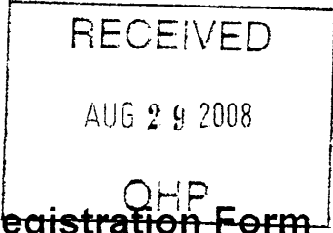


ATTACHMENT F:
Frank House Nomination Form

United States Department of the Interior
National Park Service



DRAFT

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 Frank, Richard and Mary Alice, House
Other names/site number The Frank House

2. Location

Street & Number 919 La Loma Road Not for Publication N/A
City or Town Pasadena Vicinity N/A
State California Code CA County Los Angeles Code 039
Zip Code 91105

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.)

Signature of certifying official _____ Date _____

State or Federal Agency or Tribal government _____

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

Signature of commenting official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:	Signature of Keeper	Date of Action
<u> </u> entered in the National Register <u> </u> See continuation sheet.	_____	_____
<u> </u> determined eligible for the National Register <u> </u> See continuation sheet.	_____	_____
<u> </u> determined not eligible for the National Register	_____	_____
<u> </u> removed from the National Register	_____	_____
<u> </u> other (explain): _____	_____	_____

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>0</u> building(s)
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> total

Number of contributing resources previously listed in the National Register N/A

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

MPS: Cultural Resources of the Recent Past—City of Pasadena

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

MODERN MOVEMENT

Materials (Enter categories from instructions)

foundation Concrete

roof Asphalt, metal

walls Stucco, wood, glass

walls _____

other _____

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

Please see Section 7 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.
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.
- C
- 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.

Areas of Significance (Enter categories from instructions) <u>Architecture</u>	Significant Person (Complete if Criterion B is marked above) <u>N/A</u>
Period of Significance <u>1957</u>	Cultural Affiliation <u>N/A</u>
Significant Dates <u>1957</u>	Architect/Builder <u>Buff. Straub. and Hensman</u>

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

Please see Section 8 Continuation Sheets.

9. Major Bibliographical References

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

Please see Section 9 Continuation Sheets.: See MPS form.

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 #

Primary Location of Additional Data

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

Name of repository: City of Pasadena Planning Department

10. Geographical Data

Acreage of Property 1.07

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	392203	3777643	3		
2				4		

See continuation sheet.

Verbal Boundary Description
 See continuation sheet.
 Boundary Justification
 See continuation sheet.

11. Form Prepared By

Name/Title Barbara Lamprecht, Architectural Historian
 Organization ICF Jones & Stokes Date April 4, 2008
 Street & Number 811 W. 7th Street, Suite 800 Telephone 213-627-5376
 City or Town Los Angeles State CA Zip Code 90027

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.
- Photographs
 - Representative photographs of the property.

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name Troy & Terri Miller, Miller Family
 Organization _____ Telephone (626) 396-9224
 Street & Number 919 La Loma Road
 City or Town Pasadena State CA Zip Code 91105

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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

*Frank, Richard and Mary Alice, House
Los Angeles County, California*

Section 7 Page 5

MPS: Cultural Resources of the Recent Past—City of Pasadena

Description

Summary Paragraph

The grand east-facing post-and-beam, two-story Frank House is prominently sited on a brow overlooking a meadow-like acre of land, surrounded by trees on a steep oak-covered slope above the Arroyo Seco. Though relatively early in Buff, Straub & Hensman's body of work, at 4,700 square feet, the 1957 house is also one of the firm's largest, most "villa-like" residential commissions. Sam Maloof and John Kappel were among the furniture designers who developed pieces specifically for the house, and the master landscape architecture firm, Eckbo, Dean and Williams designed the landscape.

The property is located within the corporate limits of the City of Pasadena, California; specifically, within that portion of the city west of the Arroyo Seco. The property is located at 919 La Loma Road in Pasadena, California, on the north side of La Loma road between Hillside Terrace and South San Rafael Avenue. The property is accessed by an upward-sloping driveway extending north from La Loma Road and its primary elevation faces south toward La Loma Road. The location of the property, Assessor Parcel Number: 5714-033-012, is the parcel historically associated with the house. The property is defined by the LEGAL TRACT NO 7877 1.01 MORE OR LESS ACS COM AT NW COR OF LOT B TH NE ON NW LINE OF SD LOT 232.65 FT TH S 0°51'45" W 122.28 FT TH S 78°45'56" W 45.11 FT TH S 24°48'23" W 36.11 FT TH S 4°48'15" OF LEGAL LOT B.

