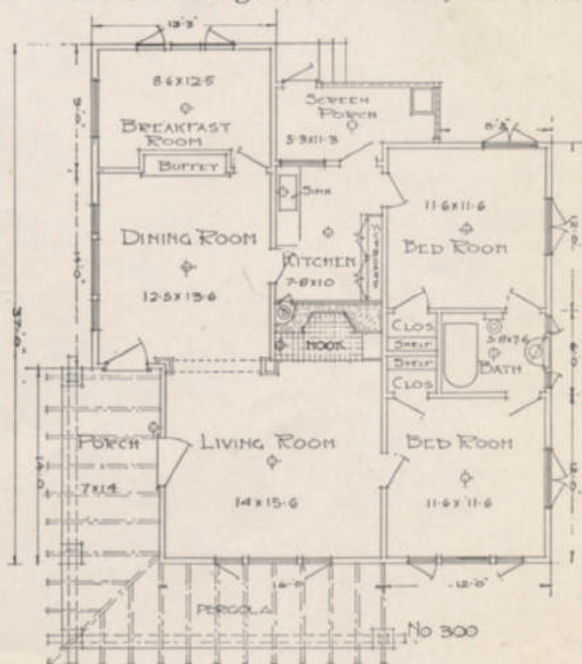


Outside six-inch siding painted white; roof white composition. Broad chimney plastered in white stucco. Oak front door. Livingroom and den extend across entire front and with diningroom give a most effective impression of commodiousness. Casement windows throughout except landscape windows in livingroom and den. Livingroom, diningroom and den have heavy wood cove and oak floors; woodwork is slash-grain Oregon Pine in light brown finish. Other rooms white enamel with polished Oregon Pine floors. Livingroom fireplace of simple design in art brick of rough finish and gray tone; mantel top of polished Oregon Pine. Builtin bookcases with artistic glass doors between livingroom and diningroom. Diningroom wood paneled throughout; plate rail; neat builtin buffet with six drawers and closet below, two double door china closets in top; leaded glass doors. Handsome four-light chain electric drops in livingroom and diningroom, two-light chain drop to match in den. Bedrooms are exceptional in size, closet room and windows. Well arranged bathroom. Linen closet in hall. Kitchen contains builtin refrigerator, cupboards and closets, automatic water heater, cooling closet, hooded smoke vent for range. Large screen porch with laundry tubs. Best of plumbing, hardware and bathroom fixtures. Linoleum on bathroom and kitchen floors. Can be built for \$2,150, exclusive of cellar and furnace.



PLAN NO. 300—FIVE ROOMS. 559 $\frac{1}{2}$ Arnold Street, Arizona Street Tract, San Diego
Sold to Mrs. E. B. Watson

Some houses are possessed of characteristics that immediately give the impression of being big, when in reality they do not cover any more ground space than the ordinary house of the same type. This is one of them. The effect, in a measure, is due to the method of handling the porch. Contrast between brown stained shingles and finished gray redwood siding is most marked, the pergola adding greatly to the general effect, which is also helped by the green shingled roof. From pergola porch oak door opens into livingroom and french door into diningroom. Livingroom has fine mantel in soft tone red art brick. This is cozily recessed to form an inglenook. Finish is slash-grain Oregon Pine with heavy wood cove moulding. Oak floor. Three-chain electric cluster fixture. Diningroom is also finished in slash-grain Oregon Pine with heavy wood cove moulding over plate rail. Oak floor. Three-chain electric cluster fixture. Walls of rooms are tinted in tan. Buffet has four glass doors above, and below three drawers in center with drawer and cupboard on each side. Mirror back to serving top. Inside feature, in addition to inglenook, is breakfastroom, finished to match diningroom, strap paneled, with plate rail, and oak floor. Single chain fringed drop light. Bathroom between bedrooms and connecting with both. Kitchen has our regular equipment of cupboard and drawer space, woodstone drainboard, automatic water heater and cooler closet. Door from kitchen to rear bedroom, and from livingroom to front bedroom. Bedrooms, kitchen and bathroom white enamel and polished Oregon Pine floors. Linoleum on kitchen and bathroom. This house can be built for \$2,100, exclusive of cellar and furnace. In its class you cannot find better than this house, either in exterior lines or interior plan. The most of the pergola porch was an afterthought and is an illustration of the value of our plans to the practical home builder. We found the house lacked something when completed, and that something proved to be the big porch and its timbers.

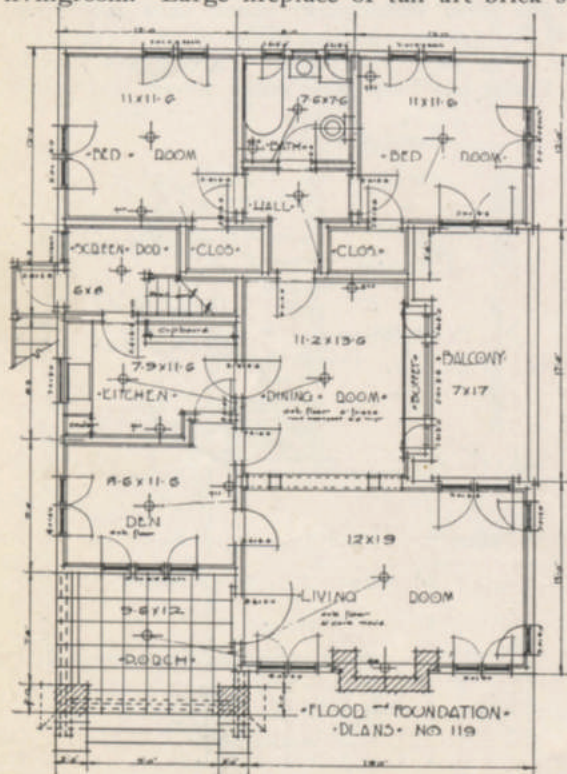




PLAN NO. 119—SIX ROOMS. *9 1/4 Manzanita Street, Manzanita Tract, Los Angeles*
Sold to Mr. B. B. Ringo

Beautiful adaptation of Swiss and Japanese architecture to the Southern California Bungalow, worked out with infinite care and detail. Like all houses with a second-floor "down" on this tract, the only change in plan required for one-story building is elimination of stairs on kitchen screen porch. Handsome cobblestone chimney, cobblestone porch with cement floor, wide eaves, heavy timbers and casement windows give a delightful effect. Finish is white enamel throughout and the exterior of finished redwood siding painted white with gray trim and white composition roof. Oak door, with windows to match casements, opens from porch to big livingroom. Large fireplace of tan art brick surmounted with four-inch thick Oregon Pine top.

Tapestry paper. Heavy wood cove and large inverted electric dome; bracket lights above mantel. (See Page 27.) Diningroom and livingroom are separated by builtin bookcases with doors to match casement windows, which effect is also carried out in diningroom buffet. As illustration shows, diningroom has heavy wood panel, plate rail, painted canvas above, and beamed ceiling. Breakfastroom or den is wood paneled almost to ceiling, (See Page 29) and is separated from livingroom by french door. Illustrations of diningroom on Page 28 show the care with which details of builtin effects are worked out in all of our houses. This buffet has four large china closets, with glass doors to match bookcases and casement windows, and four large drawers. Above is fine plate glass landscape window, and two casement windows, overlooking pergola porch, which in this house has been screened and is reached by french doors from livingroom and rear bedroom. When built as a one-story house, this porch can be extended, made with cement floor, roofed with glass and glassed in or treated in such manner as is suitable to the particular climate in which it is built. On Page 29 is illustration of one of the bedrooms in which a picture rail is introduced; a novelty, the practical advantages of which

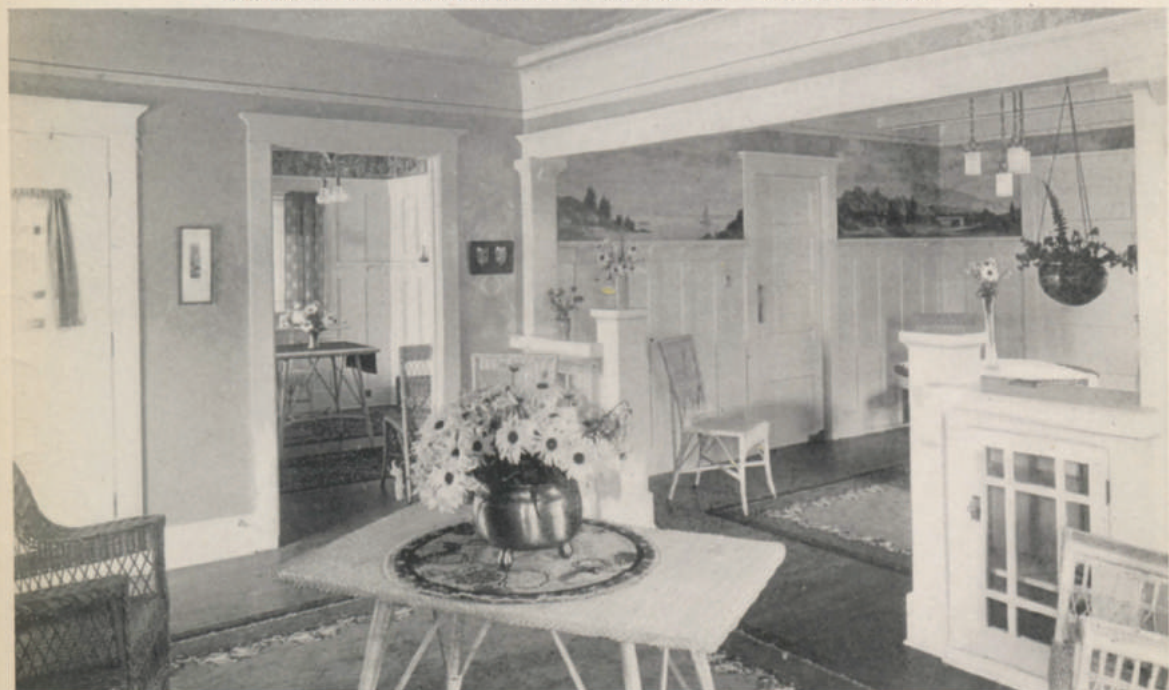


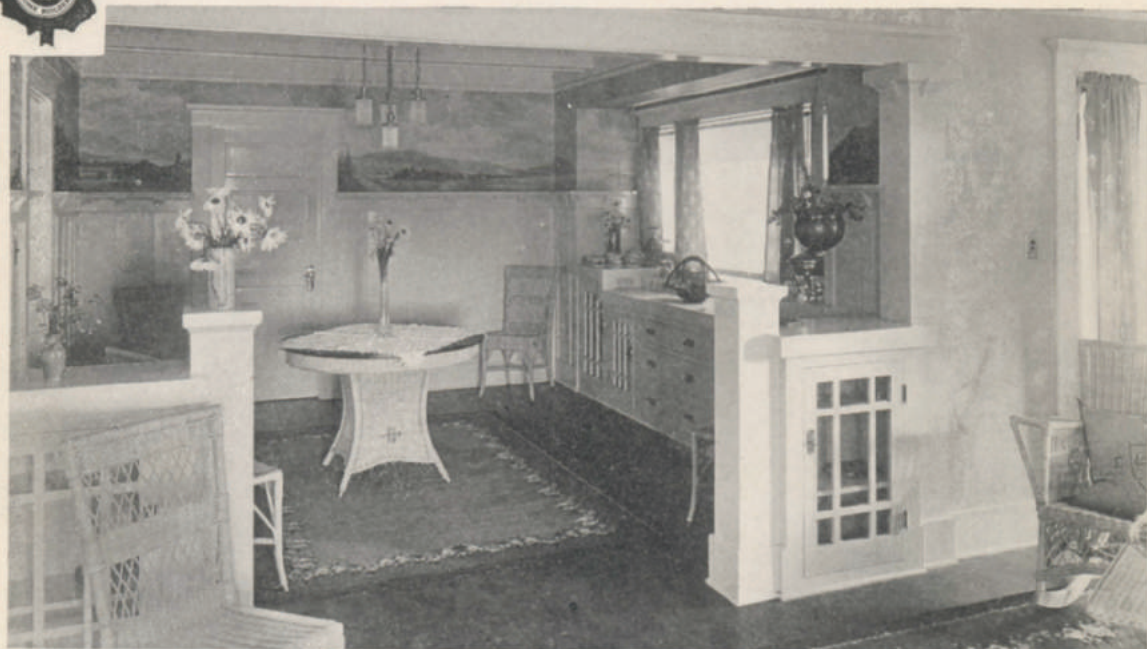


ONE SIDE OF LIVINGROOM—PLAN NO 119

will appeal to every housewife. ¶ The effect of the white enamel in this house is supplemented by the use of white reed furniture. ¶ Floors in diningroom, livingroom and den are oak and the balance of the house highly polished Oregon Pine. ¶ Kitchen is particularly well equipped and has a large screen porch in which laundry tubs may be installed. ¶ Second floor "down" contains another bedroom, and laundry, trunk and furnace room. ¶ Hall from diningroom

FROM OPPOSITE SIDE OF LIVINGROOM—PLAN NO. 119

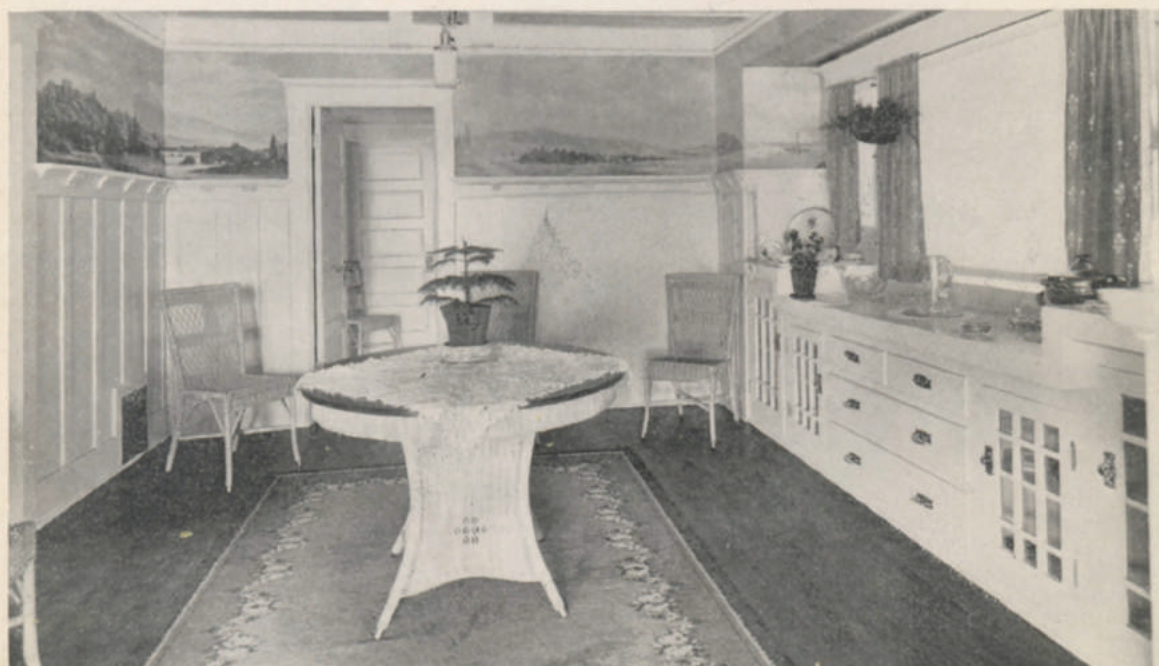




FROM LIVINGROOM INTO DININGROOM—PLAN NO. 119

connects with two large bedrooms and bathroom. Bathroom fixtures are the best as are those in kitchen, and illustrations show the character of the electric fixtures used in these houses. **Q** Arrangement is altogether admirable. Commencing with the open hospitality of the big front porch and the livingroom, there is the privacy of the den or breakfastroom and of the pergola porch alongside of the diningroom, marked "Balcony" on floor plan.

DETAILS OF BUFFET, PANELS, PLATE RAIL, ETC.—PLAN NO. 119





BREAKFASTROOM DETAILS—PLAN NO. 119

Working part is effectually shut off from living part and there is a privacy about the arrangement of the bedrooms and bath particularly desirable where houses are built close together. This house may be built for \$2,800, exclusive of basement and heating apparatus, and equally desirable effects may be obtained by finishing livingroom, diningroom and breakfastroom in dark tones.

