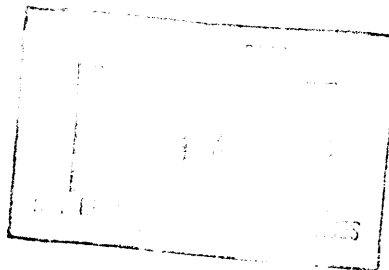


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to 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." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. 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 WHITLEY COURT

other names/site number none

2. Location

street & number 1720 - 1728 1/2 Whitley Avenue N/A not for publication

city or town Los Angeles N/A vicinity

state California code CA county Los Angeles code 037 zip code 90272

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Stephen D. Michael DSHPO 6/9/04
Signature of certifying official/Title Date

California Office of Historic Preservation
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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

[Signature]
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): _____

Elson D. Beall 7/28/04

WHITLEY COURT
Name of Property

Los Angeles County, California
County and State

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	
<u>6</u>	<u>0</u>		buildings
			sites
			structures
			objects
<u>6</u>	<u>0</u>		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously in the National Register

None

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

Current Functions

(Enter categories from instructions)

Commerce/Trade: Professional

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian: Queen Anne

Late 19th and 20th Century Revivals: Dutch Colonial

Revival

Materials

(Enter categories from instructions)

foundation CONCRETE, WOOD (frame construction)

roof WOOD: Shingle COMPOSITE: Shingle

walls WOOD: Weatherboard

WOOD: Shingle

other CONCRETE (landscape paths)

Narrative Description

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

Please see continuation sheets

WHITLEY COURT
Name of Property

Los Angeles County, California
County and State

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.
- 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.)

- 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 used 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 for 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

Community Planning and Development

Period of Significance

1903 - 1919

Significant Dates

1903: Construction of single family residence (est.)

1919: Relocation of of single family residence and construction of bungalows

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places
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Whitley Court
Los Angeles County, California

SECTION 7: ARCHITECTURAL DESCRIPTION

Summary

Whitley Court is a two-story bungalow court in the Hollywood area of Los Angeles. Located on Whitley Avenue, in the first block north of Hollywood Boulevard, the site is near a major commercial thoroughfare on a street of multi-family residential buildings. One of the last remaining bungalow courts in the area, Whitley Court consists of one single-family residence and four two-story, two-unit bungalows. The two-story single-family residence is designed in the Queen Anne style and was constructed circa 1905. The bungalows, added to the property in 1919, are Dutch Colonial Revival style duplexes.

Site and Setting

The site is bounded by a parking lot to the south, Whitley Avenue to the west, a two-story 1920s residential hotel to the north, and a parking lot to the east. The property has a frontage of 72 feet and a depth of 217 feet.

The orientation and layout of the site is characteristic of a bungalow court. It is composed of four identical two-unit buildings around a single axis running from the street to the single-family Queen Anne style residence that punctuates the rear of the property. A wood frame garage with a front facing gable roof and wood clapboard siding is located at the southeast corner of the property.

The site has original concrete paths linking the buildings around a rectangular courtyard. A long oval-shaped section of the courtyard runs parallel to the bungalow buildings down the center of the main axis and is planted with grass. In the center of the courtyard is a rectangular concrete planter approximately six inches high. The concrete paths and planter are original features. In 2000, a fountain was added to the center of this planter where a hedge was once planted. Three older trees are located on the property, including a mature ficus centered in front of the single-family residence in the rear, an avocado tree between the south bungalows, and a rubber tree between the north bungalows. A chain link fence secures the south, east, and north sides of the property, and an iron fence with a gate is located along the sidewalk on Whitley Avenue.

Exterior

Single-family residence

The single-family residence at the rear of the property has a basically rectangular plan and sits atop an original brick foundation. The house is of wood frame construction. The first story is clad in clapboard siding, and the second story with plain wood shingles. The primary (west) facade has a raised concrete porch offset to the south with the entrance to the house in the center of the facade. To the south of the entrance is a large fixed window, and a projecting window bay is located to the north. The fenestration is mostly multi-light over single-light, wood sash, double hung windows throughout, as well as casement windows that are single pane with a multi-light segment at the top.

The roof is a side-facing gambrel with slightly flared eaves. The lower sides of the gambrel extend down to the top of the first story, and overhang the first story significantly to create a sheltered front porch. Large brackets with a pronounced cut shape support the flat underside of the overhang. Within the side of the gambrel on the second story, two prominent dormers punctuate

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Whitley Court
Los Angeles County, California

the upper half of the primary façade.

To the south is an inset dormer with a hipped roof supported by brackets. To the north is a large, rounded, turret-like dormer. The dormer has a conical roof with wood details such as dentils and brackets. The dormers on the roof are clad in shingles.

The south side of the second floor has a projecting bay window punctuated by decorative brackets. The second floor of the east façade has a balcony that is accessed by multi-pane doors flanked by fixed full-length multi-pane sidelights.

Bungalows

The four, two-story bungalows were built in 1919 in the Dutch Colonial Revival style. They are rectangular in plan and are arranged symmetrically with two on either side of the courtyard. Each bungalow contains two units, with separate entrance porches at each end. There are four bays of windows on each courtyard facade, two for each unit.

