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 Bungalow Heaven District
Los Angeles County, California
The Residential Architecture of Pasadena, CA.
1895-1918: The Influence of the Arts and Crafts Movement

This one-story Craftsman bungalow is capped by a front-gabled roof. Roof detailing includes large braces, beams, and rafter tails exposed in the eaves. Gable ends are shingled while the body of the house is clad in clapboard. Attic vents in the peaks of the gable faces consist of vertical slats above a beam accented by purlins. The attached porch is offset to the south and topped by its own gable. Tapered wood porch posts rest on elephantine brick pedestals. The porch foundation is also brick, and the porch railing is composed of vertical slats. Centered on the façade, the front door has three glass panes, two rectangular and one in a half-moon shape. A tripartite window composed of two casements flanking a large fixed sash is located to the south of the entry and is balanced by a smaller grouping of three windows to the north. All of the windows feature small rectangular lights across the top. A brick chimney is attached to the south elevation; another interior chimney is visible above the northwest corner of the building.

1116 North Mar Vista Avenue

1912, One-story Craftsman Bungalow
Contributing

Architect: Marsh, Norman F.

Recently restored to its original clapboard siding, this is a one-story, cross-gabled, Craftsman bungalow. Rafters and beams are prominently exposed in the overhanging eaves. An attached porch is sheltered by an extension of the main side gable and extends across most of the façade. Pairs of stout, wood posts support each end of the porch roof. Bands of casement windows flank the central entry. A brick chimney, also restored, is attached to the north elevation.

1124 North Mar Vista Avenue

1915, One-story Craftsman Bungalow
Contributing

Architect: Austin, John C.

This one-story Craftsman bungalow is clad in wood shingles laid in alternating bands of narrow and wide exposures. The cross-gabled roof features large braces and exposed rafters in the eaves. Vertical slat vents occupy the upper portions of the gable ends. A broad porch, supported by massive brick piers, wraps around the northeast corner of the house and has been enclosed with aluminum screens. The porch is topped by a front gable and by a pergola, now covered, that extends from it to the north. Two brick chimneys, one attached the façade of a second front gable, the other to the north elevation within the porch space, are visible above the roof. Windows on the side elevations are predominantly casements; a large, fixed pane window is adjacent to the porch on the façade.

1125 North Mar Vista Avenue

1921
Non-contributing

The integrity of this house is compromised by vinyl cladding over original siding and trim and alterations to the porch.

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1920

Non-contributing

Extensive alterations, including new stucco cladding and the removal of most character-defining features from the porch, has compromised the integrity of this one-story bungalow.

1133 North Mar Vista Avenue

1923

Non-contributing

This one-story Craftsman bungalow has compromised integrity because of stucco cladding over the original siding.

1140 North Mar Vista Avenue

1912, Airplane Bungalow

Contributing

Architect: Pierson, Henry O.

This one and one-half story Craftsman home exhibits the characteristics of the "airplane bungalow," with its smaller, front-gabled second story set back on the cross-gabled roof of the first floor. The gables are low pitched, with rafters and beams exposed in the overhanging eaves. Vertical slat vents occupy the upper sections of the gable ends; otherwise, the house is clad in shingles. Paired purlins accent the lower edges of the vents. A porch spans the front-gabled façade and is divided into two bays by pairs of posts. Tie beams intersect at each corner of the porch. The central entry is flanked by bands of windows that have rows of small, rectangular lights across the top. Similar windows are centered on the upper façade and arranged on the side elevations. Extended lintels top all of the openings. The porch posts may have been replaced; however, the house appears otherwise intact.