BEDROOM DETAILS—PLAN NO. 119

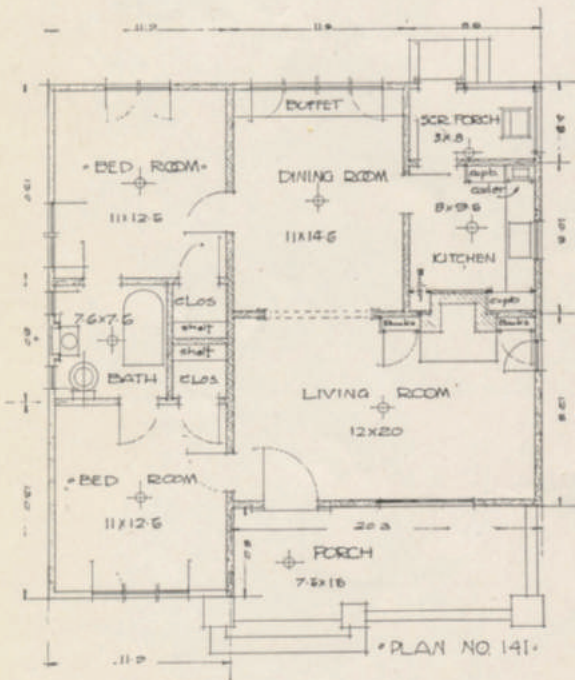




PLAN NO. 141—FIVE ROOMS. 145 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Stern Realty Company

¶ To find fault with this Bungalow is difficult. From the cement porch with its brick walls and pillars cement topped to the steps from the screen porch, there is not one inch of waste space nor anything but solid comfort and substantial construction. Built of finished redwood siding, painted white, with white composition roof, white trim and casement windows, the lines are simple and dignified. ¶ Livingroom large with big fireplace; art brick mantel having heavy top and bookcases on each side. Fireplace on inside wall of diningroom faces landscape window overlooking porch. Livingroom has beam ceiling and wood cove and

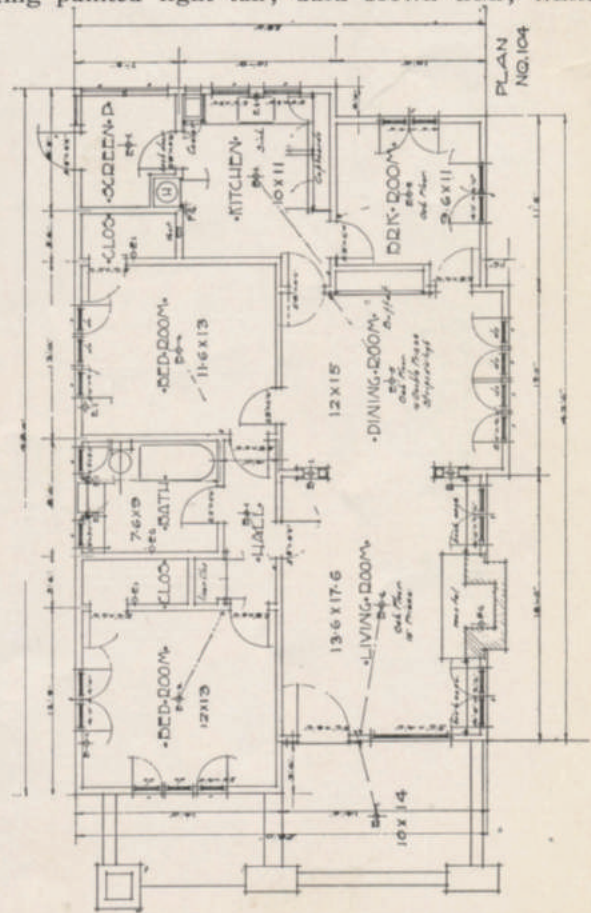
opens directly on diningroom, except for buttresses, giving a clear sweep from front to rear of house. ¶ At rear of diningroom is a fine builtin buffet extending entire width of room and having four casement windows above. Buffet has two double glass door closets, three wood door closets, and ten drawers. Diningroom is strap paneled with gray tone paper in the panels, and tan tint above. Woodwork in both rooms is tinted brown. ¶ Four-light chain canopy drop in livingroom and chain canopy dining-table dome in diningroom. ¶ Door from livingroom opens upon bedroom which has large closet. Door from diningroom opens upon rear bedroom, which also has large closet. Bathroom between with door to each bedroom. Both bedrooms unusually well lighted, as is the entire house. All casement windows with the exception of large landscape window in livingroom. ¶ Kitchen very compact with ample closet space, hot water heater, cooler closet, etc. Screen porch has laundry tub. Kitchen also has hooded smoke vent for range. ¶ Oak floors in livingroom and diningroom; polished Oregon Pine in bedrooms and bath. Linoleum on bathroom and kitchen floors. ¶ This house can be built for \$2,150, exclusive of basement and furnace.





PLAN NO. 104—SIX ROOMS. 981 De Frees Street, Manzanita Tract, Los Angeles
Sold to Mr. John R. Dudley

Substantial home. Comfortable cement porch, brick walls and pillars supporting roof with wide eaves. Large pyramidal brick chimney (around corner from porch; does not show in illustration). Exterior of finished redwood siding painted light tan; dark brown trim; white composition roof. Livingroom has heavy wood cove and large fireplace with semi-circular opening and extra heavy wood mantel top. Large bookcases fill out that entire side of room; casement windows above. Landscape window overlooks porch. Very wide opening between livingroom and diningroom, with ornamental buttresses. Massive builtin buffet, plate mirror back, three heavy glass doors on top, and drawer and closet space below. Very effective diningroom, wood paneled with the usual plate rail. Big breakfastroom paneled with white enamel wood straps, tinted blue in panels, and Dutch wallpaper above plate rail. Kitchen with an unusual amount of cupboard and closet space, cooler closet, woodstone drainboards, automatic water heater, builtin refrigerator and large screen porch with two laundry tubs. Hooded smoke vent for range. Hall from livingroom gives access to both bedrooms, which are likewise large, and to bathroom. Large builtin chest of drawers in front bedroom closet. Linen closet in hall. Trim throughout slash-grain Oregon Pine; finish dark brown in livingroom and diningroom; white enamel in other rooms. Floors oak in livingroom and diningroom; polished Oregon Pine elsewhere; kitchen and bathroom covered with linoleum. Usual handsome drop light electric fixtures in diningroom, livingroom and breakfastroom. All plumbing and bathroom appliances of the best. This house may be built for about \$2,500, exclusive of basement and furnace.





PLAN NO. 3B—FIVE ROOMS. 825 Avenue A, Coronado Island Tract, San Diego Bay
Sold to Mrs. F. D. Miller

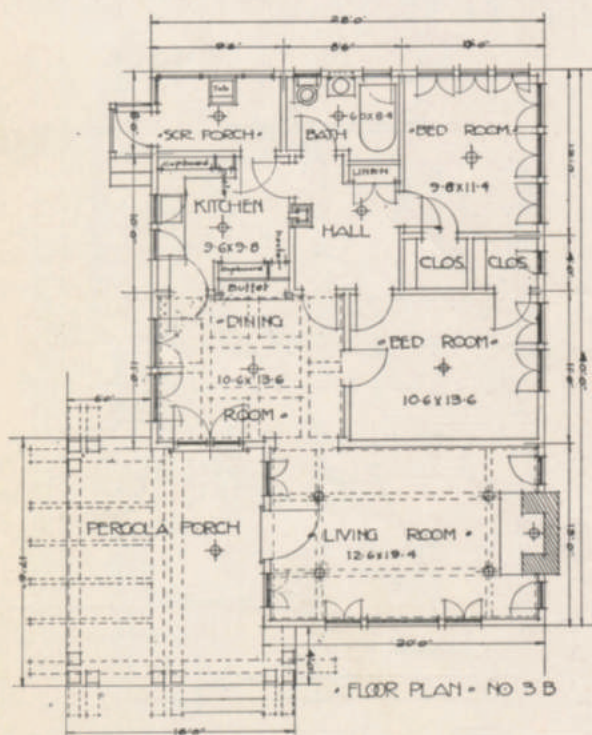
☑ Built adjoining Bungalow 2-B (Page 22). These two bungalow homes are very pleasing to the eye. Like its mate, the cement porch, heavy timbers, white cement plastered exterior, large chimney and composition roof, with woodwork stained green, give an effect of distinction.

☑ Two principal rooms are finished in Oregon Pine polished, with a mahogany stain. Floors are quartered oak. Livingroom and diningroom are connected by large cased opening and beaming is of special design; considered to be very fine. ☑ Paneling in diningroom is heavy and the whole effect given strength by massive fireplace, heavy wood cove and fine mantel. Book-

cases on either side have leaded glass doors that match those in fine builtin buffet in the diningroom. This buffet has bevel plate mirror back to serving top, drawer and cupboard space below and china closets above. ☑ Plenty of closet room and unusually large window space conveniently located, are points of merit in two large bedrooms which open into centrally located hall. Rear bedroom can be converted into sleeping porch or sun parlor. Bathroom is well arranged with extra chest of builtin drawers in addition to usual medicine cabinet.

☑ Kitchen, like bedrooms and hall, is finished in white enamel, has nickel hardware, sanitary drain board, cooling closet, automatic water heater, hooded smoke vent for range, and extra large cupboard space. Laundry tub on screen porch. ☑ All rooms have sand finish plaster with wainscoting in bath and kitchen marked to imitate tile. Polished Oregon Pine floors in bedrooms and hall; linoleum on floor in kitchen and bath. Large window box in front. ☑ Taking all features into consideration these two Bungalows (2-B and 3-B) are choice examples of Southern California homes.

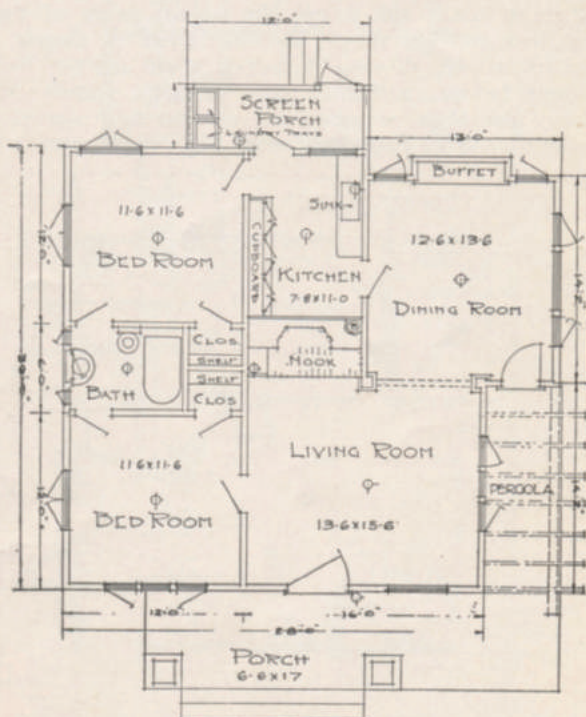
☑ Can be built for \$2,300, exclusive of cellar and furnace.

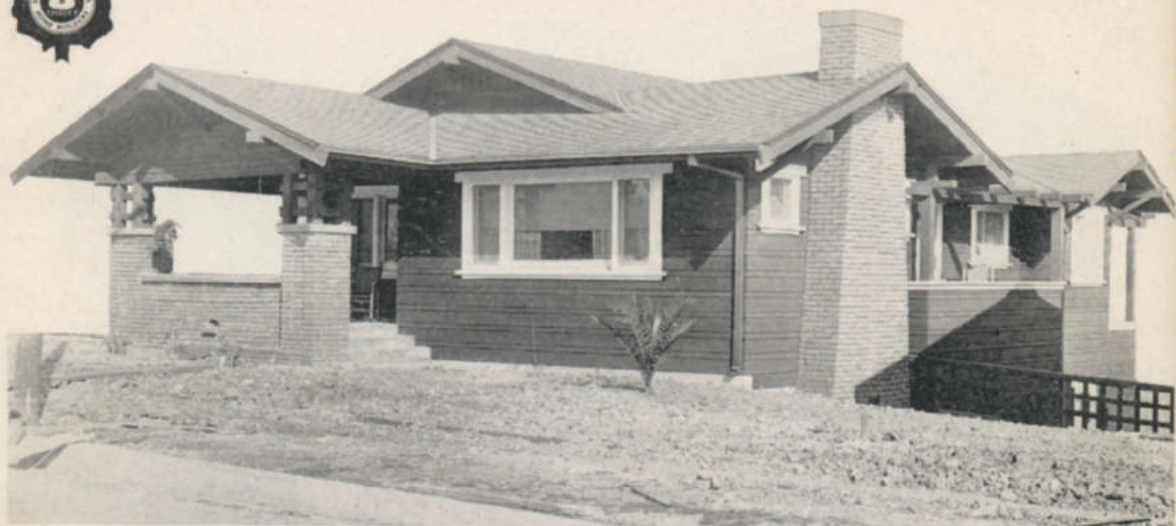




PLAN NO. 301—FIVE ROOMS. 5533 Park Villa Drive, Arizona Street Tract, San Diego
Sold to.....

Well proportioned. Roof of porch has wide eaves, is supported by heavy timbers with open terrace effect on corner and pergola on side giving an appearance not generally found in a house of this size. Body of house is of four and eight-inch finished redwood siding painted white, with deep cream trim. White composition roof. Rooms are very large. Livingroom mantel of gray art brick is recessed, with heavy 4-inch Oregon Pine top extending out on each side over built-in bookcases. Feature of the diningroom is buffet extending across one end with landscape and casement windows. Below are ten drawers, one double glass door, and two single glass doors to china closets. Very wide french door opens from pergola porch to diningroom. Finish in both rooms is slash-grain Oregon Pine tinted brown. Livingroom walls buff tint with cream ceiling. Diningroom walls chocolate brown, buff between plate rail and moulding and cream ceiling. Heavy wood frieze below moulding. Three-chain electric shower from canopy in livingroom with a similar but more elaborate fixture in diningroom. Oak floors in both rooms. Good size bedrooms with neatly arranged connecting bathroom between, and closets in each room. Single light electric drops in each room. Kitchen is up to our standard; has double woodstone drainboard, and plenty of cupboard and drawer space; automatic water heater and cooler closet. Screened porch with laundry tub. Bedrooms, bathroom and kitchen finished in white enamel. Floors polished Oregon Pine, with linoleum in kitchen and bath. Casement windows throughout. At corner of porch railing may be carried from pergola porch around to front porch pillar, with a small post at corner. Can be built for \$2,200, exclusive of cellar and furnace.

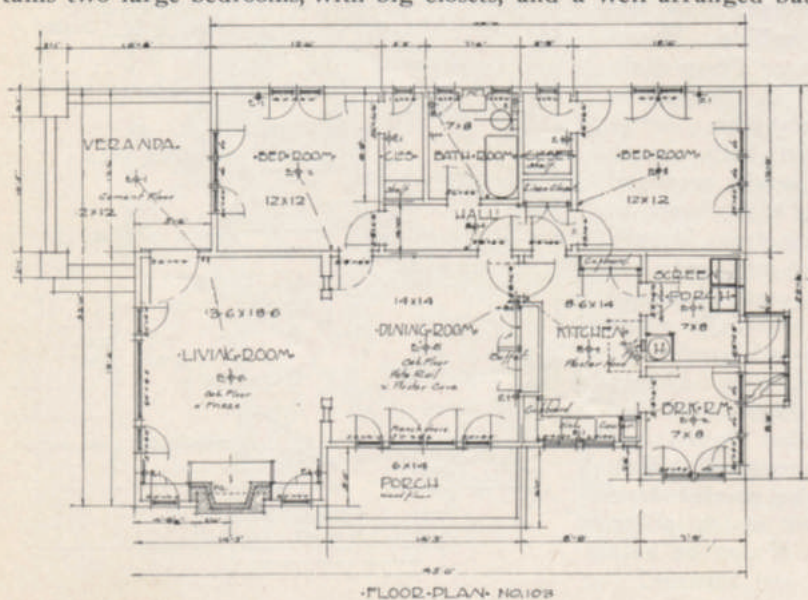




PLAN NO. 103—SIX ROOMS. 972 Manzanita Street, Manzanita Tract, Los Angeles
Sold to Mr. L. B. Parker

☐ Porch here is the striking feature—its width and depth and closed-in sides making it an ideal lounging place for the entire family. Pillars and porch wall are of blue brick, as is massive brick chimney. Exterior is of wide and narrow rustic redwood siding stained dark brown and shingled roof to match. White trim. ☐ French doors open from porch into livingroom, which is papered in brown and has an ample fireplace of simple design in art brick, flanked on either side by built-in bookcases with artistic doors. Landscape window. ☐ Pillars or buttresses between livingroom and diningroom are simple and give the effect of large space, livingroom and diningroom combined being 27 feet 6 inches long. Diningroom has a high wood panel in black oak finish, the strong grain of the slashed Oregon Pine standing out well when handled in this way. Built-in buffet is simple and massive in design. Four glass doors in closets above, unusually heavy plate mirror back to serving top, and five drawers and two closets below. Off this room through french doors is a nice Pergola porch that is boxed up three feet high, screened all around and roofed with glass. ☐ Sleeping side of the house contains two large bedrooms, with big closets, and a well-arranged bathroom. Window space assures

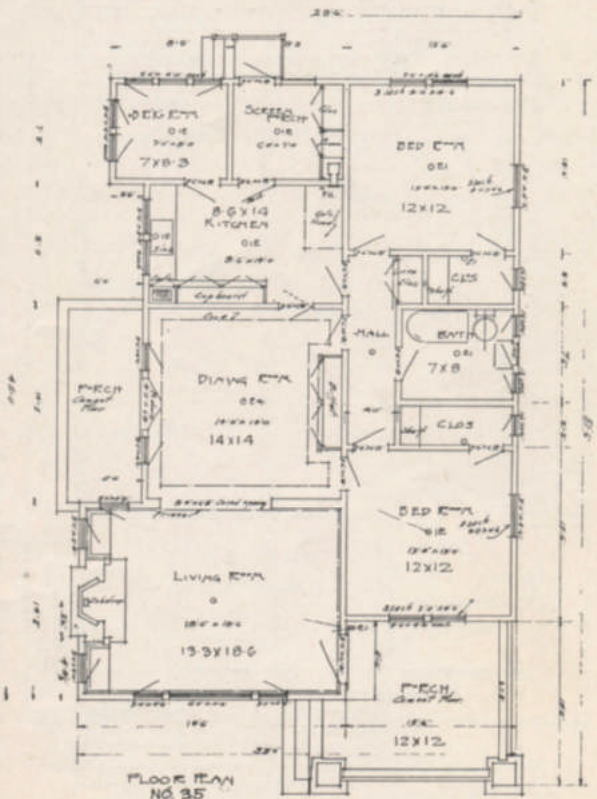
plenty of light and air. Linen closet in hall. ☐ Breakfast room is in white enamel with wood strap panels, heavy plate rail and moulding. Tinted blue in panels, gray blue above, and buff ceiling. Single drop electric light in center. ☐ Kitchen has plenty of cupboard and closet space, automatic water heater and cooler closet. Hooded smoke vent for range. Very large screen porch with built-in refrigerator. ☐ There are two large rooms in the second floor "down," one being finished as a bedroom and the other a furnace- and trunkroom. ☐ Can be built for \$2,800, exclusive of cellar and furnace.