History / Description

The pastoral setting was first settled in the 1870s by middle-class intelligentsia known as The Indiana Colony before it was incorporated as City of Pasadena in 1886. Today the area is known for exclusive upscale estates in a variety of styles, manicured landscaping (whether "California native" or formal French), and memorable bungalows built by some of the original settlers and their followers.

In deference to four large trees in particular, the trio devised a pinwheel plan (also employed for the Mello house, near design completion that same year) to allow daylight and fresh air throughout the house. Thus, the long wings of the house are narrow, permitting views in various directions from most rooms. The pinwheel plan, separating the structure into four major interior areas, also helped the family organization, according to an unpublished memo, a typed unbylined small piece of paper, held in the BSH office. It reflected:

"the family composition: the formal living-dining area connected physically to the kitchen zone and yet distinctly separated from major circulation; the kitchen and informal dining-family activity space; the children's sleeping wing and the private master suite."¹

The same memo states that the primary challenge in the development of the residence was "to preserve the many large trees and to maintain the natural quality of the terrain." The architects, the memo continues, performed "an extremely careful analysis of these factors, which resulted in a house disposed on six levels." The resulting long two-story "bungalow" steps down the hillside in six interlocking levels of varying heights, creating a complex composition in section.

In addition to maintaining the pastoral quality of the natural setting, the architects were also able to minimize the "costly site preparations, foundation work and retaining walls normally associated with hillside building" along with the "all too frequent 'cut and fill pad' quality that prevails in southern California ..." the memo states. This double-duty objective was often championed by Buff, Straub and Hensman, seen in their own writings, public relations material, and reflected in their houses.

¹ The author of the memo was probably Donald Hensman, according to Dennis Smith, principal, BSH

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

*Frank, Richard and Mary Alice, House
Los Angeles County, California*

Section 7 Page 6

MPS: Cultural Resources of the Recent Past—City of Pasadena

This typical sensitivity to site could be seen, for example, in some houses that appear to cantilever from a hill but which actually enjoy a fairly conventional foundation, marrying a concern for economy as well as for minimally disturbing the setting. Set in and against a tree-ringed meadow, the hill on which the house is set drops off even more sharply on the east side, the primary façade of the house. While a complex puzzle in both section and plan, the overall effect on this elevation is that of a T-shaped building. The stem of the T is the tall living room, whose prominent ridge beam extends well past the wood tongue-and-groove overhang protecting the full-length porch leading from the living room; this strong extension of the timbers (like other structural roof members, whatever their orientation) reinforces the Japanese inspirations close to hand. Two wings spread north and south from the T stem, but step back from this volume to the east so that the living room remains a powerful gesture against the hill even while the house conveys a firm rootedness with the ground. The wings contain bedrooms on the north and dining, kitchen and family areas on the south. A secondary vertical volume housing the children's rooms on the west side of the house has a roof virtually identical to that of the living room, with shallow angle and protruding outrigger ridge beam. Only the top of this volume emerges above the main spine of the ground floor and accentuates the design's animated response to its hillside condition. This windowed top, just visible from the pool, was designed, and still used, as a "secret" hiding place and play area for the children, obtained by a short ladder from one of the children's bedrooms.

Outdoor areas are carefully integrated into the overall scheme to connect indoors and outdoors through landscaping, broad, shallow steps, and intermediary terraces elevated at step height. Outdoor decks extend all major volumes (living room, master suite, and family rooms) into the landscape. As was standard with Buff, Straub and Hensman designs, and still standard in Buff, Smith, and Hensman, a module was used, in this case 32," "with the majority of major structural elements exposed in order to achieve visual continuity and to express the basic rhythm of the house," the memo concludes.