Each bungalow has a side-facing gambrel roof that runs the length of the building. The edge of the gambrel roof extends down to the top of the first story. The lower slopes of the roof are clad in wood shingles while the top is clad in asphalt shingles. The second story of each building slightly overhangs the first. A plain board frieze runs along the top of the first story and defines the entablature of the entrance porches. The first story of each building is clad in broad clapboard siding. Each of the porches has a hipped roof that is supported by wood Tuscan columns. The columns are set on raised, square concrete porches. The sides of most of the porches have open wood latticework. The fenestration on the bungalows consists of pairs of double hung six-light over single-light wood sash windows. Each pair of windows has plain board trim. Windows on each facade are multi-light over single-light except for those on the rear facades, which are small, single-light, double hung sash. The units are each entered by their own porch consisting of a single eighteen-light wood frame door.

Garage

A one-car garage at the southeast corner of the property is also a contributing building. The garage has wood frame construction, a front-facing gable roof, original cross-braced wood double doors, and wood clapboard siding.

Interior

Single-family residence

The entrance to the residence is in the center of the primary façade through a wide wood frame, multi-light door. The living room is to the right (south) of the entrance, and the dining room is located to the left. The kitchen is located in the northeast corner of the plan and the stairs are located in the southeast corner. An enclosed service porch and informal dining area are located off the kitchen at the rear of the house. The service porch appears to have been enclosed during the period of significance.

Interior details in the dining room include built-in cabinets, a plate rail, and a coved ceiling. The dining room and kitchen are separated by a butler's pantry. Large sliding panel doors separate the dining room from the living room. The living room has a painted, beamed ceiling, and contains a tiled fireplace located on axis with the main entrance. Below and behind the main stairs, at the rear of the house adjacent to the kitchen, is an enclosed service porch. A closet in this space was converted to a bathroom.

Three large bedrooms and one bathroom are located on the second floor. The bedrooms have coved ceilings and picture rails.

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Whitley Court
Los Angeles County, California

Five-panel doors are located throughout the interior.

Bungalows

Throughout the bungalows are hardwood floors, plaster walls, and wood moldings. The first story of each unit in the bungalow has a living room and dining room along the courtyard side, and a kitchen and stairway along the rear. The living room and dining room have deep crown moldings and high baseboards. The two rooms are separated by wood and glass doors (missing in some units). Additionally, each dining room has built-in drawers and glass-front cabinets.

The second floor of each unit contains two bedrooms and a bathroom. Open shelves and drawers are located in the hallways. Single panel doors with glass knobs are found throughout the second floor. The bathrooms retain original hexagonal tile floors, casework, and sinks. Most also have intact tile tub casings with three by six inch tile.

Integrity

Whitley Court has very high historic integrity according to the seven aspects of integrity defined in National Register Bulletin #15: location, design, setting, materials, workmanship, feeling and association.¹ Whitley Court is in its original location, and retains its design integrity because no changes or additions have been made that affect the style or property type. Whitley Court also has high integrity of setting. While there have been many physical changes in Hollywood since 1918, the parking lot to the south and most surrounding buildings have been in place since the 1920s. Three mature trees remain on the property located among the bungalows, and the newer landscaping of the site is complimentary to the plan of the site and compatible with its historic character. The landscape design continues to be defined by the historic hardscape elements such as the paths, porches and central planter. The concrete paths in the courtyard remain as originally constructed.

Whitley Court also has high integrity of materials and workmanship, making it unique in the Hollywood area. The buildings on the site were originally constructed of wood and sheathed in wood shingles and clapboard; all of these original materials remain intact, as do all of the original wood windows. In addition, a substantial majority of the historic interior features are intact, with the exception of several of the kitchens in the units which have been modified. Whitley Court's historic materials are in fair to good condition, and therefore the integrity of the workmanship is high. The authenticity of the property's historic materials is evidenced by the survival of its physical characteristics, as they existed during the property's historic period. Whitley Court not only resembles its historic appearance, but it also retains the physical materials, design features, and aspects of construction that originally were present. Due to Whitley Court's high level of physical integrity, its historic feeling and association remain strong, allowing it to illustrate the significant aspects of its past and its original aesthetic.

The rear house was moved to this position on the property in 1918, a minor change to its location within the same property. The addition of the bungalows to the property also constituted a change in the setting of the house. Despite these changes to the relationship of the house to the street and to its setting, the house was not altered architecturally as a result of the move. Due to the rarity of such houses from this time period in Hollywood, the house retains sufficient integrity for eligibility.

In 2002 a certified rehabilitation of the property for tax credit certification was completed, conforming to the Secretary of the Interior's Standards for Rehabilitation. The property, previously converted for office use, was upgraded with fire sprinklers and air conditioning, with ducts brought to the second floor through closet spaces, avoiding any impact on significant spaces aside from the installation of ceiling vents.

¹ National Register Bulletin 16A: How to Complete the National Register Registration Form 4.

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Whitley Court
Los Angeles County, California

SECTION 8: NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

Whitley Court is a "bungalow court" built in the Dutch Colonial Revival style. The site is composed of a 1905 Queen Anne style single-family residence that sits at the back of the property, and four two-story duplex bungalows located at the front of the property. Whitley Court is a historically significant property due to its relationship to the development and architecture of Hollywood. The site is eligible for the National Register under Criterion A and Criterion C at the local level of significance. The period of significance begins in 1905, when the first residence on the site is believed to have been built, and ends in 1919, when the moving and addition of buildings created a bungalow court on the property.

