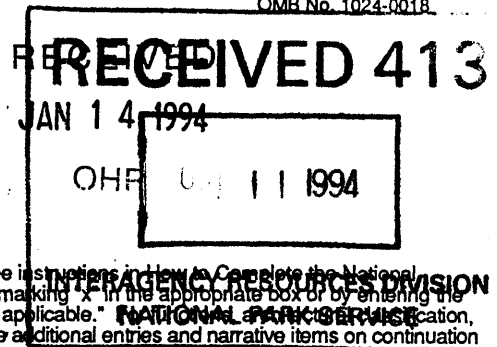


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Washington Court

other names/site number N/A

2. Location

street & number 475 East Washington Boulevard

not for publication N/A

city or town Pasadena

vicinity N/A

state California code CA county Los Angeles code 037 zip code 91104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Robert Zidell
Signature of certifying official

9/26/94
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____

Paul R. Ferguson

11/15/94

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one Box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
7	0	buildings
0	0	sites
0	0	structures
0	0	objects
7	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Bungalow Courts in Pasadena

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

English Cottage Revival

Materials

(Enter categories from instructions)

foundation CONCRETE

walls PLASTER

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1924

Significant Dates

1924

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

None known

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
[X] Local government
University
Other

Name of repository:

City of Pasadena - Urban Conservation Archives

Washington Court
Name of Property

Los Angeles, California
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 1	3 9 4 9 6 0	3 7 8 1 3 0 0	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Leonard Kliwinski, Project Manager; James C. Wilson, Principal

organization Thirtieth Street Architects, Inc. date 1/13/94

street & number 2821 Newport Blvd. telephone (714) 673-2643

city or town Newport Beach state California zip code 92663

Additional Documentation

(Submit the following items with the completed form:)

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

name/title _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

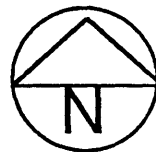
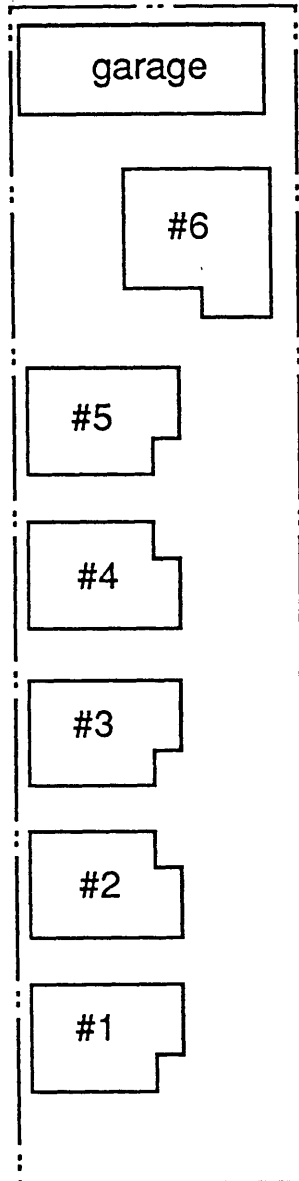
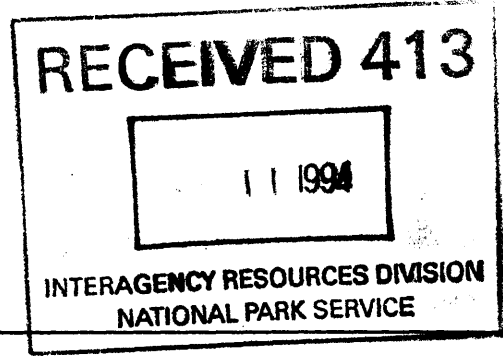
Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Washington Court
Los Angeles County, California



Scale 1"=40'

East Washington Boulevard

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Washington Court
Los Angeles County, California

NARRATIVE DESCRIPTION

Washington Court consists of six similar 26' x 30' residences arranged in an "L"-shaped configuration on a 60-foot wide by 252-foot long lot. The site perimeter is surrounded by a concrete capped river rock retaining wall, interrupted by a set of concrete stairs leading to the common walkway which provides access to each unit. All of the cottages face on to a common garden area on the east side of the site, which is landscaped with trees, shrubs and lawn. Running along the west side of the site is a concrete driveway which provides access to the garage at the rear of the lot, as well as to the service entrances of each unit. The garage is a low, flat roofed, stucco clad building with six bays. Five of the bays have the original horizontal wood sided garage doors; one door has been replaced. Since this is the only visible alteration, the garage is counted as a contributing building.

The court was designed in the English Cottage Revival style. The wood frame units have a concrete foundation, stucco finish, composition roofing, wood cornice trim and wood multi-paned casement and double-hung windows grouped in asymmetrical patterns. Each unit is "L"-shaped in plan and has a cross-gabled roof. The arched entryway to each unit is covered by an extended flared eave. The windows have a wide decorative wood molding trim. At the gable ends are pentoid-shaped wood louvers with similar trim.

There have been few changes in the original appearance of this court. The metal railing alongside the entry stairs and metal awning on one window of the front residence are later alterations.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

Washington Court
Los Angeles County, California

NARRATIVE STATEMENT OF SIGNIFICANCE

Washington Court meets National Register Criterion C in the area of Architecture as one of the best examples of the bungalow court form in Pasadena. Washington Court meets the registration requirements for its property type both in terms of representing the bungalow court form ideal, as an example of the half court (L-shaped) court form, and in terms of integrity. For a definition of characteristics, forms and significance of the bungalow court property type, please refer to the National Register Multiple Property Nomination.

The layout of the court is a fine example of the half court form, illustrating the form's concept of providing shared amenities benefitting all residents, while retaining a sense of privacy. An amply sized and well landscaped garden for the residents' use is located on the east side. The west side provides a driveway for the convenience of accessing the kitchen of each unit and the garage at the rear of the site.

This bungalow court was built in 1924 for owner F. R. Finch at a cost of \$2,250 for each residence. The architect and contractor are not known. With a high degree of integrity, this court exemplifies the English Cottage Revival style popular in residential architecture as well as modestly sized bungalow courts throughout the 1920s. The cross-gable roof forms with flared eaves, stucco exterior finish with wide wood trim and asymmetrical elevations are characteristic elements of the style.

United States Department of the Interior
National Park Service

National Register of Historic Places
Certificate of Antiquity

Section number 2 Page 1

Washington, D.C.
Los Angeles County, California

ADDITIONAL BIBLIOGRAPHICAL REFERENCES

The architectural plans used for this and other buildings within the HISTORICAL COURTS IN
WASHINGTON, D.C. property listing are listed in the Bibliography.

The following sources specific to this property are located in the Conservation Archives, City of
Washington.

Assessor's Building Description Blank #12868

Building Plan # 48-124, 2461C

City Directories

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

Washington Court
Los Angeles County, California

VERBAL BOUNDARY DESCRIPTION

J.F. Painter and B.F. Ball's Subdivision, east 60 ft. of west 254 ft. of south 252 ft. of Block M.

VERBAL BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the bungalow court.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page 1 _____

Washington Court

Los Angeles County, California

PHOTOGRAPHER: Barry Kyler, Thirtieth Street Architects, Inc.

DATE OF PHOTOGRAPH: March, 1993.

LOCATION OF ORIGINAL NEGATIVE: Urban Conservation Archives, City of Pasadena, Ca.

DESCRIPTION OF VIEWS:

1. View looking north from E. Washington Blvd.
2. South elevation of Unit #1.
3. Garage at rear of site, looking north.