In contrast to the forceful east façade, the public entrance is deferential, discreet. A long path from the parking area on the far south leads to broad steps and then a covered transitional area, defined by a grid of open post-and-beam trellis work and lush landscaping, that protects the visitor approaching the front door on the path parallel to the long north-south spine of the house. Immediately to the west, the hill angles more sharply, providing a shady backdrop and a sense of protection to the house. The front door leads to the "spine" that also serves as a bridge above the east end of the living room; this "bridge" also affords a large view of the tree-ringed meadow beyond.

Natural materials, often the same as the exterior, are used throughout the house for cabinetry, flooring and fireplace. On the interior, as on the exterior, the wood framing members are stained dark, a common motif in BSH architecture. Common brick is used for the fireplace; steps leading from the living room down to the pool and play/work/servant rooms, and as the coping for stucco-clad low walls that appear as transitional elements between the living room and pool elevations.

The interior includes character-defining features such as a living room ridge beam at a height of 12 feet, skylights in the (potentially dark) wood kitchen to illuminate task spaces, copious and clever places for storage and a "hidden play space" for the children.

Alterations

On the east (primary) façade, an internal staircase to the north of the living room wing was added by the Franks in the 1980s, housed in a small two-story wood, stucco and glass volume set back from the living room with a hipped standing seam metal roof which can be clearly read as an addition. This internal staircase replaced an exterior staircase in the same location; the move was intended to unify internal spaces. This alteration was not designed by Buff, Straub & Hensman. The use of wood and stucco is in character with the house, and the addition employs the datum line of the balcony fascia (a flat 1x8 board) to separate the upper fixed light window and the lower sliding glass door leading to the pool area, integrating the addition into the larger composition. However, the window proportions, roof shape, and material choice for the roof are not in character. While this addition compromises the design, materials and workmanship aspects of the building's integrity, integrity is considered

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

*Frank, Richard and Mary Alice, House
Los Angeles County, California*

Section 7 Page 7

MPS: Cultural Resources of the Recent Past—City of Pasadena

comprehensively. The addition does not compromise the overall high quality of integrity of the house; in addition, it may be possible to reverse this additive condition in a number of ways more compatible with the structure and design intent of the architects.

The original deteriorated wood plank balcony and railing on the second story of the east side of the house was replaced by ipe (a hardwood species of dark, very dense wood) for the balcony, an alteration which has not affected the integrity of the house. The railing was designed by the current owner and is striking in that it is very much in character with the design strategies and intent without attempting to appear as though built in 1957, the period of significance. For example, the beam ends of the railing extend past each other, responding to the existing motif of structural members extending beyond each other.

A small open pool house with wood and stucco elements northeast of and below the main house was mostly demolished by a former owner, and was completed by the current owner. The plans and documentation exist and it could be reconstructed, but its absence does not affect the overall high quality of integrity of the property.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

*Frank, Richard and Mary Alice, House
Los Angeles County, California*

Section 8 Page 8

MPS: Cultural Resources of the Recent Past—City of Pasadena

Statement of Significance

The stately Frank House's overall massing and grand command of an expansive site with large trees and grounds recalls a more famous neighbor less than a mile up the Arroyo to the north, the 1908 Gamble House by Charles and Henry Greene as well as the older architects' seminal influence on Buff, Straub & Hensman. Like other monumental bungalows by the Greenses, the Frank House is a large stucco (painted a deep ochre on the outside, the color again recalling its American Arts and Crafts heritage) and wood house with its gently pitched roofs, articulated volumes, and a strong Craftsman/Japanese influence. However, here instead of bands of windows "punched into" shingle siding ala the Gamble House, the exterior of the Frank House is a mix of wide sections of glass; brick; and thin, vertically oriented tongue-and-groove wood panels (painted a sage green) or stucco of a fine sand-grain finish. The panels and the stucco only become part of a larger rhythm with the modular exposed framing of timber posts, beams, rafters and joists and railings, which together visually unifies the house and are the principal character-defining features of both the house and Buff, Straub & Hensman work during this period.

The client was a young, successful businessman; his wife, an interior decorator, and their three children. The Frank family founded, owned and operated Lawry Foods, a well-known factory, restaurant and retail center, nearby in northeast Los Angeles; the family company became one of American's largest purveyors of certain convenience foods, particularly blends of spices, which began to appear after World War II and that appealed to the middle class, servantless homemaker.