The site is eligible under Criterion A because of its association with the development of Hollywood. The bungalows, constructed in 1919, are evidence of Hollywood's transition from a farming suburb to an urban center due to the success of the film industry. The site is also eligible under Criterion C because it embodies the distinctive characteristics of a bungalow court, a building type characteristic of this particular period of rapid urbanization in Hollywood.

Significance under Criterion A

Hollywood began as a farming community in the 1870s with hundreds of acres planted in citrus orchards, tomatoes, peas, beans, and chilies.² This undeveloped, agricultural atmosphere appears to have been a draw for the early suburban settlers. The community of Hollywood was subdivided as a residential suburb of unincorporated Los Angeles in 1887 by Harvey Wilcox. The first decades saw little development. The first active development of Hollywood began in 1903 when H. J. Whitley's Los Angeles Pacific Building and Development Corporation sub-divided the Hollywood Ocean View Tract and established a development plan. Hollywood was incorporated as a town in 1903 as well.

In the settlement's early years, Hollywood Boulevard was named Prospect Boulevard. The main street of the town, it was lined with pepper trees and large Queen Anne, Mission Revival, and other turn of the century style residences on vast, garden-filled lots of nearly 20,000 square feet. In 1907 a census of Hollywood was completed and found that over 75% of the houses in Hollywood were owner-occupied, and fewer than 10% of the residents were found to be renting their homes. The more transient population later associated with the area had not yet become the norm. Sales and consumption of alcohol were still prohibited in the settlement.³

Whitley Avenue begins at Hollywood Boulevard and runs north to Whitley Heights, a prestigious residential neighborhood north of the boulevard. It is a short street, fewer than four blocks long from north to south. Whitley Avenue and Whitley Heights bear the name of H. J. Whitley, a developer who was responsible for the development of much of this area of Hollywood and who was also one a few major investors in rail lines that would connect Hollywood to other parts of Los Angeles. Whitley was a native of Canada with a background in real estate development in Oklahoma. He came to Los Angeles in 1893, establishing a large jewelry store in 1894. In 1900 he made the first of several major land purchases in Hollywood and moved there with his family. In the first few years of the century, Whitley would acquire a large amount of land north of Hollywood Boulevard between Highland and Wilcox Avenues.

² Palmer 84.

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Whitley Court
Los Angeles County, California

The existence of the Whitley Court property begins in 1903, when the lot was subdivided and sold to the first owner, Miss Ellen McManus. Between 1903 and 1905, when the property was first listed in the County of Los Angeles tax assessor's records, a two-story, Queen Anne style residence was constructed at 1724 Whitley Avenue (124 Whitley before its integration into the Los Angeles street numbering system). Improvements valued at \$1675.00 were noted in this first assessment of 1905. Aerial views of this part of Hollywood during the era show that the residence was typical in its style, size, and setting of the type of residential construction that was flourishing on and off of Prospect Avenue (later Hollywood Boulevard) after the turn of the century. The house is sometimes attributed to the firm of Dennis and Farwell, architects. Although this prominent firm did design several houses on lots that were subsequently sold by H. J. Whitley, their name has not been documented for this particular property, although clearly design characteristics used repeatedly by the firm are employed.

The single-family residence at Whitley Court is one of the last remaining vestiges of Hollywood before the rise of the film industry. Today, the only remaining single family residence on the boulevard is the Janes House (now a Los Angeles visitor center), which is around the corner east of Whitley Avenue at 6541 Hollywood Boulevard, adjacent to the single-family residence at the rear of Whitley Court. Built in 1903, in the same era as Whitley Court's single-family residence, the house is listed as City of Los Angeles Cultural-Historic Monument #227 and listed in the National Register as a contributor to the Hollywood Boulevard historic district. While the Janes House is the last remaining on Hollywood Boulevard, they are equally scarce in the streets off of the boulevard as well. The house at Whitley Court is a rare example of an intact Queen Anne style residence from this period of Hollywood's development.

Hollywood's development continued in this relatively bucolic vein until World War I. At this point, the commercial development of Hollywood Boulevard began to accelerate. Small stores, the post office, a hotel, and other retail establishments originally clustered at major corners (particularly at Highland and at Cahuenga), but as the population grew the commercial aspect of the district grew as well, and it began to overtake the residential portions of the boulevard. By the start of the 1920s, Hollywood Boulevard had started to evolve into the main thoroughfare of the area's local commercial district. In order to meet the demands of this increasingly urban center, many small, two-to-three story commercial buildings were built. High rise commercial buildings were first constructed in Hollywood in the most intense period of development, 1924 to 1929, including those on Cahuenga Boulevard, Vine Street, and Highland Avenue. Movie palaces, formerly located only in downtown Los Angeles, were also built in Hollywood, a natural outgrowth of the industry that was driving much of the development. Bookstores, restaurants, clothing stores, and department stores catered to the growing numbers of those who worked and lived in and around Hollywood. The area was the first secondary commercial center to develop in Los Angeles outside of downtown, a pattern that would be repeated throughout the metropolitan area⁴.