PLAN NO. 35.—SIX ROOMS. 148 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mr. Jesse Lee Williams

☐ Fine square cement porch, well roofed over in a substantial manner; brick supporting columns plastered in white cement; massive chimney, good roof lines; wide eaves. Exterior of rustic redwood siding stained brown; trim white; white composition roof. ☐ Heavy oak door opens upon unusually large livingroom with a large fireplace of art brick in brown tone; built-in bookcases on each side and casement windows above. ☐ Diningroom arrangement is different. Fine built-in buffet on inside wall opposite french doors that open upon cement pergola porch (See illustration). Buffet has glass door closets above and below and mirror back to serving top. Both rooms are finished in slash grain Oregon Pine stained light brown. Oak floors. ☐ Door from diningroom gives access to front bedroom and to a hall that opens to bath, rear bedroom and kitchen. Bedrooms have huge closets. Linen closet in hall. ☐ Kitchen large in proportion, like all the rooms in this house; cupboard and drawer space, cooler closet, automatic water heater; big screen porch with laundry tubs and built-in refrigerator. Has hooded smoke vent for range. ☐ Another inside feature is the cozy breakfastroom off the kitchen; paneled in Oregon Pine straps enameled white, walls tinted blue in panels. Single light electric drop in center. ☐ Electric fixtures in diningroom and livingroom are four-chain drops from canopy. Hardware, plumbing and bathroom fixtures are the best. ☐ Can be built for \$2,150, exclusive of cellar and furnace. ☐ Pergola porch may be screened or glassed in and made a delightful sunroom, a place for flowers in the winter in colder climates, or the dozens of uses that such an addition to a home of this kind can be put to. Casement windows throughout these Bungalows may be hung to swing in or out as preferred. Roof is white composition. All this roofing is guaranteed.





PLAN NO. 15—FIVE ROOMS. 116 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mr. J. J. Smit

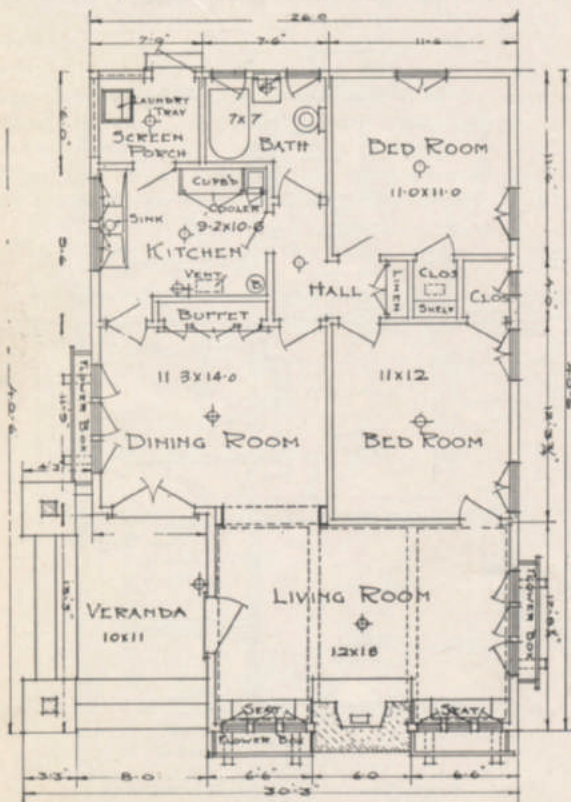
¶ An exceedingly pretty Bungalow with massive brick chimney and brick pillars carrying heavy timbers that support roof over a wide indented cement porch. Heavy oak door gives entrance to large beam ceiling livingroom. Fireplace mantel is tan pressed brick with polished four and one-half inch thick slash-grain Oregon Pine top. ¶ Three casement windows each side of fireplace; below are builtin window seats. Three casement windows also on side of this room, making it very light and comfortable the year through. ¶ Diningroom paneled

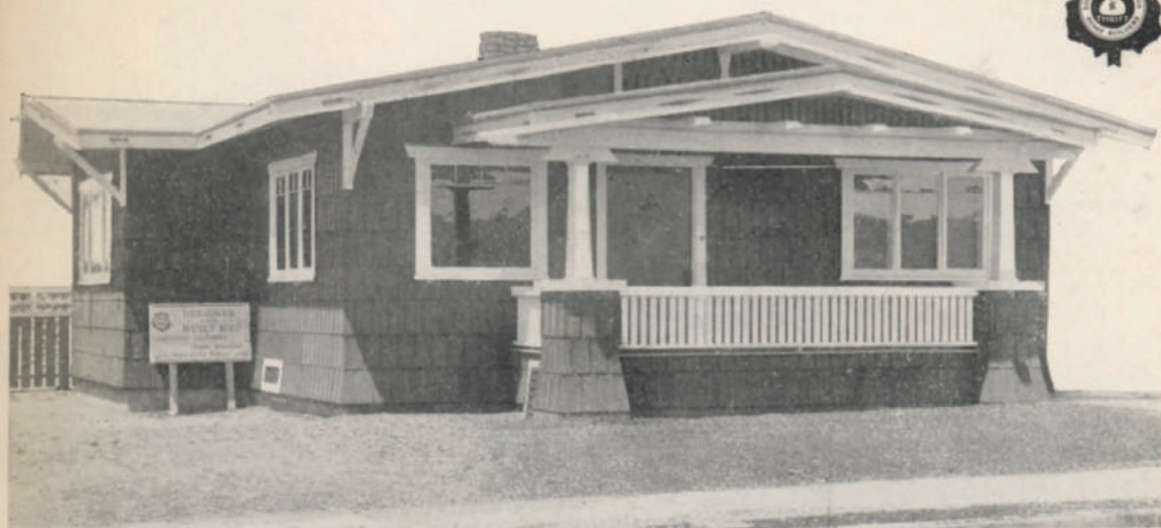
with wood straps, imitation leather panels, and has wide plate rail. Builtin sideboard is exceedingly good, having three large drawers and three double glass door closets below, and four glass doors in the top. ¶ Large double french door opens from diningroom to front porch and three casement windows on the side give plenty of light. ¶ Three-light electric chain drops in livingroom and diningroom. ¶ Door from livingroom opens into one bedroom. Door from diningroom opens into hall, giving entrance to both bedrooms, bathroom and kitchen, and containing large linen closet. Large closet in each bedroom. Both are well lighted by casement windows and two drop center electric fixtures.

¶ Bathroom and kitchen have best of fixtures, as in all our houses, and kitchen has ample closet and cupboard space, automatic water heater, cooler closet and hooded smoke vent for range. Laundry tubs on screen porch.

¶ Window boxes under front windows. Composition roof. Shakes painted green. White trim. Oak floors in livingroom and diningroom; other rooms floored with polished Oregon Pine.

¶ Interior trim is slash-grain Oregon Pine, finished golden brown in livingroom and diningroom and white enamel in bedrooms, bath and kitchen. ¶ Can be built for \$2,000, exclusive of cellar and furnace.





PLAN NO. 308—FIVE ROOMS. 3558 Arnold Street, Arizona Street Tract, San Diego
Sold to Mr. Johan C. Reckleben

Neat is the word descriptive of this splendid five-room Bungalow, from its ample and well-covered porch to every particular of interior and exterior design and finish. The oiled redwood shakes in natural color contrast well with the clean white trim and white composition roof.

Feature of livingroom is the fireplace inglenook with builtin seat. Woodwork is slash-grain Oregon Pine, walls tinted dark terra cotta to heavy wood cove moulding and cream ceiling. Wide opening between livingroom and diningroom. Latter is strap paneled with heavy plate rail and head casing, panels being tinted to match livingroom. Builtin buffet has four glass doors in china closet, mirror back to serving top, five drawers and two closets below.

Three-chain electric drop in livingroom and four-chain cluster glass dome fixture in diningroom.

Door from livingroom opens into front bedroom, and from kitchen into rear bedroom; large bathroom between with connecting doors to each room.

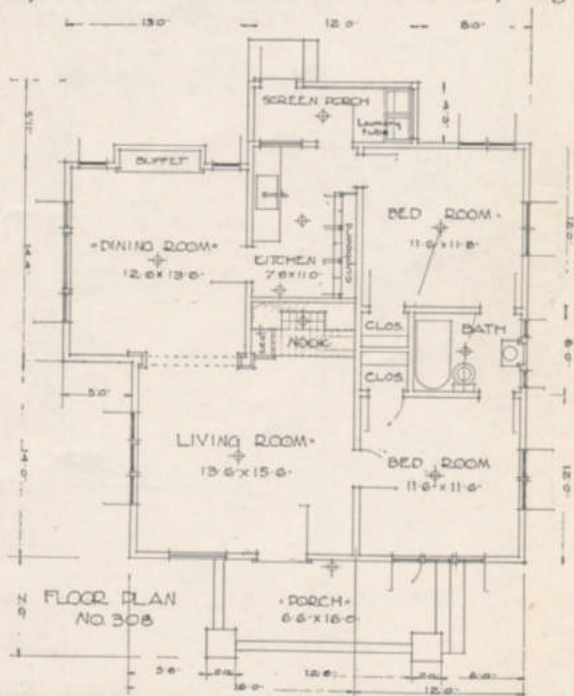
Kitchen has usual supply of drawer and cupboard space, double woodstone drain board, automatic water heater, and cooler closet.

Oak floors in livingroom and diningroom; polished Oregon Pine in rest of house. Linoleum in kitchen and bathroom.

Trim throughout is slash-grain Oregon Pine; finish in livingroom and diningroom is dark brown and white enamel in bedrooms, bathroom and kitchen.

Can be built for \$1,950, exclusive of cellar and furnace.

The trouble with most five-room houses, be they Bungalows or otherwise, is that they not only look but are "dinky" and shoddy. Not so with the Bungalows we build. They both look and are big, with big, livable, homelike rooms, and are homes that you can well be proud of. We have given to them a great deal of thought and care. Our architectural department has made a special study of fittingly combining handsome exteriors with interiors that are a real pleasure.

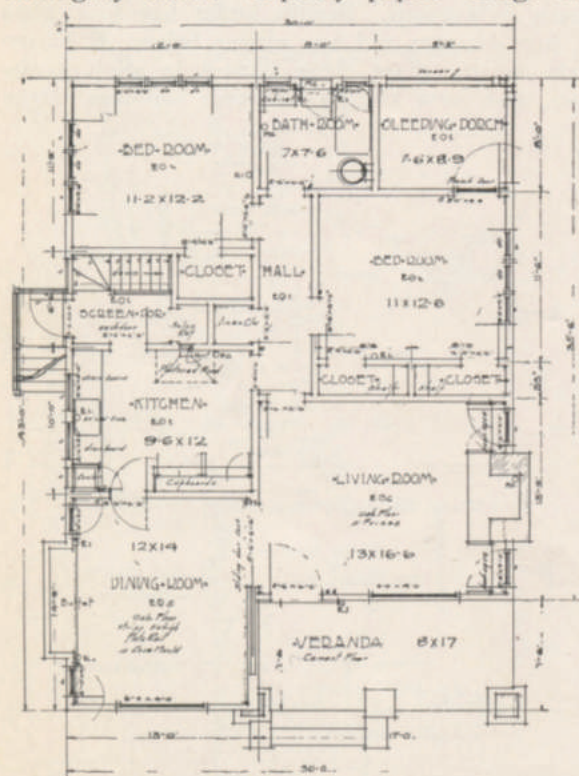




PLAN NO. 112—SIX ROOMS. 954 Manzanita Street, Manzanita Tract, Los Angeles
Sold to.....

☐ Sturdy. Heavy cement porch, brick supporting pillars, large brick chimney, massive beams and large rooms. ☐ Outside is shingled and stained light brown; trim darker brown and roof white composition. Oak door opens into large livingroom, which has heavy wood cove, massive fireplace of simple design in tan art brick with heavy four-inch mantel top. This is carried full width of room on both sides of fireplace over built-in bookcases. Bookcases have ornamental glass doors and casement windows above. Trim is selected Oregon Pine, mahogany finish. Tapestry paper. Large landscape window. Oak floor. ☐ Diningroom is

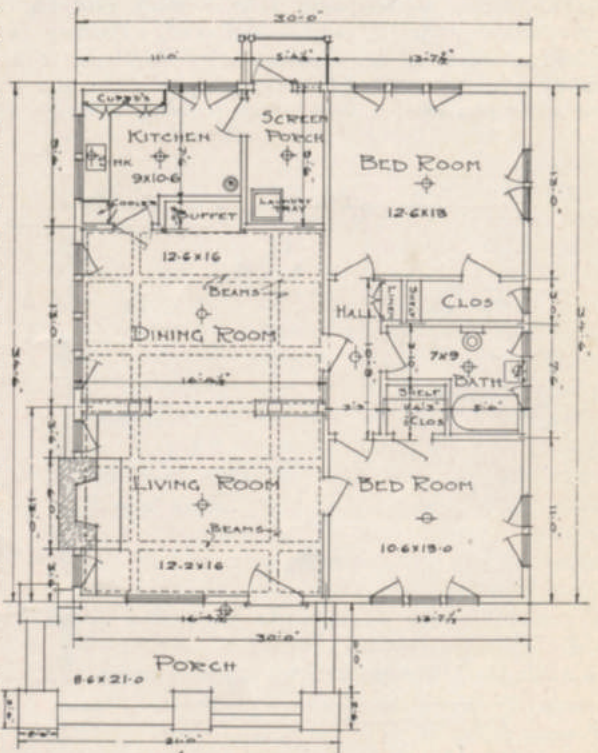
heavily paneled in wood and has very fine built-in buffet with mirror back, ornamental side columns, and fancy glass doors. Buffet has five large drawers and two large cupboards in bottom and two large double door china closets above. Ceiling is strongly beamed and has heavy wood frieze. Handsome seven-light electric drop. Sliding glass door separates livingroom from diningroom. Finish dark brown. Oak floor. Landscape window. ☐ French door from livingroom to hall. Large linen closet. ☐ Bedrooms are big. One has two closets and a sleeping porch, (french door between) that may be used as an open or closed room and makes good nursery, having paper and casement windows, same as used throughout the house. Other bedroom has six large windows and good closet. Bathroom well equipped; built-in chest of drawers and usual medicine cabinet. ☐ Kitchen well arranged. Cupboards, drawers and cooler closet are large, as are drawers and closets under woodstone drain board of sink. Screen porch has built-in refrigerator and stairs leading to servants-room and laundry and furnace room in the second floor "down." ☐ Plumbing, electric fixtures, bathroom fixtures and hardware are the best. ☐ This house can be built for \$2,675, exclusive of cellar and furnace, or second floor "down."



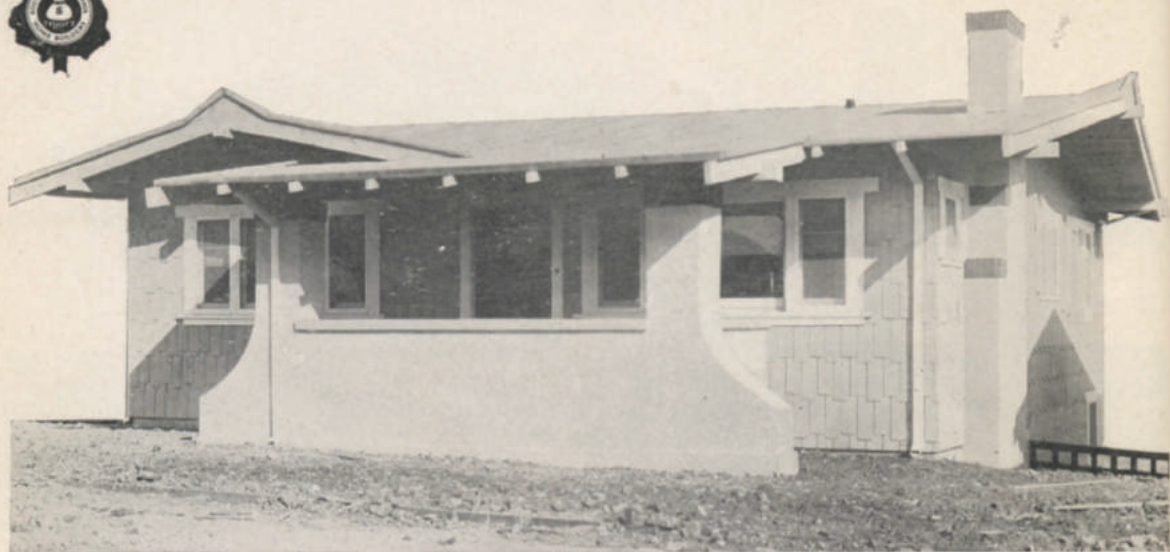


PLAN NO. 11—FIVE ROOMS. 156 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mr. Geo. E. Grigsby

Outside feature is the porch with its massive roof and supporting beams, resting upon heavy brick pillars with cement tops that are finished white to match the odd-shaped chimney and the trim of the house. The walling-in of porch with the broad tops makes it decidedly comfortable. Heavy oak door opens into big livingroom with fireplace of tan pressed brick; heavy wood mantel top and with casement windows on each side, underneath which are builtin seats with hinged tops. Builtin bookcases separate livingroom and diningroom, the glass doors matching those of builtin buffet in diningroom. Diningroom has four large casement windows on one side and is strap paneled with imitation leather panels and heavy plate rail. Door from diningroom leads into hall, giving access to both bedrooms and large bathroom. Linen closet and drawers in hall. Livingroom and diningroom finished in slash-grain Oregon Pine in brown tone, with heavy wood coves and beamed ceilings in both rooms; all other rooms are white enamel with tinted walls. Oak floors in diningroom and livingroom; highly polished Oregon Pine floors in balance of house. Linoleum in kitchen and bathroom. Three electric light drop in diningroom and four-light fancy chain electric drop in livingroom. Kitchen well supplied with cupboard and locker space, cooler closet, automatic water heater, and hooded smoke vent for range. Laundry tubs and builtin refrigerator on screen porch. As usual this house has more than the ordinary number of casement windows. Outside is of red-wood rustic siding stained green. White composition roofing. This house is well adapted to a corner lot or to a narrow deep lot. Could be constructed for \$2,000, exclusive of furnace and cellar.