1141 North Mar Vista Avenue

1916 (moved on to site in 1991), One-story Craftsman Bungalow

Contributing

Moved to the neighborhood in 1991, this one-story Craftsman bungalow is similar in age and appearance to the homes in its new surroundings. A low-pitched, cross-gabled roof crowns the building, which is clad in shingles. Beams are exposed in the overhanging eaves. The base of the house flares outwards over its concrete foundation. An attached porch, topped by its own front-gable, is enclosed by a new concrete railing that is compatible with the design of the house. The porch is entered from the driveway on the north, where a pergola has been erected. Paired posts on concrete pedestals support the porch roof and pergola. Broadly proportioned windows banded by transoms flank the central entry. A chimney is attached to the south elevation.

1147 North Mar Vista Avenue

1922

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Non-contributing

The integrity of this one-story bungalow is compromised with stucco cladding over original siding and trim and alterations to porch supports.

1150 North Mar Vista Avenue
1922, American Colonial Revival Bungalow
Contributing

The Colonial Revival theme of this one-story bungalow is established by the clipped, side-gabled roof and nearly symmetrical appearance. The central emphasis is reinforced by a clipped, front-gable dormer and a centered entry, which is sheltered by a bracketed canopy. Paired French doors flank the entry. Both the front door and the south set of French doors open onto a raised terrace that is entered via a staircase angled southwest towards the driveway. Brick trims the terrace walls and the tapering, stucco-faced chimney attached to the facade. Bands of casement windows and tall, louvered vents in the gable ends are features of the side elevations.

1157 North Mar Vista Avenue
1922, One-story Vernacular Bungalow
Contributing

This one story stucco-clad bungalow is capped by a cross-gabled roof of medium pitch, with beams and rafters exposed in the eaves. A flat-roofed porch with stout, stucco corner piers and a wide fascia appears to be an alteration. Above it, a front gable contains a vertical slat vent and a tripartite window in the gable face. The entry is centered below the window and flanked by clusters of casement windows on either side. Towards the rear of the south elevation, a porte-cochere is an extension of the side gable.

1158 North Mar Vista Avenue
1917, One-story Vernacular Bungalow
Contributing

Architect: Speicher, Irvin B.

A cross-gabled roof of medium pitch caps this one-story bungalow. Beams are exposed in the overhanging eaves. Clapboard sheathes the building, with random shingles facing the front gable that tops an attached porch that spans the facade. A row of purlins marks the transition from the gable end to the porch tie beam. The porch supports and railing have been replaced with wrought iron. Located in the center of the facade, the entry is flanked to the south by a cluster of casement windows while a pair of double-hung sash is located to the north. Three casement windows are centered in the front gable end, below a lattice vent in the apex of the gable. Slightly extended lintels cap all of the openings. A chimney is attached to the south elevation. A later rear addition does not compromise the integrity of the house.

1165 North Mar Vista Avenue
1915, One-story Craftsman Bungalow

Architect: Austin, John C.

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Contributing

This one-story Craftsman bungalow features an angled entry and a clipped cross-gabled roof. Large, elaborate brackets in the eaves also frame vertical slat vents in the gable ends. Shingles, laid in alternating wide and narrow courses, sheathe the building. Massive brick piers and a brick foundation define a porch that wraps around the southeast corner of the house. Wood posts and a heavy, horizontal railing further characterize the porch. Pent roofs extend from the gable ends above the porch over both the east and south elevations. Large, tripartite windows flank the multi-paned entry at the southeast corner of the building.

1166 North Mar Vista Avenue
1923, American Colonial Revival Bungalow
Contributing

Representative of the Colonial Revival bungalows popular during the early 1920s, this is a one-story, clapboard house with clipped gables and a symmetrical design. A portico emphasizes the centered front door. Paired posts with ornamental trelliswork in between support the clipped front gable of the portico and the pergolas that extend to either side. Tripartite windows, with bands of small rectangular lights across the tops, flank the entry. A brick chimney is attached to the south elevation. Other than roofing the pergolas to form a full, covered porch, the house is unaltered.

1175 North Mar Vista Avenue
1912, Airplane Bungalow
Contributing

Architect: Marsh, Norman F.