The population of Hollywood was only 700 at the time of its incorporation in 1903, the year that the single-family residence on the Whitley Court property was constructed.⁵ By 1910 it was 5000, and shortly after the bungalow court was built, the population had grown to 36,000. Writing in 1937, Edwin O. Palmer observed that "this growth was undoubtedly due to motion picture business."⁶ By 1926 the weekly payroll in the local film industry reached two million dollars.

As the residential character of Hollywood Boulevard receded, the cross-streets to the north remained residential but began to change in character, with increasing density. On Whitley Avenue, instead of the single-family residences that had previously characterized the street, several four-unit, two-story buildings and bungalow courts were constructed. The single family residence at 1724 Whitley was located close to the boulevard, adjacent to a parking lot. The changing surroundings of the property and the increased demand for rental housing in Hollywood must have been significant factors in the owner's decision to

⁴ See Richard Longstreth, *City Center to Regional Mall, Architecture, the Automobile, and Retailing in Los Angeles* (Cambridge: MIT Press, 1997).

⁵ Pitt 203.

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Whitley Court
Los Angeles County, California

convert the property to a different use. By this time, the house was no more than fifteen years old, but was already on its fifth owner. This owner, Mary Jones, decided to convert the property from a single family residence on a large lot to a denser bungalow court of eight units, plus the original residence. *Southwest Builder and Contractor* reported that:

“Mary Jones, 1724 Whitley Ave., has secured permits to build four 2-story 10 room double houses, each 20x50 feet, at 1724 Whitley Ave., for herself. The house now on the lot will be moved to the rear and remodeled. Concrete foundations, frame or plaster exteriors, shingle roofs, oak and pine floors, water heaters, composition dishboards, tiled bathrooms. Day work: cost \$32,500.”⁷

It appears that Mary Jones did not live on the property; the 1920 Los Angeles City Directory lists her address as 1752 Whitley, two lots north of this property. The bungalow court was a housing type that provided a rentable compromise between single family housing and apartment living. The pressure for housing was combining with an increasing urbanization and density to the point where the single family residences on their large lots were no longer the most practical use of the land. Two bungalow courts were constructed on Whitley during this period; Whitley Court and St. Francis Terrace, across the street, which ran through the block from Whitley to Cherokee Avenue. This latter court consisted of small, one-story, two-unit bungalows.

Within a few years, high-rise revival style apartment buildings clustered on Whitley Avenue and Franklin Avenue in the two blocks north of Hollywood Boulevard. Several of these are landmark buildings by well-known local architects, including La Leyenda (Leland Bryant, 1927), the Fontenoy (Leland Bryant, 1928), and the Fleur de Lys (E. B. Rust, 1928); they capitalized on the prestige of nearby Whitley Heights, a neighborhood that was home to many early Hollywood film stars before the existence of Beverly Hills, through both their location and street name.

The construction of the bungalows that formed Whitley Court was a part of the concentration of building activity that took place in Hollywood leading into the 1920s as it became more urbanized due to the success and growth of the film industry. It is one of the last reminders of the profound changes to Hollywood's built environment due to the industry's growth in the area. Hollywood's first film studio was established in 1911 on the northwest corner of Sunset Boulevard and Gower Street. Nestor Studios was drawn to Hollywood for its predictable weather and varied landscapes that were ideal for the production of motion pictures. Impressed with the Nestor Studios success in Hollywood, other studios soon followed. Within months of Nestor's arrival, fifteen companies were shooting in and around Hollywood. The population grew rapidly to support the new industry, and by the late teens and early twenties scores of small independent studios were operating in Hollywood. Hollywood's transformation from a residential community of spacious homes on large lots to an active urban center did not pass without controversy. The needs of this thriving new industry created radical changes in the community, causing a clash between older and newer residents.

By the start of the 1920s, Hollywood Boulevard was a full-fledged downtown for Hollywood, and many two-and-three-story commercial buildings had been built. The population of Hollywood increased 720 percent, from 5,000 to 36,000 residents, between 1910 and 1920. The transformation and increasingly intensified use of the Whitley Court property was part of a trend that occurred in the Hollywood area, as many deep residential lots near the Boulevard were put to a similar use to accommodate Hollywood's growing population due to the growth and success of the film industry, which caused an acute housing shortage. Whitley Court is one of the few remaining examples of this development pattern.

A Samuel Shoup purchased the property in 1920 and owned it until 1941. He lived elsewhere in the city, and all nine units from this point on were presumably rented to tenants. The property remained residential until 1978, when a partnership converted the bungalows into rental office space that has since housed architecture, historic preservation, arts-related, and entertainment

⁷ *Southwest Builder and Contractor* 18, July 1919: 13

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Whitley Court
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businesses. In 2002 the property underwent a certified rehabilitation according to the Secretary of the Interior's Standards for an investment tax credit project.

The 1980 Hollywood Historic Resource Survey identified Whitley Court as an architecturally and historically important site, as well as being eligible for listing in the National Register of Historic Places. The site was made a Historic Cultural Monument in the City of Los Angeles on December 13, 1988. The Los Angeles City Council, by action taken on December 13, 1988, confirmed the Cultural Heritage Commission's declaration of Whitley Court, 1720-1728 Whitley Avenue as a Historic-Cultural Monument, and the property was listed as Historical Cultural Monument No. 448.