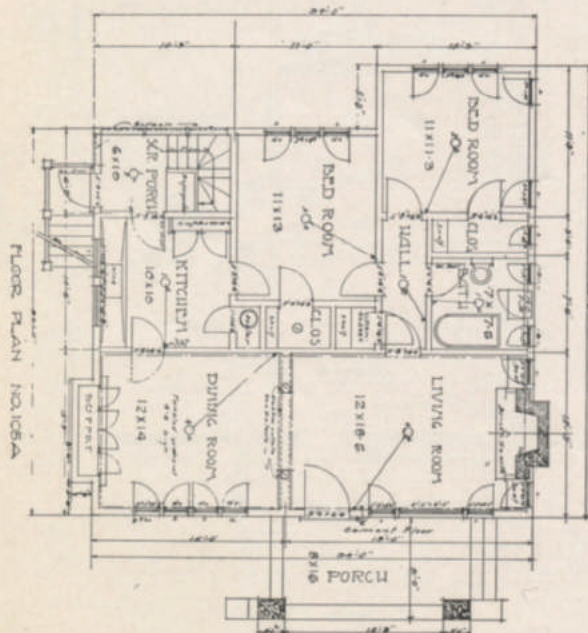


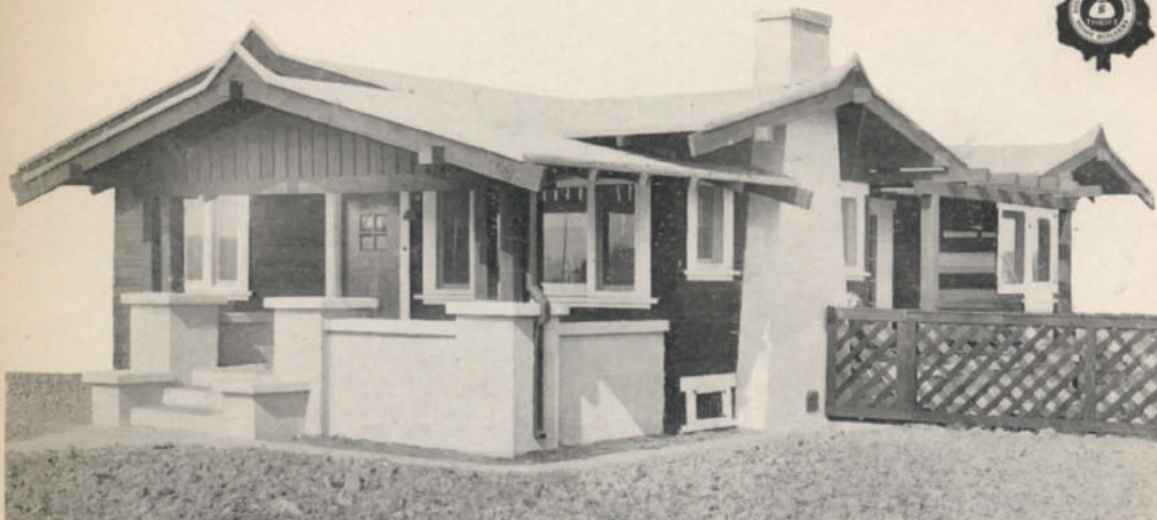
-FLOOR PLAN- No. 11



PLAN NO. 105A—FIVE ROOMS. 966 Manzanita Street, Manzanita Tract, Los Angeles
Sold to Mr. Frederick W. Ross

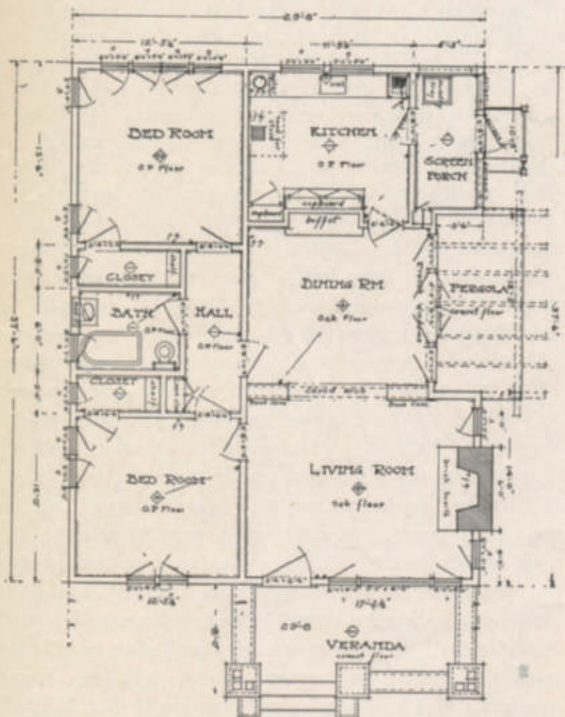
¶ Novel porch design; combines practical comfort with good lines. Brick front and columns cement plastered and finished in gray to match color of house, the exterior of which is shakes painted gray. Effect is emphasized by broad cement chimney, red brick trim, white composition roof. ¶ Five-room arrangement is hard to excel. Livingroom and diningroom across front have combined length of over thirty-two feet. Attractive column effect between. At one end is handsome buffet with mirror back and china closets with ornamental glass doors. Walls are wood paneled, with shelf rail. Ceiling is beamed. Ample fireplace at opposite end of livingroom is of ornamental brick; on each side are built-in seats with windows above. Finish is of selected and polished slash-grain Oregon Pine in dark brown tone. ¶ Access from kitchen to all parts of house without passing through livingroom or diningroom. ¶ Usual large linen closet in hall and extra large closets in both bedrooms. Bedrooms are large and well lighted. Handsome three-light chain electric drop in livingroom and diningroom, center chain drops in bedrooms. All lights connected with push buttons; base plugs for reading lamps. Best of plumbing, bathroom fixtures and hardware. ¶ Kitchen is well equipped. Woodstone drain boards on sink, closets for pots and pans underneath, plenty of cupboard space, automatic water heater, cooling closet, and hooded smoke vent for range. ¶ Stairway from screen porch is to two rooms in the second floor "down," one of which is a well-finished bedroom, and the other furnace, trunkroom, and laundry. ¶ Where built as a one-story Bungalow, a pergola or sleeping porch is added to the middle bedroom at the rear. ¶ Oak floors in livingroom and diningroom; polished Oregon Pine floors in bedrooms, kitchen, hall and bathroom. Linoleum in kitchen and bathroom. Finish in all rooms except livingroom and diningroom is white enamel. ¶ This house can be built for \$2,300, on level ground, exclusive of furnace and cellar.

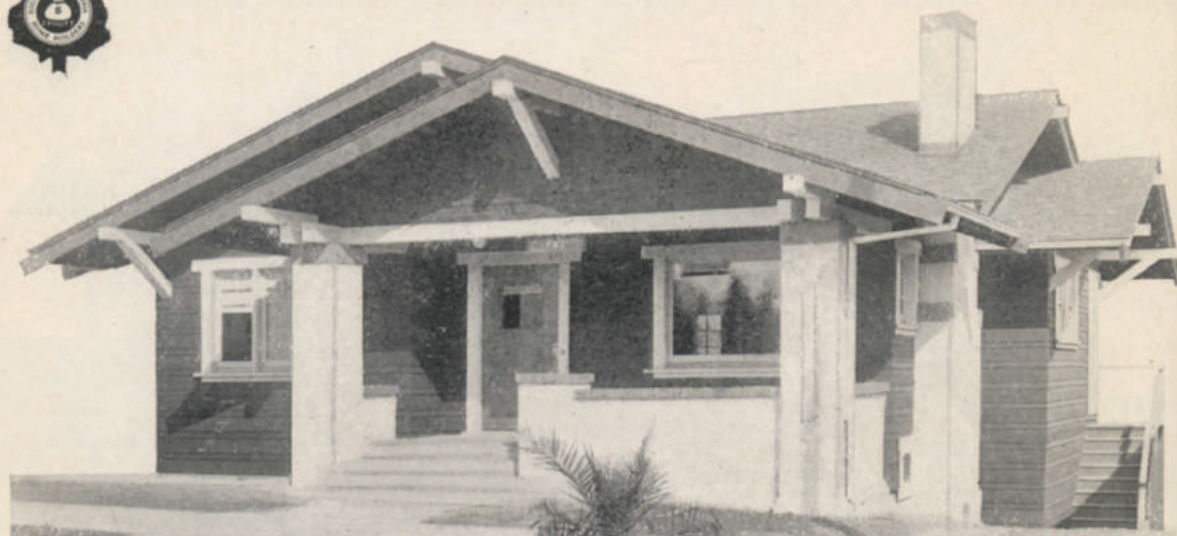




PLAN NO. 12A—FIVE ROOMS. 153 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mr. John E. Spencer

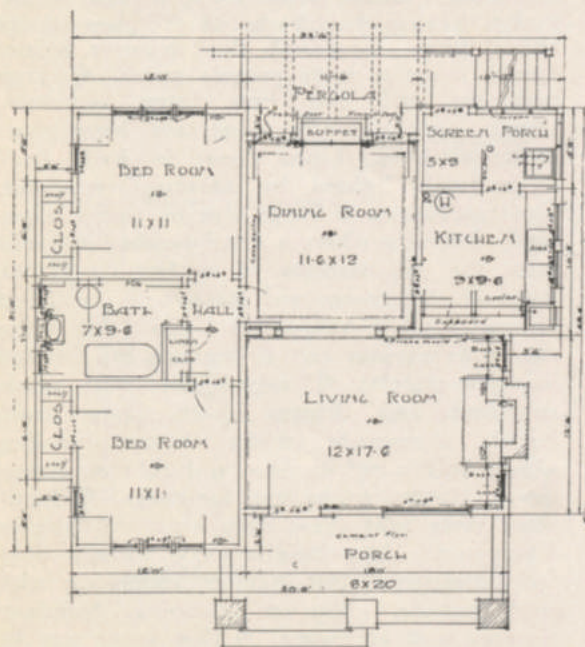
☞ Attractive roof lines supplemented by heavy chimney, fine cement porch with heavy brick pillars and walls capped with cement and plastered white to match trim of house. Porch roof supported by heavy timbers. ☞ Livingroom large, has landscape window and two casement windows in front, and casement window each side of fireplace. Mantel of art brick in gray tones; heavy four-inch thick polished Oregon Pine top. Between livingroom and diningroom are built-in bookcases with glass doors to match buffet. ☞ Diningroom strap paneled in brown; imitation leather in panels. Diningroom and livingroom tinted green; woodwork in brown. Heavy wood cove in both rooms. Buffet has mirror back, three glass doors above, three doors and five drawers below. French doors to wide pergola porch. ☞ Large bathroom and two very large bedrooms. Closets are unusually large and have casement windows. Linen closet in hall. Bedrooms well lighted by casement windows. General feature is large size of rooms, especially desirable where a small number of rooms meet the requirements of a family. ☞ Oak floors in livingroom and diningroom; polished Oregon Pine in balance of house. All rooms except livingroom and diningroom are finished in white enamel. ☞ Large kitchen with ample cupboard and drawer space. Long drain boards. Automatic water heater, cooling closet, built-in refrigerator and tubs on screen porch. Hooded smoke vent for range. ☞ Handsome three-light chain drop electric fixture in livingroom; four-chain electric canopy drop in diningroom. All fixtures connected with push buttons. Best of plumbing, bathroom fixtures, and hardware. ☞ This house may be built for \$2,150, exclusive of cellar and furnace.





PLAN NO. 106—FIVE ROOMS. 960 Manzanita Street, Manzanita Tract, Los Angeles
Sold to Mrs. Margaret A. Miller

☐ Another Bungalow that is typical and yet different from most because of interior arrangement. Exterior of wide and narrow redwood rustic siding with white trim; shingled roof stained green. Broad cement porch with brick sides and supporting columns all plastered in white cement and trimmed with dark red brick, as is the odd looking chimney. ☐ Unique arrangement of livingroom and diningroom, with pergola porch at back, giving clear sweep from front to back of house of twenty-five feet. Pillars between are ornamental. Effect is one of light and space unexpected in house of this style. Fireplace of art brick with heavy slash-grain Oregon Pine top that is characteristic of our attractive mantels. Each side of mantel are built-in bookcases with casement windows above. ☐ Finish in livingroom and diningroom is polished slash-grain Oregon Pine tinted light brown; balance of house is white enamel. Oak floors in livingroom and diningroom; polished Oregon Pine floors in remaining rooms. ☐ French door from each side of neat built-in buffet in diningroom opens on pergola porch and with full width window across top of buffet and windows in diningroom and front door give splendid light. Buffet is recessed and has beveled plate mirror back, with drawer and cupboard space below. ☐ Pergola porch is screened and may be glassed in or handled in whatever manner best suits climatic conditions. ☐ Kitchen neatly arranged with usual amount of cupboard and closet space; automatic water heater; built-in refrigerator, cooler closet, hooded smoke vent for range, and screen porch. Stairway leads to second floor "down" which has two rooms, one being a servantsroom and the other furnace- and laundryroom with two enamel trays. ☐ On opposite side of house is hall with large linen closet. Access by this hall is had to bathroom of good size, and two well lighted bedrooms, both having large closets. ☐ This house can be built for \$2,275, on level ground, exclusive of furnace and cellar.

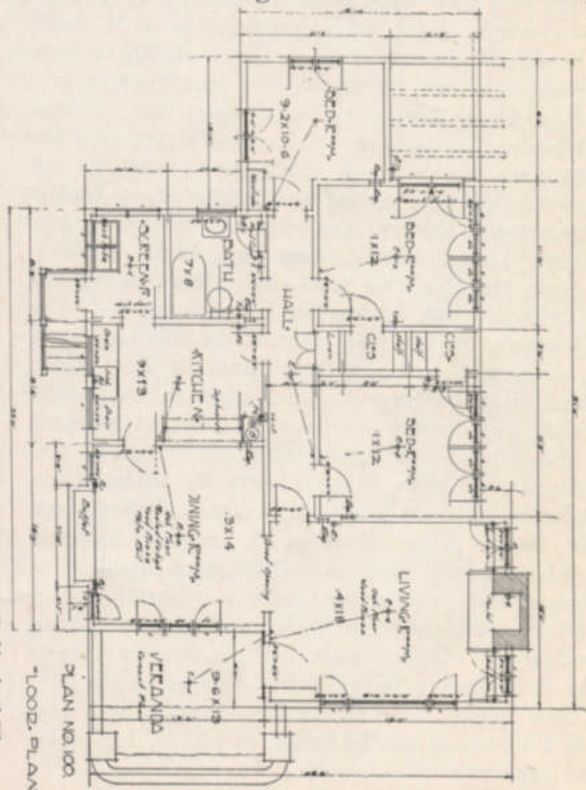


*FLOOR PLAN - NO. 106



PLAN NO. 100—SIX ROOMS. 974 Manzanita Street, Manzanita Tract, Los Angeles
Sold to Mrs. Helena Du Bois Van de Carr

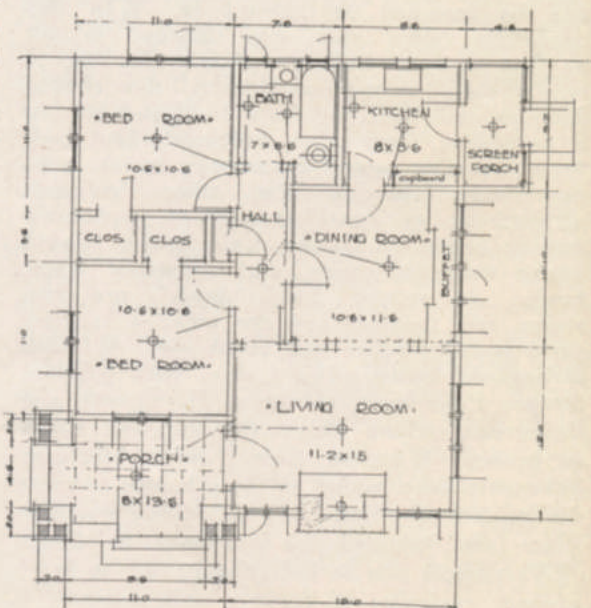
Substantial and good. Brick supporting pillars and broad cement porch, great brick chimney, wide eaves and heavy timbers are in harmony with the large livingroom. Fireplace is art brick, of simple lines, with semi-circular opening and heavy polished Oregon Pine top. On each side of fireplace are builtin bookcases with casement windows above. The effect is one of solid comfort. Landscape window in front. Oak floor. Diningroom is wood paneled five feet high, plate rail, heavy wood frieze, and oak floor. Buffet is recessed, has bevel plate mirror back to serving top, five drawers and two closets below, and four glass door closets above. Builtin buffet and wood paneling of diningroom make an effective setting when finished in brown, with a brown tint on walls above plate rail, and an artistic electric canopy drop light in center. Hall from livingroom opens to three good bedrooms, bathroom and kitchen. Off one bedroom is large pergola porch, which may be used as a sleepingroom and can be screened or glassed in. In this particular house plan was changed to put at rear end of hall a stairway leading to two rooms in second floor "down," thus closing door to end bedroom from hall and cutting a new door from other bedroom. End bedroom was then made a nursery; access to be had only through the other bedroom. Kitchen has usual amount of cupboards, cooling closet, woodstone drain board, hooded smoke vent for range, and automatic water heater. In second floor "down" are two rooms, one finished and the other a laundry (two laundry tubs) and trunkroom. Finish throughout house white enamel with polished Oregon Pine floors, except in diningroom and livingroom where floors are oak and finish is brown. Second floor "down" features have only been added to these houses to meet the conditions of building in rolling country. Plans are intended for one-story buildings. This house can be built for \$2,700, on level ground, exclusive of furnace and cellar.