Because of its large size, the prominent site, and complex program, the Frank House demonstrates the firm's early confidence and mastery of their emerging architectural vocabulary at an ambitious residential scale and at an early time in the group's practice. It also demonstrates the way that local and strong influences were not imposed but thoughtfully integrated into a Modernist paradigm of the post-and-beam construction technology popularized by the USC/Pasadena Schools after World War II. In effect, the design "dematerializes" Craftsman architecture through the use of glass, which replaces much opaque sheathing, while also employing vernacular Japanese strategies, for example in the stucco infill between vertical framing members. The house's graceful exploitation of site is also an important philosophical value in the work of master architects Buff, Straub, and Hensman, an approach advocated by Modernists in general and the USC architectural faculty in particular during this time, and well demonstrated here. The resulting composition is not a hodgepodge of mixed styles but a strong, Modern, individual statement that integrates these styles and adds to them in a contemporary way reflecting the period of significance, 1957.

Significance—Conclusion

Argument under Criterion C- Eligible

As demonstrated above, this work by Buff, Straub & Hensman meets the registration requirements as outlined in the Multiple Property Submission, Cultural Resources of the Recent Past, City of Pasadena. This single-family house has virtually all of its character-defining features and retains its integrity. It is an excellent example both of the firm's body of work and as an excellent example of Post-and-Beam residential architecture, as well as embodying the larger architectural concerns and expressions of Pasadena's "Recent Past" as described in Context Statement 2. It is significant as demonstrating innovation in residential Modernism as a single-family house within the period of significance, 1948 – 1968. Therefore, it is eligible to qualify for listing in the National Register under Criterion C, Architecture and Design, at the local level of significance, with a period of significance of 1957.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

*Frank, Richard and Mary Alice, House
Los Angeles County, California*

Section 9 Page 9

MPS: Cultural Resources of the Recent Past—City of Pasadena

Bibliographic References

Buff, Smith and Hensman archives. Office, 1450 W. Colorado Blvd., Pasadena 91105.

Los Angeles Times Home Magazine, March 18, 1962.

Smith, Dennis, president/principal, Buff, Smith and Hensman. Interview with B. Lamprecht January 28, 2008.

**Attachment G:
Pike House Nomination Form**

RECEIVED

United States Department of the Interior
National Park Service

AUG 29 2008

DRAFT

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 Pike, Robert and Barbara, House
Other names/site number 512 Glen Court, Pasadena, California

2. Location

Street & Number 512 Glen Court Not for Publication N/A
City or Town Pasadena Vicinity N/A
State California Code CA County Los Angeles Code 039
Zip Code 91105

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.)

Signature of certifying official _____ Date _____

State or Federal Agency or Tribal government _____

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

Signature of commenting official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

<u> </u> entered in the National Register	Signature of Keeper _____	Date of Action _____
<u> </u> See continuation sheet.		
<u> </u> determined eligible for the National Register	_____	_____
<u> </u> See continuation sheet.		
<u> </u> determined not eligible for the National Register	_____	_____
<u> </u> removed from the National Register	_____	_____
<u> </u> other (explain): _____	_____	_____

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>1</u> building(s)
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>1</u> total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing
MPS: Cultural Resources of the Recent Past—City of Pasadena

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

MODERN MOVEMENT

Materials (Enter categories from instructions)

foundation Concrete

roof Asphalt

walls Stucco, wood, glass

walls _____

other _____

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

Please see Section 7 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.
- 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.

Areas of Significance (Enter categories from instructions)

Architecture

Significant Person (Complete if Criterion B is marked above)

Period of Significance

1958

Cultural Affiliation

Significant Dates

Architect/Builder

Straub, Calvin

 Bufi, Smith & Hensman

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

Please see Section 8 Continuation Sheets.

9. Major Bibliographical References

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

Please see Section 9 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 # _____

Primary Location of Additional Data

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

Name of repository: City of Pasadena Planning Department

10. Geographical DataAcreage of Property 0.5

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	391616	37779860	3		
2				4		

x See continuation sheet.