In 1989 Whitley Court, Ltd. acquired the property, continuing its use as a rental office space. The property continues to be used for office space today, and has been sensitively maintained, allowing it to continue to reflect the broad cultural patterns and development of Hollywood.

Bungalow Courts in Hollywood

Bungalow courts proliferated throughout Hollywood and West Hollywood from around 1909, with the increase in the number of people needing temporary or rental housing, until the mid-1920s, after which higher-density apartment buildings became the norm. See below, Significance Under Criterion C, for more discussion of the property type. Before World War I these courts were usually composed of wood vernacular or sometimes Craftsman style one-story buildings. After World War I it was more common for the courts to be composed of larger buildings, reflecting the increasing density of Los Angeles and Hollywood itself, but they were still arranged in the characteristic pattern with separate entrances (often small porches) for each unit directly from the outside, an even number of buildings facing a central court, and a building (often a different or larger one) at the center rear. Although these buildings did not have the same character as the earlier one- or two-unit bungalow courts, they were a step in the transition in courtyard housing from true bungalow courts consisting of single or duplex units to U-shaped courtyards that are the focus of the 1986 typological study of courtyard housing by Polyzoides et al.

Many bungalow courts were located on the large lots (as well as the small ones) in the vicinity of the Hollywood commercial district, which stretched from La Brea in the west to Vine in the east. According to Sanborn maps, there were 24 bungalow courts within the two blocks north and two blocks south of the boulevard. Several of the higher-density courts, those consisting of two-story duplexes or four-unit buildings and built after 1920, have survived, but all except one of the one-story courts have been demolished.

Of the twenty-four courts seen on Sanborn maps, ten of them remain. Eight of these remain intact, with the other two only partly extant and some of their buildings replaced by larger structures on the property. Three of these eight intact courts have good integrity; the others have been altered with changes such as window replacements and alteration of window openings, application of a new rough stucco exterior finish, and additions such as gateways across the front that are not compatible in character.

Of the three that remain intact and have good integrity, Whitley Court clearly stands out, both for its architectural quality (see Significance Under Criterion C below) and for the way it tells a dynamic story of Hollywood's development. Although Whitley Court was once an excellent example of a common property type, by this point it is truly unique in Hollywood. Few properties remain to represent either the era of single family houses in the vicinity of Hollywood Boulevard or the era of early densification when bungalow courts were built in the neighborhood. Many bungalow courts have been demolished. Further, the Dutch Colonial Revival style was rarely used for bungalow courts; although a small number of examples of single family houses in the style exist in Hollywood, there are no other Dutch Colonial Revival bungalow courts.

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Whitley Court
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Significance under Criterion C

Architectural Context

The dominant southern California multi-family dwelling type is the low-rise, high-density courtyard building. This form began with the bungalow court, which consisted of small single-unit bungalows clustered on large lots that first began to appear around 1909. The early courts were first designed as vacation residences for those “wintering” in the state, although they were eventually more likely to serve as year-round rental housing for people with moderate or lower incomes.⁸

The typical bungalow court is composed of simple repetitions of the single-family house arranged in a series, typically with the central axis running down the center of the property perpendicular to the street. Often a larger building, such as a single- or two-story duplex, was placed in the center at the rear of the court to provide a visual terminus for the main axis. Typically the courts were located on double lots or on lots that were originally intended for much larger houses with gardens, when the area was expected to be much less densely developed. The type extended to higher-density variations such as duplexes and two-story buildings, some earlier examples of which were similar in style to the smaller, earlier bungalow courts and their vernacular or Craftsman style wood exteriors.

These types of courts replicate the experience of a single-family house because though the individual bungalows are often very small, they are usually freestanding or include only one common wall with a neighboring unit. The common courtyard to which the units are oriented takes the place of the individual front yards of single family houses. Each unit has individual entrances, porches, wood siding or shingles, and rooflines that echo the design of single-family houses on a smaller scale, in order to appear integrated with single-family houses along the same street and to meet the expectations of consumers. Many of the early residents of courtyard housing were new to Southern California, where the dominant housing type was the single-family home. Since many of these new arrivals had modest incomes and did not know many people in the area, the bungalow courts provided the advantages of affordable living quarters with the provision of communal outdoor spaces for contact with neighbors.⁹

Most often built by contractors instead of architects, bungalow courts vary in their architectural styles. In the period before World War I, the vernacular versions of the craftsman style were most common. After the war, period styles were often used, the most popular of which were a simple Mediterranean revival or Spanish Colonial revival. Bungalow courts were also built in the Tudor, Norman, and Dutch Colonial revival styles, and later Art Deco and Moderne styles.

Whitley Court is an excellent example of a bungalow court, particularly as the type developed following World War I. The layout has the characteristic orientation of an even number of identical buildings around a single axis running from the street to a building that punctuates the rear of the property, in this case the Queen Anne style single-family residence. The wood siding and wood shingle roofs of the bungalows and the individual porches are also essential features of the type. The property also has a picturesque nature, with its columned porches, barn-like gambrel roofs, and the mix of the compatible but distinct Queen Anne and Dutch Colonial Revival styles of the 1905 and 1919 buildings. The court is typical of post-World War I courts in its two-story massing, as well as the fact that the buildings are duplexes rather than small single-family houses. It demonstrates the variety of styles, massing, and levels of density that could be accommodated by the basic building type of the bungalow court.