PLAN NO. 116R—FIVE ROOMS. 3549 Park Villa Drive, Arizona Street Tract, San Diego
Sold to Mr. Lloyd B. Waggoner

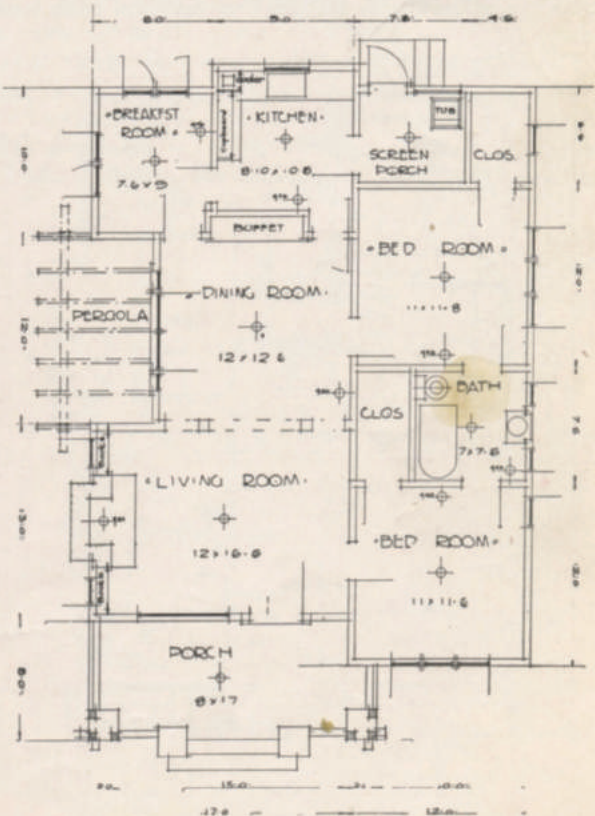
Great white plastered chimney with white plastered pillars and walls to porch, white composition roof, rustic redwood siding stained a light tan, white trim, and casement windows are the exterior features of this bungalow. Porch is roomy and well protected. In accordance with our policy of making photographs immediately after house is completed and before flowers or vines cover and hide details, we show these Bungalows in their least attractive form, but you have the great advantage of being able to examine every feature with photographic accuracy. Your own imagination will easily clothe these pretty Bungalows with your own fancies in flowers and climbers. Big fireplace with fine mantel of art brick and double casement windows on either side is a feature of livingroom, and builtin buffet filling in one entire side gives distinction to diningroom. Above it are casement windows full length of room. Paneling in diningroom is wood straps and imitation leather panels, and there is an artistic frieze carried out in both diningroom and livingroom. These rooms are separated by builtin buttresses, having bookcases on the livingroom side. Doors match those in buffet. Slash-grain Oregon Pine used throughout, being finished in dark brown in livingroom and diningroom and white enamel in kitchen, bedrooms and bath. Oak floors in livingroom and diningroom; polished pine in bedrooms, bath and kitchen; latter two linoleum covered. Bedrooms are comfortable, well lighted and ventilated, with large closets in each. Connecting hall has large linen closet. Bathroom is large and fitted with model fixtures. Kitchen is well arranged with good cupboard and closet space, automatic heater, cooler closet, first-class fixtures, and screen porch adjoining. Four-light electric shower fixture in livingroom; fringe canopy dome in diningroom. Best of hardware and plumbing. This house can be built for \$2,150, exclusive of basement and furnace.

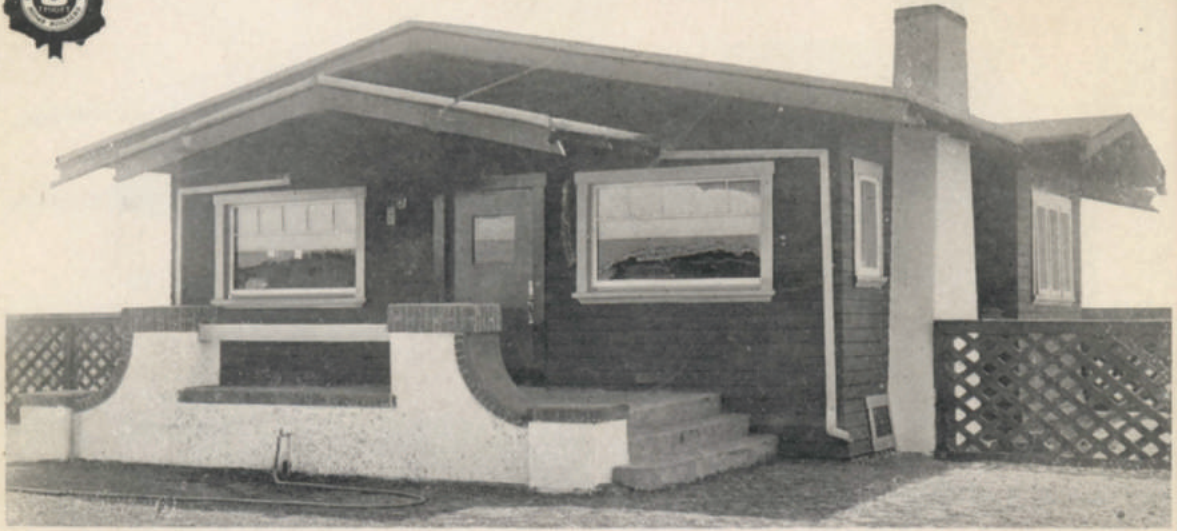




PLAN NO. 127—SIX ROOMS. 3976 Kansas Street, Kansas Street Tract, San Diego
Sold to.....

Beautiful proportion is dominant characteristic of every part of exterior design. Red brick base and columns to porch and red brick chimney give the necessary touch of color and strength, which is balanced by the roof beams, wide eaves, lattice work over porch in front and pergola porch on side. Livingroom mantel is of soft tone green tile with builtin bookcases each side and massive top of polished Oregon Pine carried over all as one continuous mantel top. Case-canvas windows above. Artistic four-light canopy drop; side brackets over mantel. Buttresses separating livingroom and diningroom. Builtin buffet has four glass doors above, mirror back to serving top, two glass doors and eight drawers below. Three-chain canopy electric drop in diningroom. Walls strap paneled with heavy plate rail and moulding. Both rooms finished in slash-grain Oregon Pine, stained dark brown. French door from diningroom to a pergola porch of good size; screened and may be glassed in or treated in any manner suitable to climatic conditions. Breakfastroom has plate rail and strapped panels. Tinted light blue to plate rail, gray blue above to moulding and cream ceiling. Single chain electric drop in center. Doors from livingroom and diningroom give entrance to two large bedrooms. Bathroom between has chest of drawers and usual medicine cabinet. Huge closets in each room. Nicely arranged kitchen with good drawer and cupboard space, cooler closet, automatic water heater, smoke vent for range, sanitary drain boards, etc. Laundry trays on screen porch. All rooms finished in white enamel except livingroom and diningroom. Oak floors in livingroom, diningroom and breakfastroom. Polished Oregon Pine in bedrooms, bathroom and kitchen, the latter two being covered with linoleum. This house can be built for \$2,700, exclusive of cellar and furnace.

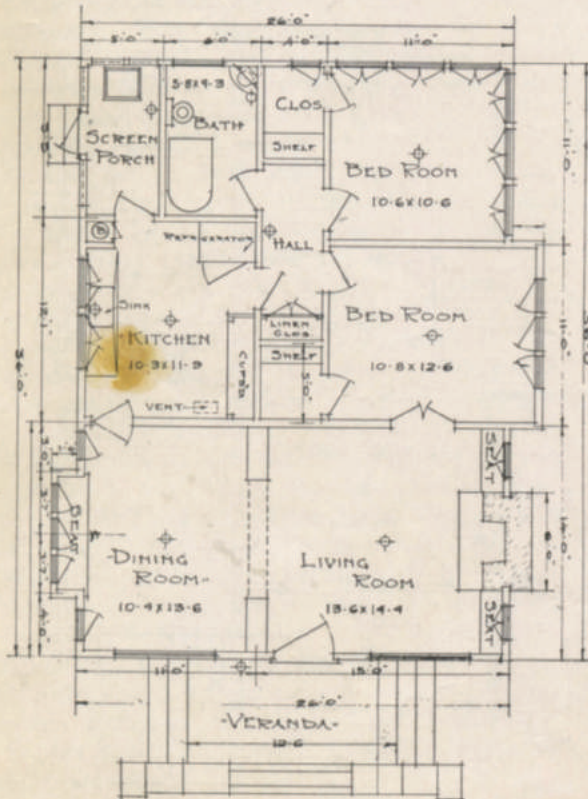




PLAN NO. 17—FIVE ROOMS. 132 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mr. Chas. W. Stillwell

☐ Porch roof supported by heavy iron chains. Brick buttresses plastered white; chimney to match. Nice effect obtained by looping chains from supporting girders and suspending heavy flower tubs from each. ☐ Fireplace of art brick, semi-circular opening; six-inch massive wood top; built-in seats, double casement windows above. ☐ Between diningroom and livingroom massive pillars with built-in bookcases on each side in livingroom, and built-in desk on diningroom

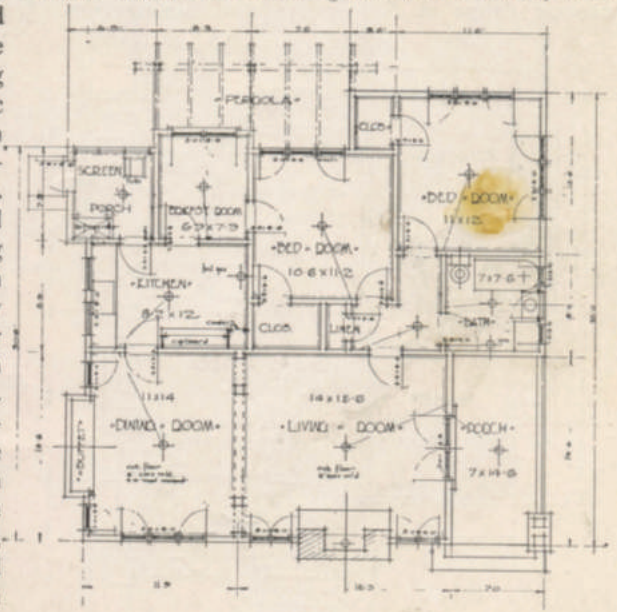
side, tops being same massive six-inch material as on fireplace. Plate rail broken only by large landscape windows in front and french doors to bedroom. ☐ Four-light fancy chain electric drop in livingroom and four-light long chain drop with canopy in diningroom. ☐ Landscape window in diningroom. Two large casement windows each side of recessed built-in buffet; three drawers, double cabinet and two china closets with glass doors below; above are three casement windows. ☐ Walls strap paneled with imitation leather panels; entire finish is dark brown with walls tinted green. ☐ The effect of strength in so small a house is absolutely rare. ☐ Very large bathroom. Bedrooms have two large closets. One bedroom nearly all windows. Linen closet in hall. ☐ Kitchen has large amount of closet and drawer space, built-in refrigerator, sink has double drain boards. ☐ Oak floors in livingroom and diningroom; polished Oregon Pine in balance of house where finish is white enamel. Livingroom and diningroom trim is polished slash-grain Oregon Pine in dark brown tone. ☐ Exterior redwood rustic siding stained green. White composition roof. ☐ Can be built for \$2,100, exclusive of furnace and cellar. This is an entirely unusual house.





PLAN NO. 114—SIX ROOMS. 976 Defrees Street, Manzanita Tract, Los Angeles
Sold to Mrs. Grace P. Shute

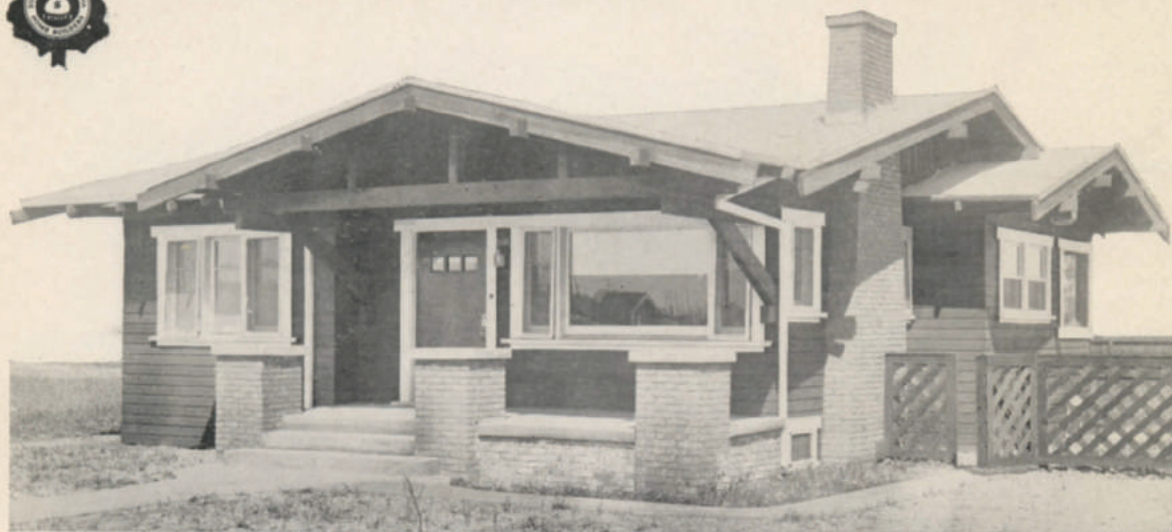
☐ Dainty expresses the impression this Bungalow makes, yet it is most substantially built. The possibilities of interior and exterior treatment are almost unlimited. ☐ Indented cement porch, cobblestone pillars, huge cobblestone chimney, and heavy supporting beams. Outside of shakes stained green; white trim; white composition roof. ☐ Privacy in arrangement of bedrooms and economy in general plan of rooms is ideal for a small family. ☐ Double french doors from porch to large livingroom. Handsome mantel of tan art brick surmounted with four-inch thick slash-grain polished Oregon Pine top. Walls papered in soft green; wood finished in brown. Heavy wood cove and frieze extend to moulding. Doors in built-in bookcases between livingroom and diningroom, and in built-in buffet, carry out the scheme of french door from porch, as do double casement windows throughout house. ☐ Diningroom is wood paneled throughout, with three windows in front and one each side of buffet. Buffet has four glass doors above, two below and three large drawers; heavy beveled plate mirror back to serving top. Walls are tapestry from plate rail to moulding; ceiling is heavily beamed. ☐ Four-chain drop electric canopy fixture in diningroom and three-chain fixture in livingroom. ☐ Large bathroom, built-in chest of drawers and usual medicine cabinet. Linen closet in hall. ☐ Bedrooms large and well lighted; chain drop lights in center having shade to match tinting in walls. ☐ Kitchen has ample cupboard and closet space, sanitary drain boards, automatic water heater, cooler closet, hooded smoke vent for range, built-in refrigerator and laundry tub on screen porch. ☐ Breakfastroom off kitchen is not only practical, but one of the pleasing features. Double french doors are used in place of windows in breakfastroom and bedrooms and the pergola porch is screened. ☐ Can be built for \$2,500, on level ground, exclusive of furnace and cellar. ☐ Fine for corner. Either side shown