A variation of the airplane bungalow with its smaller, upper story oriented parallel to the front elevation this house presents a fine example of intricate joinery in the front-facing porch gable. A cross-gabled roof of low pitch with deep, overhanging eaves caps the building, which is sheathed with shingles laid in alternating wide and narrow courses. Braces, beams, and rafters are exposed in the eaves. The attached porch spans most of the façade with tall brick piers at either end. Clusters of short posts, beams, and arched brackets above the piers are joined in a complex mortise and tenon design. Centered within the porch space, the heavy oak front door features a leaded-glass window resembling an abstract tulip form. The second-story gable is side-facing and set low in the main roofing. Windows are fixed-pane or casement. A brick chimney is attached to the south elevation. The only apparent alteration is a small rear addition.

1176 North Mar Vista Avenue
1923, Spanish Revival Bungalow
Contributing

This one-story, stucco-clad Spanish Revival bungalow features a square hip-roofed "tower" over the central entry. The tower incorporates an arched vestibule with a buttress curving northwards toward a patio, which is enclosed by a low wall. An arched label molding emphasizes the opening. The front and side-gabled roof is covered with red tile. A band of four arched casement windows, set into a flat-headed opening, overlooks the patio and is

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shaded by an awning supported by wrought iron, arrow-tipped poles. The front-gabled wing south of the entry projects slightly and contains tall, paired casements of similar design. Tall and narrow insets centered in the gable end and around the tower may be for ventilation. Ornamental stuccowork and a pierced cap distinguish the chimney attached to the north elevation. A later rear addition does not detract from the integrity of the original design.

1181 North Mar Vista Avenue
1912, One-story Craftsman Bungalow
Contributing

Architect: Marsh, Norman F.

This one-story house features a broad, gabled canopy over the front door instead of a full-fledged porch. Heavy beams and braces support the canopy. The main gable is side-facing and unusually shallow. Two stucco chimneys with tile flues protrude above the roofline. The body of the house is shingled in alternating wide and narrow bands. Windows are casement, arranged in typical bands. The front door features narrow vertical glass panels broken into smaller leaded glass panes.

1182 North Mar Vista Avenue
1923, American Colonial Revival Bungalow
Contributing

A 1920s clapboard bungalow, this house features a steeply pitched side-gabled roof and a symmetrical design and gabled portico reminiscent of the Colonial Revival. Windows are paired multi-paned casements. The central entry is glazed and also multi-paned. Porch posts have capitals and bases, referring to classical columns. A stucco-clad chimney is attached to the north elevation. Alterations include the replacement of a pair of casement windows north of the portico with a bay window.

1190 North Mar Vista Avenue
1923, English Revival Bungalow
Contributing

Influenced by the English Revival, this is a one-story, clapboard bungalow. A clipped, cross-gabled roof of fairly steep pitch caps the building. The porch is recessed under the slope of the main side-facing gable and abuts a front-gabled wing on the south. Elongated Gothic-arched vents are centered below the peak of the front gable. Brick pedestals in a herringbone pattern anchor each end of the porch and flank the steps to the centered entry. Clustered posts with simplified bases and caps sit on the pedestals to support the porch roof overhang. A wooden balustrade encloses the porch space. The front door features a large fixed pane screened by spindles. Groupings of three ten-light windows, both fixed and casement, are located north and south of the entry. The chimney attached to the north elevation has been rebuilt; no other alterations were noted.

1191 North Mar Vista Avenue
1912, One-story Craftsman Bungalow
Contributing

Architect: Marsh, Norman F.

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A Craftsman bungalow with a complicated roofline of many gables, this one-story house has unusual curved wood members pointing upward and arrayed around the top of the gunite and brick porch piers. The attached porch is offset to the south, fronting approximately two-thirds of the façade, and is entered via steps at its north end. Siding is shingle, laid on in a random, square butt pattern. The house displays prominent exposed and extended rafters and beam ends in the typical Craftsman fashion. Bands of broadly proportioned fixed and casement windows flanking the central entry, previously removed, have recently been replaced. A gunite chimney is attached to the south elevation. Behind it, a secondary porch appears to have been enclosed with windows at an early date.