The Whitley Court bungalows are a rare example of the Dutch Colonial revival style, and the only bungalow court of the style extant in Hollywood. The Dutch Colonial revival style buildings in Los Angeles have gambrel roofs incorporating the second

⁸ Winter 66-67.

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Whitley Court
Los Angeles County, California

story, shingles covering these roof-and-side-wall combinations, wide plank siding on the first story, and six-light over single-light double-hung windows, most of which are located in pairs. Their massing is usually symmetrical. Few examples of the style exist in Los Angeles, and most date to the same brief period; they can be seen as both a preview of other revival styles that would become popularized in the 1920s and as a continuation of the vernacular wood tradition of the post-Victorian through World War I era.

Bungalow courts are becoming increasingly rare in Hollywood and the greater Los Angeles area as the small units many of them provide are being replaced by denser buildings with larger units. An excellent example of a one-story bungalow court composed of single units, St. Andrews Court, was rehabilitated in 1995 and listed in the National Register as an example of the building type. Whitley Court is listed on the Historic and Cultural Resources Survey of the State of California and was rated as eligible for the National Register by the review team involved with the Hollywood survey, in large part because of its architectural form and integrity.¹⁰ A Part 1 Certification was completed in 2002 as a part of the tax credit process, and the property was officially determined eligible for the National Register by the State Office of Historic Preservation and the National Park Service.

The relocation of the main house to the rear of the site and the use of the Dutch Colonial Revival style, with its similar siding and use of shingles and gambrel roof, suggests that the architect for the property was sensitive to the main house and succeeded in composing an architecturally harmonious complex of buildings. According to the Whitley Court Rehabilitation Study, instead of an architect or contractor, Mary Janes applied for the building permit herself, suggesting she may have purchased the buildings either from a manufactured home company such as Aladdin Homes or the California Ready Cut Bungalow Company. A review of period bungalow pattern books, however, failed to produce a building similar to those constructed at Whitley Court.¹¹

Conclusion

Whitley Court is a significant example of a building type that is highly characteristic of pre-1920 Hollywood. The changes that took place in the area are fully reflected in this property, as it documents the changing demographics and the evolving physical form of Hollywood during the period of significance, 1905 to 1919. Both the period when large single-family homes dominated Hollywood and the period when bungalow courts proliferated, and most significantly the transformation from the former to the latter, are represented on this single property. The single-family residence is one of only two remaining this close to Hollywood Boulevard from this era. Because of the compromise reached when the owners moved the original residence to the back of the property and filled the front with multifamily housing, Whitley Court is a unique representation of these changes, making the property eligible under Criterion A. Whitley Court is an excellent example of the bungalow court type, making it eligible under Criterion C. Well within the constraints of a well-established type, its developer combined multifamily housing, single-family housing, and common garden areas for the nine households on the property. All of Whitley Court's buildings reflect the cultural pattern and development of Hollywood and retain very high integrity, while effectively communicating their significance under Criteria A and C.

¹⁰ Request for Historic-Cultural Monument Declaration.

¹¹ History of the Site and Buildings, *Whitley Court Rehabilitation Study 2*.

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SECTION 9: MAJOR BIBLIOGRAPHIC REFERENCES

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Los Angeles County, California

SECTION 10: GEOGRAPHICAL DATA

Verbal Boundary Description

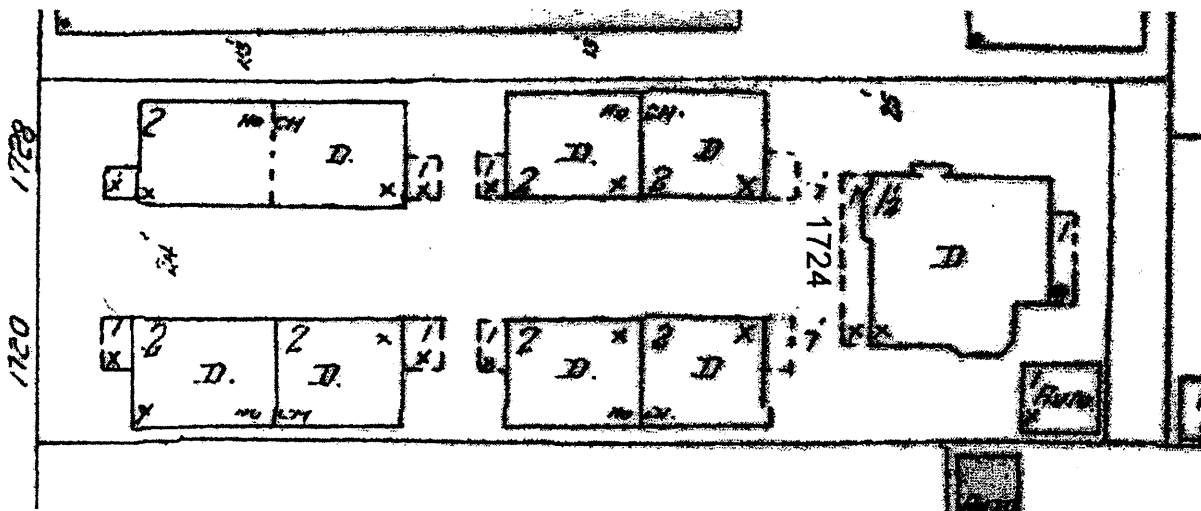
As delineated by the attached Assessor's Map of Los Angeles County, California, the boundary of Whitley Court includes the west 200 feet (formerly the entirety) of Lot 13 of the H.J. Whitley Tract, as recorded in Book 2, Page 90 of Maps in the office of the Los Angeles County Recorder. The site is currently bounded by a parking lot to the south, Whitley Avenue to the west, a two-story 1920s residential hotel to the north, and a parking lot to the east. The historic boundary is included in the nomination, dating to the initial purchase and subdivision of the land in 1903 as Lot 13 of the Whitley Tract and its subsequent further subdivision to include the western portion of the property.