FLOOR PLAN - NO. 114



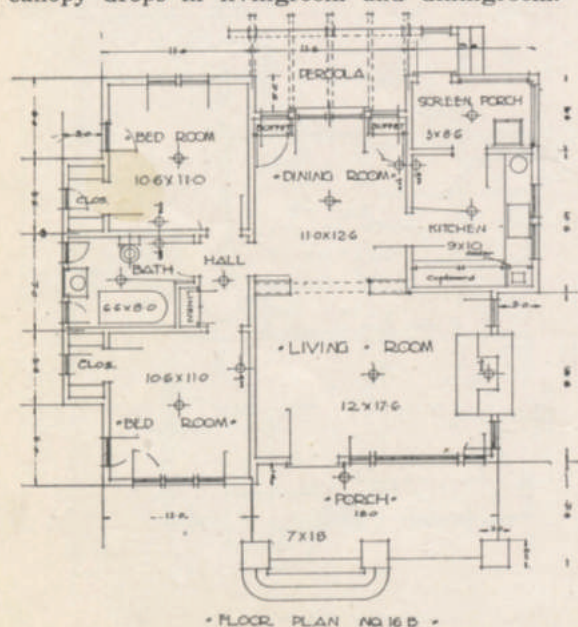
SOUTHERN CALIFORNIA HOME



PLAN NO. 16B—FIVE ROOMS. 161 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Stern Realty Company

Very practical Bungalow; very livable; an arrangement that wears well. Broad cement porch with brick half pillars and heavy timbers in form of brackets that support massive roof. Brick half columns capped with cement. Huge pyramidal chimney. Livingroom and diningroom extend full depth of house, with pergola porch at the rear, to which access is had by double french doors, on either side of which are built-in china closets. Whole effect is pleasing. Rooms are light and an impression of large space is obtained which is helped by the broad landscape window in livingroom. Fireplace is unusual in design—a rough art brick in gray and buff color being used, with very heavy polished Oregon Pine mantel top and casement windows on each side. Bookcases are built-in buttresses between diningroom and livingroom, glass doors of which match those in china closets on each side of the french doors in diningroom. Diningroom is paneled with wood straps; heavy wood covers in both diningroom and livingroom. Woodwork in both rooms is finished in brown and floors are oak. Four-chain electric canopy drops in livingroom and diningroom. Door from diningroom opens to hall through

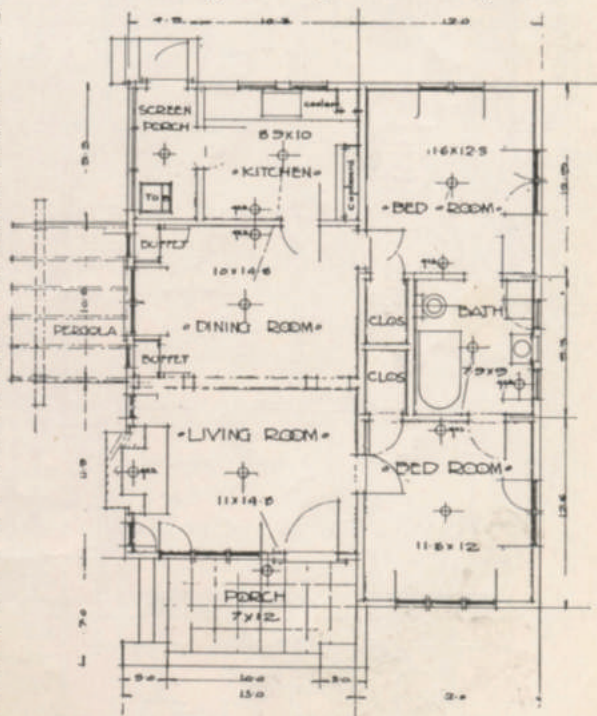
which entrance is gained to both bedrooms and bathroom. Bathroom has built-in chest of drawers, in addition to the usual medicine cabinet. Linen closet in hall. Bedrooms are well lighted and each closet has a casement window. Finish in all these rooms is white enamel; floors polished Oregon Pine. Kitchen has good cupboard and closet space, sanitary drain boards, cooler closet, automatic water heater, and screen porch with laundry tub and built-in refrigerator. Hooded smoke vent for kitchen range. Exterior of house is redwood rustic siding stained green; white composition roof. Casement windows throughout, which may be hung to swing either in or out as desired. Bathroom fixtures, plumbing and hardware of the best. This house can be built for \$2,000, exclusive of cellar and furnace. Put arbor vitae, box or bay trees in tubs on porch columns, window boxes of flowers under casement windows of front bedroom and along side of chimney, hanging baskets on porch, climbing roses on chimney, or ivy, a lawn, and—do you see the picture?





PLAN NO. 115R—FIVE ROOMS. 3536 Arnold Street, Arizona Street Tract, San Diego
Sold to Mr. Jas. M. Edwards

Walled-in porch, heavy pillars and heavy brick chimney all white cement plastered to match trim of house. White composition roof. Oiled redwood shakes make this a very showy place. Entrance from porch by french door. Livingroom and diningroom practically one, separated by buttresses and arch extending full length of room. Fireplace mantel recessed and of art brick in soft gray and red tones. Heavy polished slash-grain Oregon Pine mantel top extends across built-in bookcases on each side; casement windows above. Diningroom is strap paneled with slashed Oregon Pine tinted brown and with brown tinting in the panels. Pretty effect is obtained by french doors from diningroom to pergola porch. Each side of french doors are built-in china closets, each with two glass door closets and five drawers, all matching built-in bookcases in livingroom as do casement windows above china closets. Oak floors and slash-grain Oregon Pine trim in both rooms. Pergola porch from diningroom is of good size and screened; can be glassed in or treated in any manner that climatic conditions may require. Bedrooms large and bathroom between. Entrance to one is from livingroom and to other from diningroom. Connecting doors to bathroom. Casement windows throughout. Kitchen has ample cupboard and drawer space, double woodstone drain board, automatic water heater and cooler closet. Laundry tub on screen porch. Bedrooms, bathroom and kitchen finished in white enamel with polished Oregon Pine floors. Linoleum in bathroom and kitchen. Three-chain cluster light in livingroom and three-chain inverted dome in diningroom. Can be built for \$2,200, exclusive of furnace and cellar. Any of these plans can be reversed by any builder without requiring new drawings of any kind.

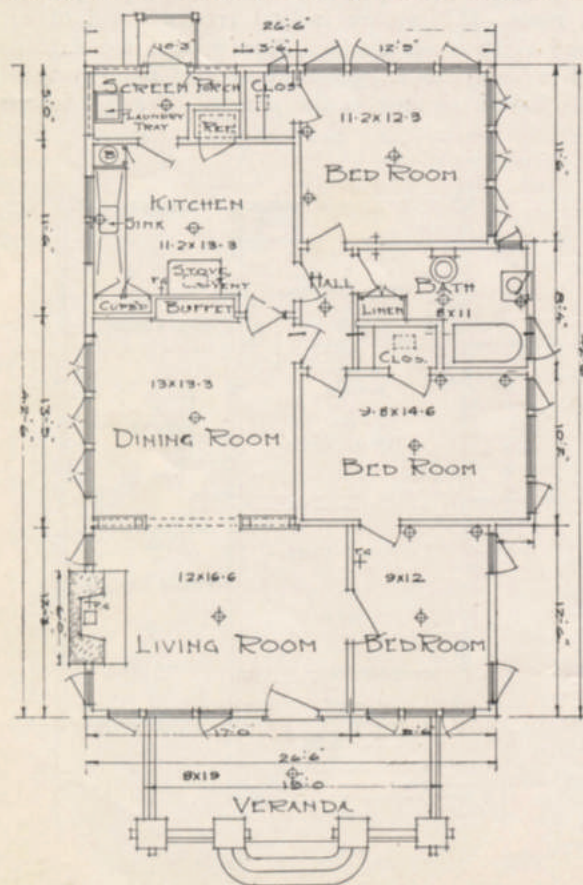


FLOOR PLAN NO. 115R.



PLAN NO. 19—SIX ROOMS. 140 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mrs. Abbie B. Fellows

☐ Porch roof supported by heavy timber brackets; porch pillars brick with heavy cement caps; heavy connecting wood beams; big brick chimney. ☐ Livingroom mantel of neat design in tan brick with a panel in rough brick; four-inch slash-grain polished Oregon Pine top. Woodwork finish an attractive shade of brown with just a tinge of green. Three large windows, with casement windows on either side of mantel, make a very light room.



☐ Between livingroom and diningroom are large builtin bookcases. Diningroom is exceptionally pretty with its six casement windows, high wood strap paneling, imitation leather panels and shelf rail, all in a soft brown-green effect. Buffet has mirror back, glass doors above and below, and usual drawer space.

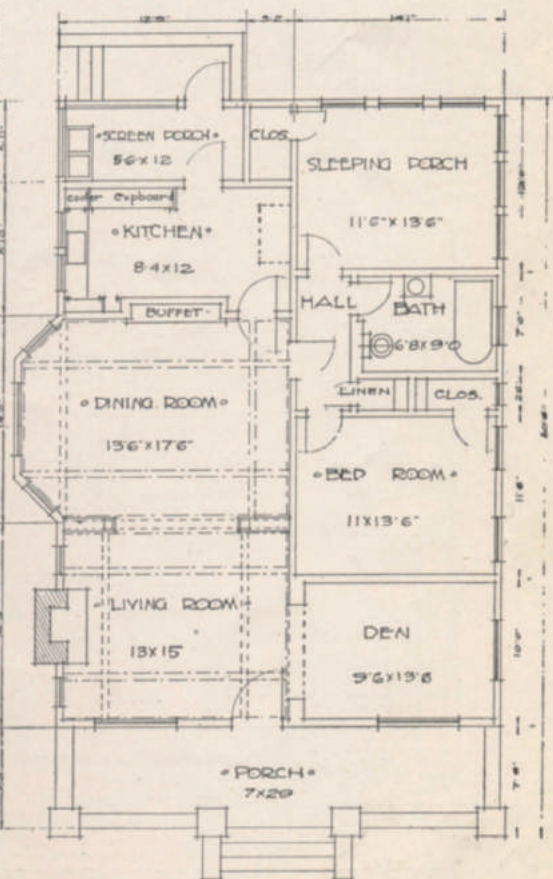
☐ Four-chain drop electric light in livingroom,—three drop light in diningroom and two drop light in den. ☐ Kitchen has good cupboard and drawer space, double drain board, cooler closet, builtin refrigerator, and laundry tub on screen porch. Hooded smoke vent for range in kitchen. ☐ Three bedrooms all of good size, rear bedroom being all casement windows on two sides, making an ideal sleeping porch. Front bedroom may be used as a den, having french door into livingroom.

☐ White enamel finish in bedrooms, bathroom and kitchen; polished Oregon Pine floors. Livingroom and diningroom have oak floors and slash-grain Oregon Pine trim. ☐ Plumbing, bathroom fixtures and hardware are the best. All electric lights connected with push buttons. ☐ Exterior of rustic redwood siding. White composition roof. ☐ This house can be built for \$2,100, exclusive of furnace and cellar. ☐ This house in a few months has been covered with climbing roses and flowers of all kinds.



PLAN NO. 500—SIX ROOMS. 4258 Highland Ave., Eastgate, San Diego
Sold to Mr. H. E. Moore

☐ Outside features of this house are the wide front porch, with base and pillars of cement stone, and large red brick chimney. Body of house of red-wood siding stained brown with white trim; green shingle roof. ☐ Oak door into living room, which is separated from diningroom by wide arch and buttress. Leaded glass bookcases form the buttresses. Beam ceiling in livingroom. Mantel in livingroom of gray cement stone with art panel above and on each side of fireplace. Four electric drop cluster in center of livingroom with four ceiling lights from beams and two brackets over mantel. Double hung windows throughout excepting bedrooms. ☐ Den or musicroom, off livingroom, separated by arch and buttresses, has head casing and picture mould; walls tinted light olive green to match walls of livingroom. Double center electric drop and two brackets on side. ☐ Diningroom has heavy plate rail, head casing and beam ceiling. Buffet has four leaded glass doors above, two leaded glass doors and five drawers below. Has plate glass top as well as mirror back to serving top. Bay window of plate glass; window seat. Large fringed glass electric dome and four ceiling lights from beams. ☐ Door from diningroom into good sized hall opens into a bedroom at each end and bathroom in center, with large closet in hall. Closet in each bedroom. Pullman windows in bedrooms. ☐ Oak floors throughout the house. ☐ Good sized kitchen with good cupboard and drawer spaces. Double wood-stone drain board, automatic water heater and cooler closet. ☐ Laundry trays on screened porch. ☐ Can be built for \$3,100, exclusive of cellar and furnace. Two bedrooms, closet and lavatory can be added upstairs.



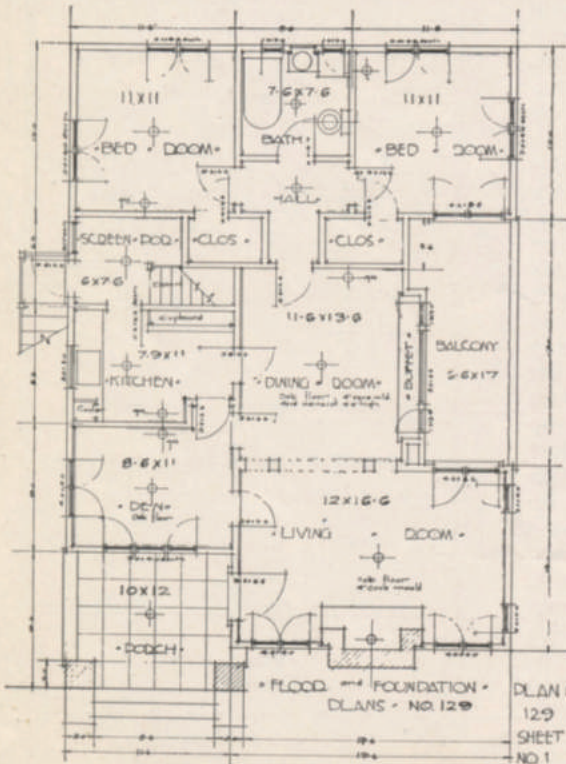


PLAN NO. 129—SIX ROOMS. 928 Manzanita Street, Manzanita Tract, Los Angeles
Sold to.....

☐ Square comfortable porch; ornamental white plastered brick pillars and supporting beams. Exterior of shakes stained gray; shingle roof stained green. ☐ Large livingroom; beautiful fire-place mantel of gray granite ornamental brick, with massive four-inch thick polished top. Room has heavy wood cove. ☐ French doors from livingroom to den and to pergola porch. Heavy mahogany front door. Doors of buffet and built-in bookcases between livingroom and diningroom all to match. Casement windows throughout. Diningroom heavily paneled in wood with plate rail and beam ceiling. Space between plate rail and ceiling covered with painted canvas. ☐ Buffet has two large drawers and two small ones in the center and four glass closets. Above

buffet is landscape window looking over pergola porch, and two side casement windows. (See Page 28 for style). ☐ Breakfastroom or den is paneled high in wood with white enamel finish except a mahogany plate rail and window sash. Heavy wood cove and frieze in white enamel; ceiling tinted buff; space between plate rail and frieze in gray paper with fancy border in Persian tint. (See Page 29 for style.) ☐ Two large well-lighted bedrooms with big closets; bathroom between has built-in chest of drawers and usual medicine cabinet. Linen closet in hall, not shown in plan.

☐ Kitchen well equipped with drawer and cupboard space, woodstone drain board and sink, built-in refrigerator, cooler closet, automatic water heater, hooded smoke vent for range, and ample screen porch. ☐ Pergola porch is screened and can be used for sewing, reading or sleeping porch. Where built on level ground porch can be opened out and made even more attractive. Stairway space on screen porch may be used for laundry tubs. ☐ Second floor "down" has one bedroom and a furnace and trunkroom. Laundry tubs in basement. ☐ Oak floors in livingroom, diningroom and den. White enamel finish and polished Oregon Pine floors in balance of house. Best of plumbing, bathroom fixtures and hardware. ☐ Can be built for \$2,900, on level ground, exclusive of cellar and furnace.