1199 North Mar Vista Avenue
1915, One-story Craftsman Bungalow
Contributing

This one-story, cross-gabled, Craftsman bungalow features two front-facing gables, the porch gable being offset slightly to the south. Gable vents are vertical slats in a one-wide to five-narrow alternating pattern. Shingle sheathes the gable ends, with stucco covering the body of the house. Large porch piers with capitals are detailed with vertical recessed panels and the articulated joints with the horizontal porch railing. The entry is located at the north end of the porch and is flanked to the south by a very large fixed sash banded at the top by two rows of small, rectangular lights. A tripartite window with a similar glazing pattern is located north of the porch. Attached to north elevation, a pergola acts as a porte-cochere over the driveway. On the south elevation, an attached chimney echoes the design of the porch piers.

1200 North Mar Vista Avenue
Circa 1912 (moved to site in 1925), One-story Craftsman Bungalow
Contributing

Cross-gabled, this one-story Craftsman bungalow features twin front-facing gables with the porch gable offset to the south. Beams and rafters are exposed in the eaves. A broadly proportioned, vertical slat vent occupies the main gable end, while an open truss is set back beneath the porch gable. Asbestos shingles cover the original siding. A brick chimney is attached to the façade. The porch gable is supported by brackets attached to the face of the chimney and to elevated sections of the vertical slat porch railing located at each end of the space. The slightly off-center entry is flanked to the north by a tripartite window. A double casement window is immediately south of the chimney.

1206 North Mar Vista Avenue
1923, Spanish Revival Bungalow
Contributing

This one-story, stucco-covered bungalow is reminiscent of both the Spanish Revival and the Pueblo Revival. The flat roof is edged by a parapet with rounded edges, giving the effect of thick adobe walls. Battered buttresses

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accent the corners, and a battered chimney rises on the north elevation, further emphasizing the adobe-like character. The porch is covered by a shed roof of red tile and entered through tall arches from both the street and the walled patio along the south portion of the facade. Another small porch, sheltered by a shed roof, opens onto the north garden, which has been enclosed by a later concrete block wall. The casement windows have non-original awnings.

1207 North Mar Vista Avenue
1910, One and one-half story Craftsman Bungalow
Contributing

Located on the southwest corner of North Mar Vista Avenue and Claremont Street, this is a one and a half story, shingled, Craftsman bungalow massed beneath a side-gabled roof. A shallow, shed-roof dormer projects over the center of the façade; below it, a front-gable marks the entry to the porch. Posts and braces support the porch gable, and latticework fills the gable face. Defined by a railing of alternating wide-narrow slats and an Arroyo stone foundation, the porch extends to either side of the gable and wraps onto the north elevation.

1226 North Mar Vista Avenue
1917
Non-contributing

This Craftsman bungalow's integrity is compromised by non-original stucco exterior wall cladding.

1227 North Mar Vista Avenue
1917
Non-contributing

An over-scaled second-story dormer addition and non-original siding compromise the integrity of this bungalow.

1235 North Mar Vista Avenue
1910, One-story Craftsman Bungalow
Contributing

This Craftsman bungalow is one-story in height and topped by a low-pitched, cross-gabled roof. Two gables face front, with one offset to the south over an attached porch. Arroyo stone was used for the porch piers, pedestals, and the foundation of this shingled house. Gable ends are faced with wide vertical slats, and pergolas project from the porch gable and from the north half of the façade. A Tuscan column sitting on the northernmost stone pedestal supports the north end of the pergola. Almost centered on the façade, the oak front door has glass panes above and is flanked on each side by broadly proportioned tripartite windows. Slightly extended lintels top the openings.