Boundary Justification

These are the current and historic boundaries of the property.

Sketch Map

north ↑



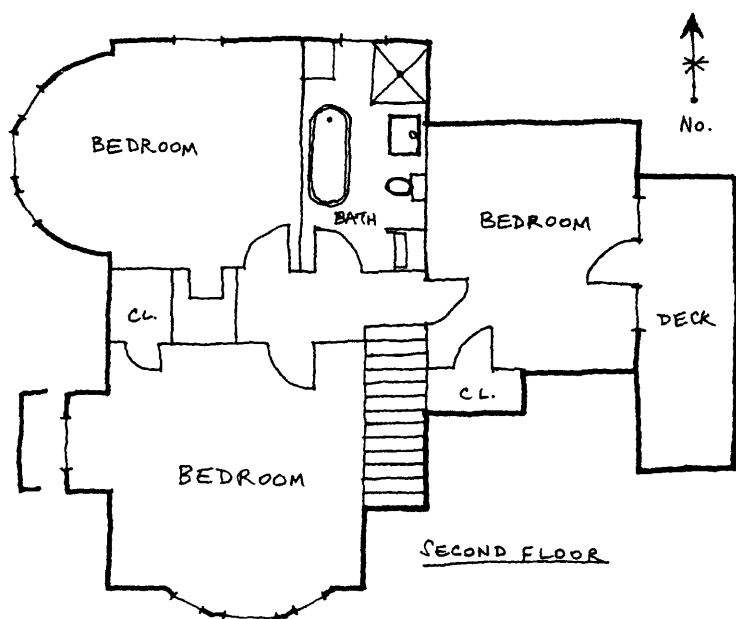
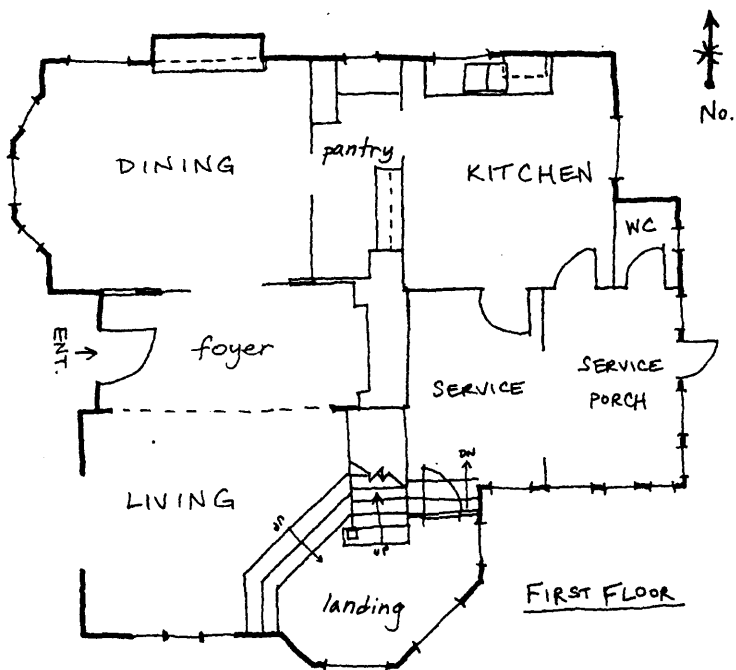
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Whitley Court
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Floor Plans – Rear Residence