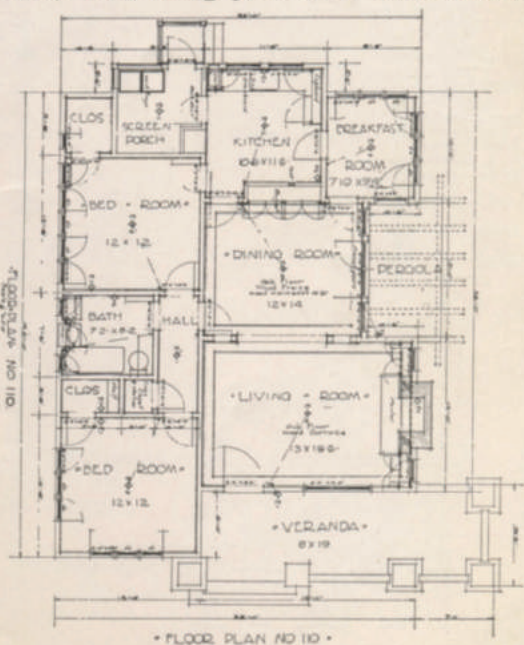


PLAN NO
129
SHEET
NO 1



PLAN NO. 110—SIX ROOMS. 950 Manzanita Street, Manzanita Tract, Los Angeles
Sold to Mrs. Fredericka B. Droescher

Large supporting columns, wide eaves and open terrace make good porch effect. Gray cement floor and gray plaster on columns and chimney match the trim. Exterior is of wide and narrow rustic redwood siding with shingled roof. Rooms are large. Neat column effect in livingroom and diningroom. Former has heavy wood cove and particularly good fireplace of art brick with heavy wood top. Builtin bookcases on each side and casement windows above. Large landscape window in front. Oak floor. Diningroom has heavy wood cove moulding, plate rail and builtin buffet that is between french doors opening upon screened pergola porch. Buffet has beveled plate mirror back to serving top, four glass door china closets above match doors of bookcases, and five drawers and two closets below. High wood paneling is broken only by french windows to pergola porch and doors to breakfastroom and kitchen, handsome builtin buffet being part of the panel design. Oak floor and finish dark brown as in livingroom. Breakfastroom especially neat, being paneled in white enamel with straps and plate rail, tinted blue in panels, with drop light to match in center. Big linen closet in hall. Bedrooms are well lighted and have good closet space. Builtin chest of drawers in bathroom, in addition to usual medicine cabinet. Finish in kitchen, bathroom and bedrooms is white enamel. No. 1 flooring, scraped and polished, in breakfastroom, bedrooms and hall, kitchen and bathroom having pine floors covered with linoleum. Kitchen is large with plenty of cupboard and closet space, woodstone drain board, cooling closet, automatic water heater, and hooded smoke vent for range. Pergola porch is screened and is accessible from the breakfastroom or diningroom by french doors. Screen porch is designed to hold laundry tubs but in this instance they have been put in the laundry room in the second floor "down," which is also used as furnace and trunkroom. Stairs from screen porch also give access to servants-room adjoining furnaceroom. Can be built for \$3,000, on level ground, exclusive of furnace and cellar. This is a house of large rooms, fine arrangement and strong lines.

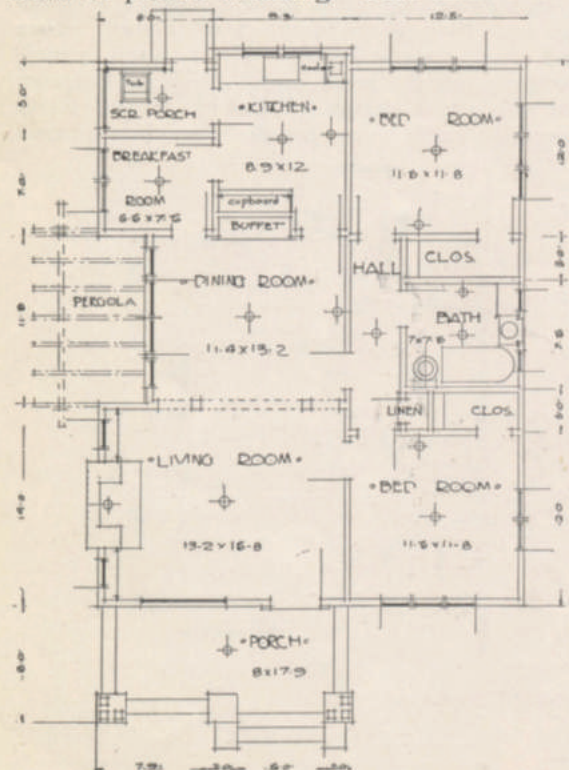




PLAN NO. 12AB—SIX ROOMS. 975 De Frees Street, Manzanita Tract, Los Angeles
Sold to Mr. Walter Lee Lynch

☐ Massive plastered brick chimney with porch columns and porch wall to match. Huge porch roof with heavy timbers, wide eaves, exterior of shakes stained gray and a shingle roof, make a good combination. ☐ Large fireplace in livingroom, has mantel of tan art brick topped with heavy slab of polished Oregon Pine, carried over on builtin bookcases each side of fireplace; casement windows above. Landscape window overlooks porch. Woodwork is slash-grain Oregon Pine in a brown tint and walls are papered in soft brown to match with a heavy wood cove down to picture moulding. Four-chain electric canopy drop in center. ☐ Very wide opening

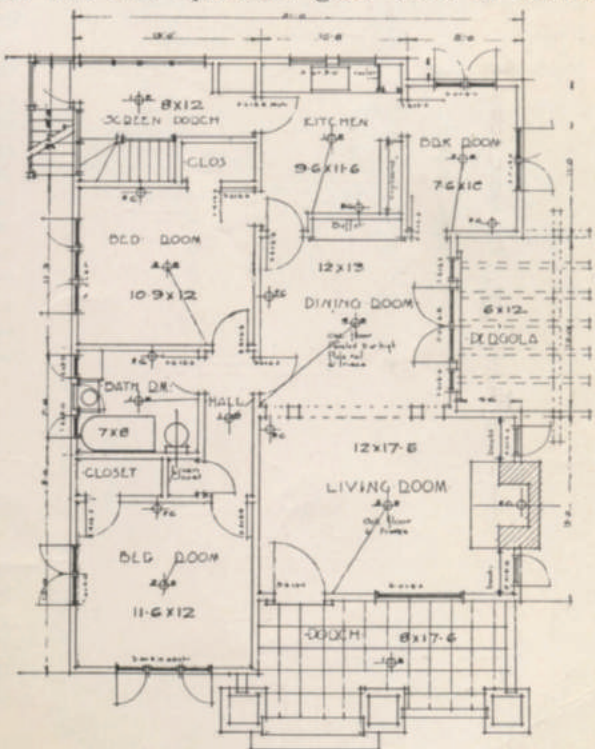
between livingroom and diningroom with column buttresses. Diningroom has heavy wood panels. Builtin buffet has bevel plate mirror back to serving top, four glass doors above, two below and six drawers. Doors match builtin bookcases in livingroom. Woodwork finish same as livingroom. ☐ Double french doors from diningroom to pergola porch, which can be extended, used as a side entrance, and glassed in if weather conditions make it desirable. ☐ Oak floors in livingroom and diningroom; polished Oregon Pine elsewhere, with linoleum in kitchen and bathroom. ☐ Breakfastroom is strap paneled in white enamel, panels being finished in blue with blue Dutch paper from plate rail to moulding and very light blue tint to ceiling. Single-chain electric drop with blue fancy shade in center. ☐ Hall from diningroom to bath and two large bedrooms. Linen closet in hall. Bathroom has builtin chest of drawers and medicine cabinet. Has best of fixtures and is finished in white enamel, as are bedrooms and kitchen. Linoleum on floors of kitchen and bathroom. ☐ Kitchen is of good size with splendid cupboard, drawer and closet space, double woodstone drain boards to sink, cooler closet, automatic water heater and hooded smoke vent for range. Builtin refrigerator on screen porch. ☐ Can be built for \$2,500 on level ground, exclusive of cellar and furnace.





PLAN NO. 118—SIX ROOMS. 940 Manzanita Street, Manzanita Tract, Los Angeles
Sold to Mrs. Mabel Noyes Bacon and Mrs. Emma D. Noyes

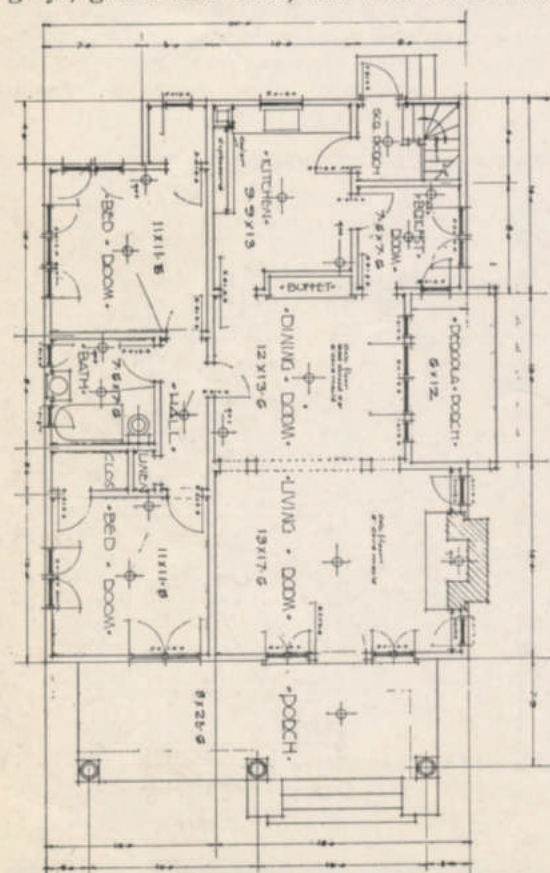
☐ Massive roof lines, wide indented cement porch, red brick supporting columns and chimney; shakes and shingle roof stained dark green. ☐ Oak door to livingroom. Unique fireplace mantel of light old gold brick, recessed panel over firebox and four-inch thick slash-grain Oregon Pine top. This effect is carried over bookcases on each side. Glass doors match those in buffet. Casement windows above. Heavy wood cove. Landscape window. Four-chain electric drop from canopy. Oak floor. ☐ Buttresses between livingroom and diningroom. Diningroom is wood paneled with plate rail. Buffet has four glass door china closets above, beveled plate mirror back to serving top; five drawers and two slab opalescent glass doors in bottom. French doors to screened pergola porch. Oak floor. ☐ Breakfastroom has white enamel strap panels, blue oatmeal paper in panels. Above plate rail Dutch landscape to moulding, buff ceiling, and single-drop light in center. Casement windows. ☐ Hall with linen closet gives access to bathroom and bedrooms. Bathroom is large and has builtin chest of drawers in addition to usual medicine cabinet. French door from porch to front bedroom, which is well lighted with casement windows. Large closet. Rear bedroom has door from diningroom. ☐ Kitchen has sanitary drain board, cooler closet, smoke vent for range, large cabinet with table top and six drawers and closet below. Usual amount of closet and drawer space under drain board. Builtin refrigerator on screen porch. ☐ Dark brown finish in livingroom and diningroom. White enamel finish in bedrooms, breakfastroom, kitchen and bath. Oregon Pine floors in the latter rooms, and linoleum in kitchen and bath. ☐ Second floor "down" contains large bedroom, and a furnace, laundry and trunkroom. When built as one floor Bungalow, the space given to stairs on screen porch may be used for laundry tubs. ☐ Can be built for \$2,700, exclusive of furnace and cellar, or second floor "down."





PLAN NO. 126—SIX ROOMS. 936 Manzanita Street, Manzanita Tract, Los Angeles
Sold to Mrs. Frances M. South

¶ Adaptation of the Colonial to the Southern California Bungalow. Exterior is not complete without the old-fashioned green window shutters, that were not yet in place on front windows when photograph was made. ¶ Finished in white enamel throughout, papered and tinted in soft grays, greens and blues, and with the scheme of french doors carried out consistently in builtin



bookcases, buffet doors and casement windows, it is a unique departure. Nothing approaching it has before been constructed in Southern California. ¶ Mantel is of art tile with two electric brackets above, fireplace opening being bound in brass and mantel simplicity itself. ¶ Off of wood paneled diningroom is a large pergola porch, with extra wide double french doors, making a perfect place for sewing, reading or rest purposes. ¶ Kitchen is large with a good drain board and shelf combination, large number of drawers and cupboards, cooling closet of good size, hooded smoke vent for range, and builtin refrigerator. ¶ Breakfast room is ideal, opening from kitchen, diningroom and pergola porch, and finished in blue with white enamel strap paneling and shelf rail, blue paper above and blue shade on electric drop in center. French door to this room shows to right of diningroom buffet in illustration. ¶ Two large well-lighted bedrooms, each with big closet and big casement windows. Bathroom between has builtin chest of drawers and usual mirror cabinet. In hall is deep linen closet with three big drawers. ¶ From screen porch stairway leads to second floor "down," where there is a large and comfortable bedroom. Outside entrance at foot of stairs opens on a hall, at the end of which is a cement floored laundry with two tubs and hot water heater. Door from this room opens to rear yard, as does door from bedroom. ¶ Where this plan is used for a one-story house, the stairway from the screen porch is discarded,



LOOKING TOWARDS FIREPLACE, AND DOORS TO PERGOLA PORCH—PLAN NO. 126

space being used for laundry tubs. ¶ Floors in livingroom and diningroom are of oak, and balance of floors of polished Oregon Pine. Electric fixtures throughout the house are in keeping with the Colonial design, as is the hardware. ¶ Front porch is cement, half being pergola. Columns and chimney stucco plastered. Exterior of shakes; shingle roof stained green. ¶ Can be built for \$3,000 on level ground, exclusive of cellar and furnace.

LOOKING TOWARDS DININGROOM—PLAN NO. 126





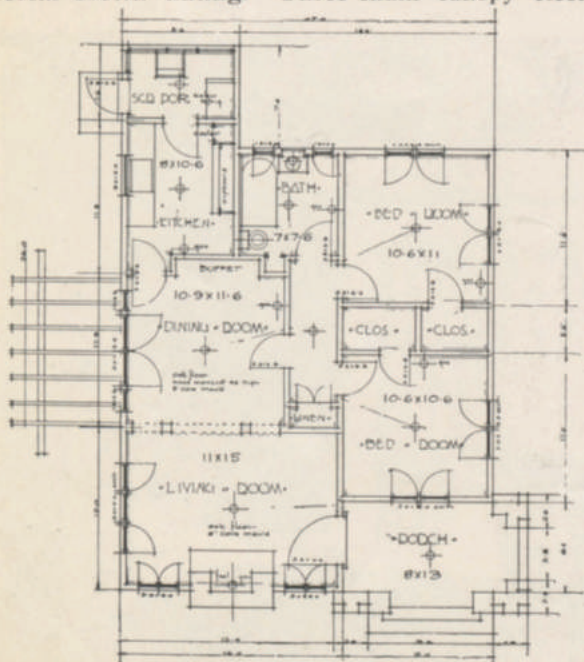
PLAN NO. 123—FIVE ROOMS. 216 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to Mr. Howard H. Misner

☐ In front is a massive brick chimney and roomy well-protected cement porch with brick walls and heavy supporting timbers to a roof with wide eaves. On the side is a cement pergola porch that may be screened or glassed in, used as a breakfastroom, sun parlor, or handled as may best suit the need of the family. Exterior is of redwood rustic siding stained brown with which the brick of the chimney and porch harmonize nicely; white composition roof. ☐ Oak door from porch to livingroom. Big fireplace is of brown art brick with heavy polished Oregon Pine top. Casement windows on either side, with the three casements shown in the picture, make a very light room. ☐ Buttresses with builtin bookcases separate livingroom and diningroom. Strap panels in diningroom with paper in panels. Woodwork in both rooms is slash-grain Oregon Pine stained brown and has heavy wood cove. Walls are sand finish plaster with terra cotta brown tinting. Three-chain canopy electric drop in livingroom; three-chain shower in

diningroom. Buffet is recessed; bevel plate glass back to serving top; glass doors above, two glass doors and four drawers below. French doors to pergola porch is effective feature of an exceedingly good diningroom.

☐ Big linen closet in hall and big closets in both bedrooms, both of which are well lighted with casement windows, which are used throughout the house. Rear bedroom may be built as shown in this plan—double casement windows on each wall or with all casement windows on the two sides of the room. In ordering plan, state which is wanted. ☐ Fine bathroom with builtin chest of drawers and usual medicine cabinet. ☐ Kitchen has more than its share of closet and drawer space, automatic water heater, cooler closet, white enamel wainscot tile marked, and large screen porch with laundry tubs and builtin refrigerator.

☐ Oak floors in livingroom and diningroom; Oregon Pine floors in balance of house, and linoleum on kitchen and bathroom. Finish in all rooms except livingroom and diningroom is white enamel. ☐ Can be built for \$2,000, exclusive of cellar and furnace.

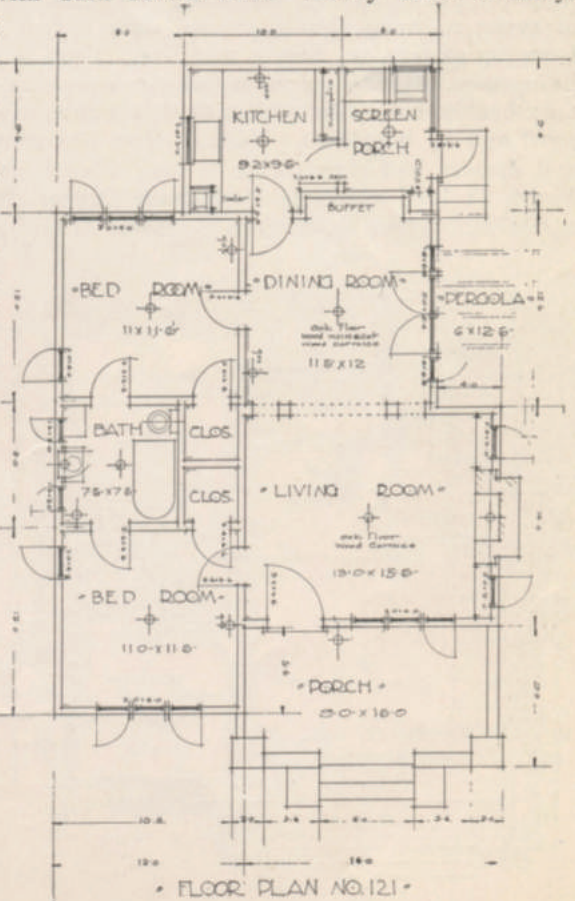




PLAN NO. 121—FIVE ROOMS. 213 W. 83rd Street, 83rd Street Tract, Los Angeles
Sold to M. M. Williams and F. Frashier

☐ Large comfortable cement porch with heavy brick walls cement topped in dark gray to match porch. Roof has wide eaves, coming well out over porch and is supported by heavy timbers. Outside is of shakes, natural color, with dark brown trim. Heavy brick chimney.