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*1922, American Colonial Revival Bungalow
Contributing*

This one-story, Colonial Revival bungalow is sheathed in clapboard laid in a pattern of three narrow boards alternated with one wide and capped by a side-gabled roof with rafters exposed in the eaves. Centered on the façade, a small portico is defined by tapered posts and a front gable. A vertical slat vent occupies most of the porch gable face. Tripartite windows, each consisting of a large, fixed sash in the center and narrower casements on the sides, are located to either side of the central entry. A brick chimney is attached to the south elevation.

1245 North Mar Vista Avenue
*1910, One-story Vernacular Bungalow
Contributing*

This symmetrical one-story, cross-gabled roof house has been re-clad in asbestos shingles. Braces are exposed in the eaves, and vertical slat vents are tucked beneath the apex of each gable end. Spanning the façade, an attached porch is covered by a central front gable that has been altered through flat extensions to either side. Single posts sit on a solid stucco porch railing and carry a pergola-like structure of intersecting beams. Tripartite windows flank the central entry. Upper sections of the windows are divided by muntins into a grid-like pattern of lights. A brick chimney is attached to the south elevation, next to a polygonal bay.

1246 North Mar Vista Avenue
*1922, English Revival Bungalow
Contributing*

This English Revival one-story bungalow features a complex hipped and gabled roof and stucco cladding. The façade is L-shaped, with the north bay projecting to form the short leg of the "L." This wing is topped by a hipped roof and contains a pair of eight-light casement windows framed by rustic shutters with diamond-shaped cutouts. Similar shutters adorn the band of three eight-light windows centered on façade of the recessed south wing. In the middle bay, a portion of the roof projects over a small porch and is supported by wood posts with decorative brackets. The porch shelters the front door, which is divided into a solid wood lower half and a nine-light upper half. A stucco-covered chimney is attached to the south elevation.

1252 North Mar Vista Avenue
*1921, One-story Prairie Bungalow
Contributing*

Rectangular in plan with a flat roof, this flat-roofed bungalow is a one-story stucco box, with features reminiscent of the Prairie Style. False extended eaves below the parapet line and the long porch extending into a porte-cochere accentuate the horizontal lines. Tile parapet coping suggests Spanish Revival influences. Porch supports are heavy square stucco posts and a solid stucco railing encloses the porch space. A central entry is

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flanked on the north by a tripartite window and on the south by large, fixed window, each of which features two rows of small square lights across the top. A stucco-covered chimney is attached to the south elevation. The house was restored after a fire in the mid 1990s, but retains its design integrity.

1253 North Mar Vista Avenue
1912, One-story Craftsman Bungalow
Contributing

A broad, low-pitched, cross-gabled roof accentuates the strongly horizontal lines of this one-story Craftsman bungalow. Beams and braces are exposed in the overhanging eaves. Sheathed in shingles, the house has a symmetrical façade that is spanned by a front-gabled porch. The porch gable features trusswork in the gable end and rests on paired posts that in turn sit on massive, tapered piers. A solid railing encloses the porch space, with a central opening in front of a door that is pierced by vertical channels of beveled glass. Bands of windows to either side of the entry are characterized by rows of small, rectangular lights across the top of each opening. A polygonal bay on the south elevation is similarly fenestrated. The porch railing may have been rebuilt.

1260 North Mar Vista Avenue
1914, One-story Craftsman Bungalow
Contributing

This shingled Craftsman bungalow is capped by a front-gabled roof, with one gable offset to the north. Braces and rafters are prominently exposed in the eaves, and a slight "lift" at the peak of each gable lends an Asian flavor to the design. Stout stucco piers, trimmed with brick, support the offset gable, beneath which the front porch is recessed. Extended purlins, with rounded and notched ends, mark the transition between the piers and the porch gable. A tripartite window, consisting of narrow casements flanking a larger fixed sash, overlooks the porch, with the entry set perpendicular to it and facing north. A similar window is located in a rectangular bay on the south half of the façade and is shaded by a shed-roof. On the south elevation, an attached chimney repeats the stucco and brick design of the porch piers.