Verbal Boundary Description

See continuation sheet.

Boundary Justification

See continuation sheet.

11. Form Prepared By

Name/Title	Barbara Lamprecht, Architectural Historian		
Organization	ICF Jones & Stokes	Date	April 4, 2008
Street & Number	811 W. 7 th Street, Suite 800	Telephone	213-627-5376
City or Town	Los Angeles	State	CA Zip Code 90027

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.

Photographs

Representative photographs of the property.

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name	Barbara & Robert Pike, Pike Family		
Organization		Telephone	(626) 449-5757
Street & Number	512 Glen Court		
City or Town	Pasadena	State	CA Zip Code 91105

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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

*Pike, Robert and Barbara, House
Los Angeles County, California*

Section 7 Page 5

MPS: Cultural Resources of the Recent Past—City of Pasadena

Description

Summary Paragraph

Given its sleek, crisp lines, building efficiencies and rigorous horizontality, if the Pike House were a canine, it would undoubtedly be a greyhound. The 1,700-square-foot, post-and-beam house on a short, steep cul-de-sac is T-shaped in plan, one story, and has a flat roof. These features contribute to its sense as a "classic" mid-Century house with spare, long lines, without allusions to Craftsman or Japanese aesthetics, in contrast to some other Buff, Straub, and Hensman houses. Like the Mello and Frank houses, the Pike House has a long, shaded processional entrance alongside a primary volume, the master bedroom wing, which is protected by visual access by a long line of clerestory windows on this public side of the house. It is owned by original client Robert Pike who lives there, who purchased the lot from William Carr, the legendary developer responsible for subdividing many of Pasadena's large early estates and ranchos into residential lots for custom clients (Carr and Conrad Buff often worked together to secure high-caliber properties for Buff, Straub and Hensman clients.)¹ The free-standing, detached, non-contributing studio addition on the northwest of the site was designed by Don Hensman in 1989; there have been other minor alterations which do not affect the home's overall integrity and were done under the supervision of Buff, Straub, and Hensman.

The property is located within the corporate limits of the City of Pasadena, California; specifically, within that portion of the city west of the Arroyo Seco. The property is located at 512 Glen Court, Pasadena, California, a small cul-de-sac extending north from Glen Oaks Boulevard. The property is accessed by an upward-sloping driveway extending east from the terminus of Glen Court. The building is sited with its primary elevation facing south toward Glen Oaks Boulevard rather than toward Glen Court. The house located on the parcel is historically associated with the property. The parcel, Assessor Parcel Number 5707-003-024, is legally defined as LOT COM NW ON SW LINE OF LOT 7 TR NO 17339, 295.16 FT FROM MOST S COR OF SD LOT THE NE TO A PT IN NE LINE OF SD LOT SE THEREON 143.46 FT FROM MOST N COR OF SD LOT TH S 70°37'47" W.

Description

The T-plan's stem is east-west and contains a bathroom and second bedroom. The "top" of the T, from north to south, contains the living room, kitchen, bathroom and master suite. Materials include glass, wood siding, and stucco. It has exposed beam and tongue-and-groove wood ceilings. The configuration of the living room almost replicates that of the Mello House, with one long wall of glass on the west (made less prone to solar gain because the hillside to the west and the broad overhang) while the interior north elevation features glass (meeting the glass on the long wall) adjacent to a fireplace. The wall opposing the wall of glass features a built-in sofa and soffit lighting, seen in the Mello and Wirick houses. The Japanese ash wood cabinetry on the south interior elevation of the living room is original.

The house is located on a short steep hill ending in a cul-de-sac that was created in the mid 1960s. At that time, new development dictated a new dedicated city street, Glen Court, off the end of Fairlawn Way, the home's original street. The Pikes bought the land for about \$6,500 in 1956, and estimate building costs at about \$17 per square foot, or \$28,900. Like many other Buff, Straub, and Hensman clients, the Pikes were their own contractor.

Alterations and Additions

These include the free-standing, one-story, flat-roofed studio behind the house and northwest of it. It was designed by the firm in 1989 under lead architect Don Hensman (as was the main house) and is made of stucco, wood and glass. Though clearly of a later era, its design is fully compatible with the existing house. The studio does not affect the integrity of the Pike House in any way and is a noncontributing building.