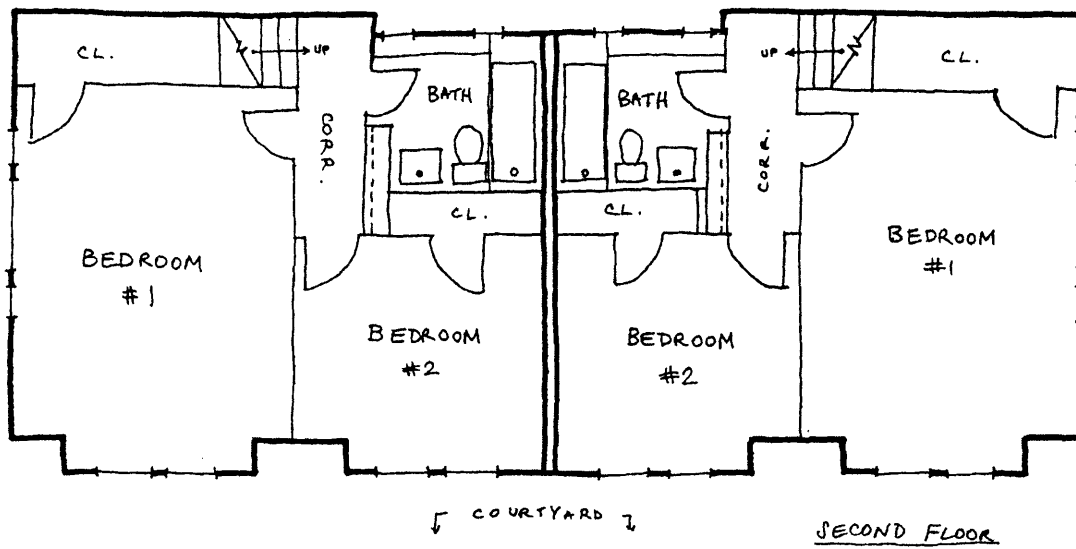
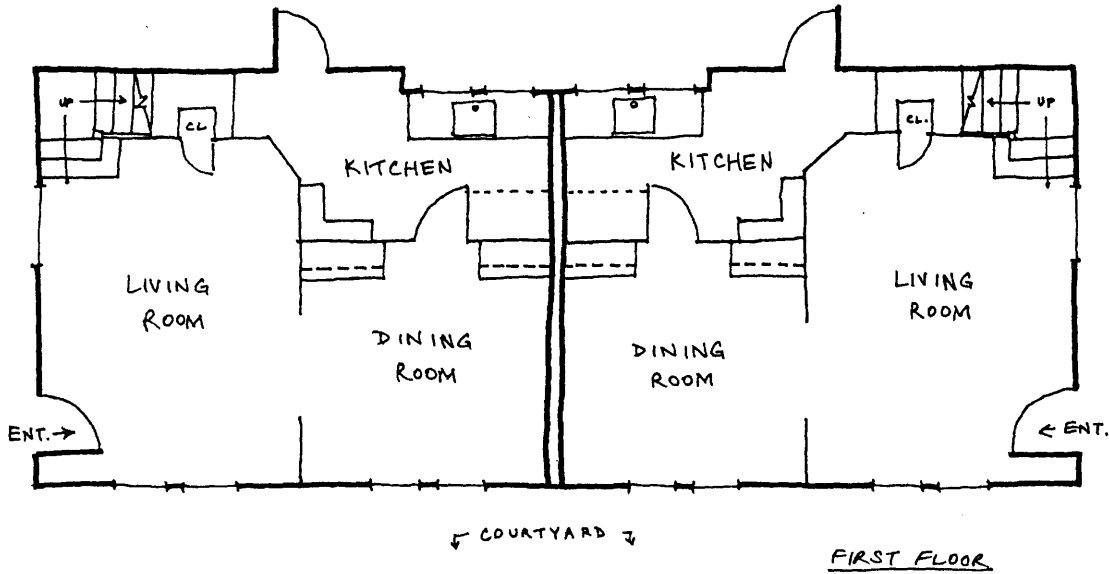
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Floor Plans - Typical Bungalow



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Whitley Court
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PHOTOGRAPHIC DOCUMENTATION

Name: Whitley Court
Location: Los Angeles County, California
Photographer: Carly Caryn Johnson
Date of Photographs: October, 2003
Location of Negatives: Historic Resources Group
1728 Whitley Avenue
Los Angeles CA 90028

- | | |
|--|----------------|
| 1. Property from street, primary (west) façade | View northeast |
| 2. South duplexes from adjacent property | View northeast |
| 3. Southeast duplex and single family residence from adjacent property | View north |
| 4. Single family residence and garage at east end of property | View northwest |
| 5. Duplexes along main courtyard and original hardscape elements | View east |
| 6. Duplexes along main courtyard and original hardscape elements | View west |
| 7. Single family residence at east end of court | View east |
| 8. Northeast duplex, 1726-1726 ½ | View northeast |
| 9. Northwest duplex, 1728-1728 ½ | View northwest |
| 10. Southwest duplex, 1720-1720 ½ | View southwest |
| 11. Southeast duplex and view into court from garage | View northwest |
| 12. Porches at center of court | View south |
| 13. Side yard north of single family residence | View west |
| 14. Single family residence: primary (west) façade | View east |
| 15. Single family residence: northwest corner with turret | View southeast |

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| 16. Single family residence: side (north) façade | View southeast |
| 17. Single family residence: side (south) façade | View north |
| 18. Single family residence: rear (east) façade | View west |
| 19. Garage at southeast corner of property, west façade | View east |
| 20. Interior: living room and dining room of 1728 N. Whitley (typical) | View northwest |
| 21. Interior: living room of 1728 N. Whitley (typical) | View north |
| 22. Interior: living room of 1720 ½ N. Whitley (typical) | View northwest |
| 23. Interior: living room and dining room of 1720 ½ N. Whitley (typical) | View northeast |
| 24. Interior: kitchen of 1728 N. Whitley (typical) | View west |