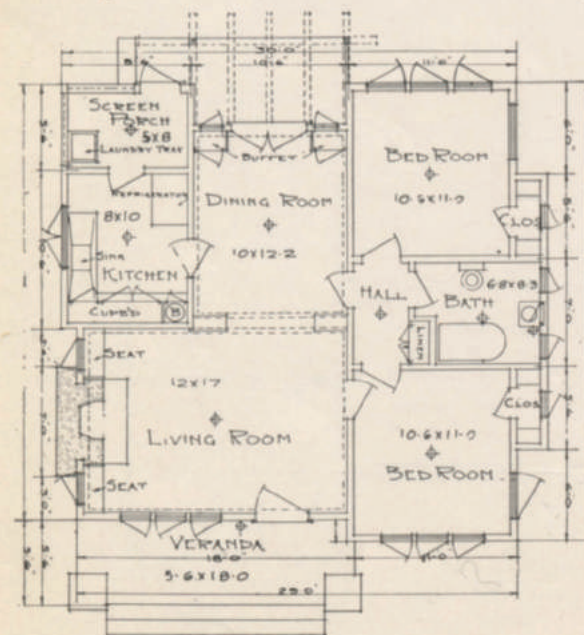
☐ Casement window design carried throughout house in builtin bookcase doors each side of fireplace in livingroom and in doors of builtin diningroom buffet. Mantel of gray art brick, topped with usual four-inch thick polished Oregon Pine slab, carried over bookcases. ☐ Column effect between diningroom and livingroom is neat. Heavy wood cove and frieze in both rooms. Diningroom is strap paneled, with dark mixed tone plain paper in panels and ornamental figure in the center of each one. ☐ Builtin buffet has four glass doors at top, heavy plate mirror at back and five drawers and two cupboards below. Diningroom has double french doors to the large pergola cement porch, which is a feature of this house. ☐ Bathroom between bedrooms with door from each; has builtin chest of drawers and usual medicine cabinet. ☐ Each bedroom has four large casement windows and a large closet. Also center chain drop lights. All lights are connected with push buttons. Three-chain fancy canopy light in livingroom and long chain canopy drop in diningroom. ☐ Kitchen well arranged with plenty of drawer and cabinet space, automatic water heater, cooler closet, and hooded smoke vent for range. Large screen porch has laundry tub and broom closet. ☐ All rooms are finished in white enamel, except diningroom and livingroom, which are finished in brown with walls tinted green. ☐ Oak floors in livingroom and diningroom; polished Oregon Pine floors elsewhere. ☐ Can be built for \$2,150, exclusive of cellar and furnace.



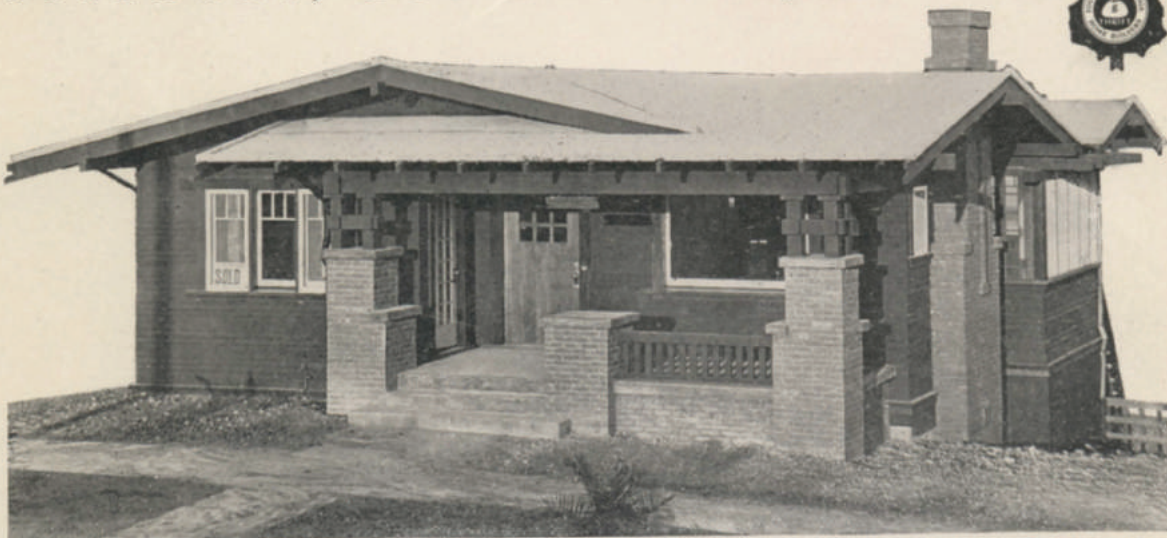


PLAN NO. 302—FIVE ROOMS. 3584 Arnold Street, Arizona Street Tract, San Diego
Sold to Mr. H. E. Prey

Outside features of this Bungalow are the well-shaded porch with its brick pillars and supporting columns, and the heavy brick chimney, which does not show in photograph. Exterior of rustic redwood siding, stained dark brown with a belt of redwood shakes (natural wood) from top of window line to roof line. Trim is white with white composition roof. Oak door to livingroom. Livingroom mantel of gray brick with brackets supporting heavy wood mantel top; built-in bookcases each side and casement windows above. Diningroom and livingroom separated by buttresses. Built-in effect has french windows above, mirror back to serving top and drawer and closet space below. French doors on each side open to pergola porch at rear. Finish in both rooms is slash-grain Oregon Pine in brown and each has heavy wood cove moulding. Three-chain electric shower in diningroom, and three-chain electric cluster in living-

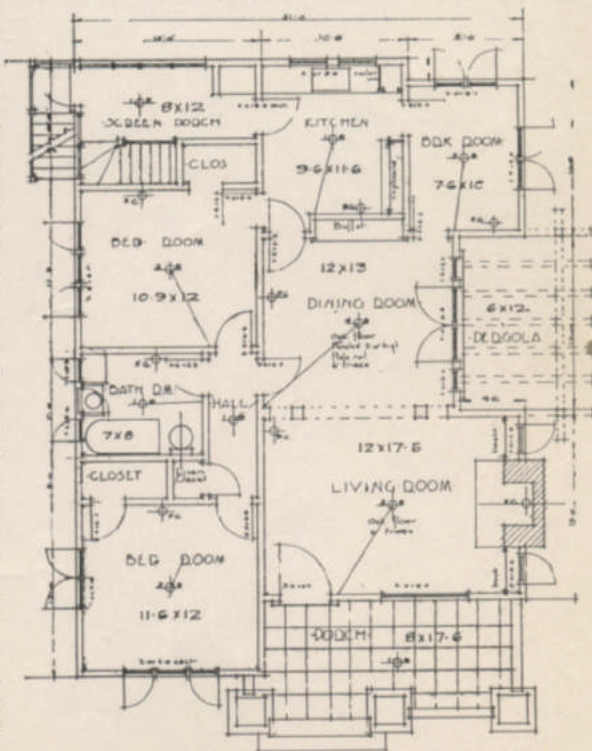


room. Door from livingroom gives access to front bedroom; door from diningroom to small hall which opens to bath and both bedrooms. Linen closet in hall. Bedrooms, kitchen and bathroom finished in white enamel. Kitchen has usual amount of cupboard and drawer space; double woodstone drain board; floor is covered with linoleum as is bathroom floor. Laundry tub on screen porch. Livingroom and bathroom have oak floors, balance of house polished Oregon Pine. Linoleum in kitchen and bathroom. Can be built for \$2,150, exclusive of cellar or furnace. We have given a great deal of care to the designing and building of this class of Bungalow, where every inch of space and every penny expended is of much more importance to the home owner than they would be in more pretentious homes. Buyers of these plans can take confidence of being well pleased with the result from the fact that we have an entire subdivision that we are covering with these houses and that they sell as fast as we put them up.



PLAN NO. 128—SIX ROOMS. 932 Manzanita Street, Manzanita Tract, Los Angeles
Sold to Mrs. Ida E. Reynolds

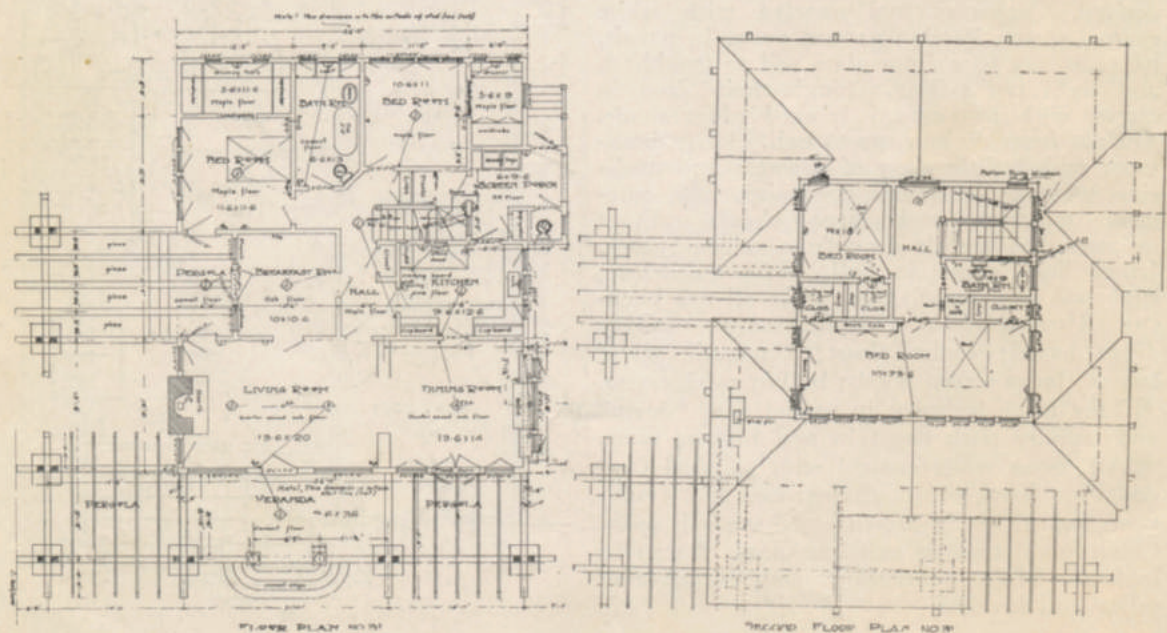
☐ Brick and cement porch. Brick pillars and heavy timbers supporting wide porch roof. Great brick chimney. ☐ Oak door opens upon livingroom having mantel of simple design built of mottled reddish brown brick that matches slash-grain Oregon Pine woodwork stained brown, walls being papered in green. Column buttresses between livingroom and diningroom and heavy wood cove. ☐ Diningroom has beam ceiling and wood panels. Green tone paper from plate rail to moulding. Buffet has four glass doors above, bevel plate mirror back to serving top, five drawers and two glass door closets below. Doors match builtin bookcases on each side of livingroom fireplace. ☐ Three-chain canopy electric light in livingroom, with two brackets over mantel, and two-light hanging dome in diningroom. ☐ French doors from diningroom and breakfastroom open onto pergola porch. Porch is screened and may be glassed in if desired. Breakfastroom paneled with white enamel straps, Persian pattern paper in panels, paper in tan tone from plate rail to moulding, and light tan ceiling. Single-chain drop in center with ornamental fringed glass shade. ☐ Door from diningroom to hall. Large bathroom with builtin chest of drawers and medicine cabinet. Bedrooms good size, with casement windows and large closets. Front bedroom has french door from cement porch. Large linen closet in hall. ☐ Good kitchen; cupboard and closet space, as in all our kitchens. Hooded smoke vent for range; sanitary drain board; cooler closet; automatic water heater; large screen porch; builtin refrigerator. ☐ Very large bedroom in second floor "down" and laundry with two tubs and furnace room. ☐ All rooms white enamel with polished Oregon Pine floors, except diningroom and livingroom, which are in brown and have oak floors. Linoleum in kitchen and bathroom. ☐ Can be built for \$3,000 on level ground, exclusive of cellar and furnace.





PLAN NO. 31—EIGHT ROOMS. 1527 Hayworth Avenue, Hollywood, Cal.
Sold to Mr. R. O. Young

¶ We consider this a perfect adaptation of the Swiss chalet double-deck type of Bungalow that is becoming so popular in Southern California. It combines the most livable, homelike qualifications with an artistic exterior and interior that are quite above criticism. ¶ Cement porch has brick wall plastered in white cement, as are the brick pillars of the pergola and the base of the pergola porch, which is just to be seen on the side of the driveway, and also the well-designed brick chimney. Exterior is of shingles painted gray, as is under part of the eaves, while the trim throughout is cream color. Pergola porch has glass roof, heavy plates being set in on frames between the pergola beams. ¶ Front door is of Juana Costa mahogany and has plate glass landscape window on each side. Door gives entrance to livingroom and diningroom, which occupy entire front of house and are separated by cased opening with half column buttresses. Heavy bookcases with leaded glass doors. ¶ Doors and trim in both rooms are entirely polished Juana Costa mahogany, there being a heavy wood cove down to the





LOOKING TOWARD LIVINGROOM—PLAN NO. 31

moulding. Fireplace opening is bound with brass and fireplace is of brown "Gruby" tile that matches trim. Massive mantel top supported by heavy curved brackets that extend to the floor, all being of Juana Costa mahogany. Diningroom panels and door to kitchen are of the same material, as are french doors to porch. Casement windows are leaded glass, matching those of the builtin bookcases and the beautiful buffet in the diningroom. This buffet has fine china closets on each side, with leaded art glass windows above and in the center is the buffet

LOOKING TOWARD DININGROOM—PLAN NO. 31





SOUTHERN CALIFORNIA HOME

itself, with four small drawers, two large drawers and two double opalescent glass door closets below. Back and sides of the table top recess are double plate mirror. Paper between plate rail and frieze in diningroom is rustic scene in autumn tints. In livingroom a golden brown effect is used. Indirect system of lighting is used in livingroom, consisting of two porcelain domes, with two brackets over mantel. Beautiful hand-wrought copper five-light shower in diningroom. French door from livingroom to pergola porch.

☐ Breakfastroom or den is reached by doors from hall and livingroom; one end is entirely french doors and windows opening upon pergola porch. Finish is in white enamel, and mahogany panels set in. Wood wainscot two feet high. Wall space to high plate rail and from plate rail to cove is papered in blue. Double-chain electric drop finished in silver. ☐ Hall contains large closet and linen closet, and gives access to bedrooms, bathroom, kitchen and staircase. ☐ Left end bedroom has builtin dressing table with plate glass top and adjustable mirror. Casement windows on each side. Table has two small and six large drawers. On each side of dressing-room are builtin wardrobes with compartments carefully designed. French door to pergola porch. Double-chain canopy drop light. Light over dressing table mirror.

☐ Large bathroom with cement floor, high cement wainscot tile marked. Cabinets and full-length mirror. ☐ Right end bedroom has builtin man's chiffonier across one end of dressingroom, adjustable mirror; other end has builtin wardrobes. Casement windows. ☐ Kitchen has almost an unbelievable amount of cupboard and closet space, there being three big cupboards (one with glass doors for china); two working tables, under which are a great number of drawers and bins; double sanitary drain board to sink, closets for pots and pans underneath; smoke vent for range. Large screen porch, wood wainscot. Laundry tubs. ☐ Upstairs contains one immense bedroom across front of house, with twelve windows, which may be divided into two bedrooms if desired, each having large closet. Other bedroom is good size and bathroom contains builtin shower with cement floor. ☐ The house is well lighted with casement windows and the trim in all rooms, except livingroom, diningroom and den, is white enamel. First floor has all oak floors, while upstairs floors are maple.



Dressing Table and Wardrobes



Chiffonier facing Wardrobe

☐ One of the beautiful features of this house is that from whatever angle you look at it, it seems to look its best. ☐ Garage is built "L" shape for one machine and room that may be used for chauffeur or trunkroom, absolutely matches the house in the lines of the roof, the finish of the beams, shingling, and the trim. Size is twelve by eighteen. ☐ Terracing, cement steps and driveway all lend to the picture that this beautiful house makes, and its other great advantage is the genuine impression it gives of size and cost, as against the actual expenditure. In other words, there has not been a penny wasted and the most has been made of every dollar expended in the building of this house from the standpoint of the home owner. ☐ House can be built, exclusive of garage and outside cement work, for from \$4,750 to \$7,000. Garage can be built for \$325. ☐ PRICE OF PLANS, INCLUDING GARAGE, IS \$25.00. ☐ This is an example of what we do in houses of a little different design from those we specialize on in this book of plans. Being practical specialists, the success of our business depending upon our ability to design and build houses that not only sell promptly but stay sold, it is evident there is nothing theoretical about our plans. You can depend upon them, whether you are an experienced builder or a novice.

This is an enlarged reproduction of possibly the last remaining copy of *Southern California Bungalow Plans, No. 1*, originally published in 1913 by Southern California Home Builders. Filled with photographs of the bungalow designs and their furnished interiors along with floor plans and descriptive text, this sales booklet is a detailed resource and fascinating window on the region's Arts & Crafts bungalows and way of life. The original publication is a rare find that has been digitally preserved in its entirety so it continues to inform readers about Southern California's architectural development. For preservation-minded architects, historians, woodworkers, students, and homeowners restoring an early 20th-century bungalow, it is nothing less than a treasure trove.