¹ See the Poppy Peak Nomination for more information on William Carr, whose son, John, has continued in his father's profession.

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The roof of the Pike House was altered in the 1980s to add blown-in urethane insulation, a change that did not affect the integrity of the design of the house, as the difference in the roof's thickness, where the insulation was not installed, is visually indistinguishable from images of the original roofline. The insulation, according to Mr. Pike, "made all the difference in the world" in the livability of the previously uninsulated house.² This treatment was not applied to the non-habitable garage or to the wood overhang leading to the front door were not insulated; further, because the roof of the living area is hidden, this alteration is additionally visually not prominent.

Of note is the change in the front door, which had originally been a wide sliding door, an unusual feature in the house. The opening and thin door surround were not altered. The current door, however, is a one-panel door, in keeping with other Buff, Straub and Hensman doors, and is a reversible alteration.³

The asphalt driveway area was replaced with one of interlocking pavers, which reduced solar gain to the site, according to Mr. Pike. This change has compromised the setting to some degree, but does not affect the comprehensive integrity of the house.

Some of the original louver windows were replaced with fixed glass or operable windows, as at the Frank House. The openings were not altered and this reversible alteration does not affect the comprehensive integrity of the house.

In conclusion, neither the free-standing, detached, non-contributing studio by Buff, Smith & Hensman nor the alterations have compromised the integrity of the Pike House. It continues to convey its historical significance.

² Interviews with Robert Pike, 31 January and 22 March 2008.

³ Ibid.

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Statement of Significance

Robert Pike was introduced to Buff, Straub and Hensman's work because he lived near Avenue 64 in southwest Pasadena and saw many of their designs realized. He was introduced to his lot by realtor William Carr (see the Poppy Peak background and description), who worked closely with the firm, particularly Conrad Buff, in aligning architect, client and site, a fact which demonstrates the integration of the firm's life and work with its community. While this 1958 house shares most of the character-defining features of Buff, Straub and Hensman work, it also reveals the architects' ability to work in a "classic" Mid-Century style with a flat roof, delivered in a very crisp design with very spare, clean horizontal lines. Of note, too, is the Modern appropriation of the Japanese tradition of "balanced asymmetry," seen in the primary elevation's handling of the two primary volumes interrupted by the main entry path, in turn protected by beams and tongue-and-groove decking which does not extend over the entire width of this important path. Instead, by terminating the decking, the architects allow the play of light to animate the journey to the front door, a play of light that changes over time. Yet while the front of the house is relatively sealed to inquisitive eyes, the rear and private portion of the house opens with glass window walls to the outdoors. In classic Mid-Century modern fashion, broad overhangs expand interior space into the outdoors.

While not large, the house possesses a generosity in the spaces and "traffic patterns" throughout the house. The layout is well-organized and clever, for example, in visually protecting the visitor and user from the car, housed in the carport (another important character-defining feature and exemplary of post World War II design and budget concerns) that is lined with translucent plastic panels. The house retains its integrity, possesses many of the character-defining features required by this property type under the MPS Registration Requirements, is the work of a master architect, Buff, Straub and Hensman, and exemplifies a high quality of design. The Pike House is therefore eligible to qualify for listing in the National Register of Historic Places under Criterion C, Architecture and Design, at the local level of significance, with a period of significance of 1958.

Significance—Conclusion

Argument under Criterion C- Eligible

As demonstrated above, the 1958 Pike House by Buff, Straub and Hensman meets the registration requirements as outlined in the MPS. It has retained the respective required aspects of integrity to a high degree both on the exterior and the interior. It is an excellent example of the firm's body of work in its classic Mid-Century styling, as well as embodying the larger architectural concerns and expressions of Pasadena's "Recent Past" as described in the Context Statement.⁴ It is significant as demonstrating innovation in residential Modernism within the period of significance, 1958. Therefore, it is eligible to qualify for listing under Criterion C, Architecture and Design, at the local level of significance, with a period of significance of 1948 – 1968.

⁴ Please also see Appendix.

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