1261 North Mar Vista Avenue
1912, Two-story Arts and Crafts House
Contributing

Architect: Telling, George P.

This Craftsman residence is two stories in height, sheathed in shingles, and capped by a nearly flat, side-gabled roof with deep overhanging eaves. Large braces support two very shallowly pitched, front-gabled canopies over each half of the upper story façade. All of the gables are distinguished by bargeboards that peak slightly at the center and have rounded, uplifted tips, lending an Asian flair to the design. Spanning the lower story façade, a nearly flat side gable tops an attached porch and continues over a porte cochere on the south. A brick wall encloses the porch, terminating in large piers at the corners that are repeated at the south end of the porte cochere. Four short posts, linked to each other by cross ties, sit on the piers and carry the tie beam that supports the porch roof. Between the beam and the roof itself, extended crossbeams with curved ends project in a row. The entry, an oak door flanked by sidelights, is located at the south end of the porch while a broad, tripartite

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window, banded by a transom, overlooks the north half of the porch. Extended lintels over the openings reinforce the horizontal emphasis of the design. On the upper story façade, identical arrangements of paired French doors framed by sidelights are centered below each of the canopies.

1267 North Mar Vista Avenue

1911

Non-contributing

Although the original windows, porch detailing, and stone porch foundation are in place, the Craftsman character of this one-story bungalow has been compromised by stucco cladding over the original clapboard and a large one-story rear addition.

1270 North Mar Vista Avenue

1911, One-story Craftsman Bungalow

Contributing

The full front porch of this one-story Craftsman bungalow is sheltered under the slope of the side gable roof. Classicized porch posts, linked by a wide slat porch railing, support the eaves, and a shed-roofed dormer containing three attic vents is centered above the facade. Rafter tails and purlins are exposed in the eaves. An interior brick chimney rises above the north end of the roof. Clapboard sheathes the house, with shingles facing the vented gable ends and the dormer. The slightly offset entry is flanked to the north by a band of three windows and to the south by a single one. Battered wide-board trim incorporating extended lintels characterizes all of the openings. Windows are primarily double-hung sash in type.

1271 North Mar Vista Avenue

1913, Airplane Bungalow

Contributing

A cross-gabled airplane bungalow, this Craftsman house features fine trusswork in the porch gable and an oak front door with decorative vertical glass panes. Brick porch piers have been restored to their original gunite finish. The L-shaped wrap-around porch has unusual details, including triple posts that taper upwards, tied together by small beams, and the railing, a flat heavy horizontal rail with triangular brackets centered by a keystone block. Wide clapboard sheathes a flared skirt below the sill line; shingles laid on in alternating narrow and wide courses cover the house above. Windows are primarily double-hung sash in type and extended lintels top the openings.

1275 North Mar Vista Avenue

1912, One-story Craftsman Bungalow

Contributing

Architect: McCallum, Daniel C.

This one-story Craftsman bungalow is sheathed in medium clapboard and capped by a low-pitched, cross-gabled roof with beams and rafters exposed in the eaves. Vertical slat vents fill the gable ends. An attached porch is offset to the south beneath its own gable and is enclosed by railing composed of alternating narrow and wide

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vertical slats. Simple posts support the porch gable. Fenestration consists of bands of casement windows and fixed sash, with a cant bay under its own shed roof projecting from the south elevation.

1278 North Mar Vista Avenue

1912, One-story Craftsman Bungalow
Contributing

Architect: Marsh, Norman F.

This Craftsman bungalow is a one-story structure capped by a low-pitched, cross-gabled roof with rafters and purlins prominently displayed in the eaves. Below a large, front-gabled attic vent, the porch is recessed under the slope of a side gable. Stepped brick piers support a tie beam with rounded ends and the porch roof overhang. A horizontal slat railing encloses the porch space, which is entered from the side. Clapboard laid in alternating narrow and wide bands sheathes the building. A large brick chimney dominates the south elevation. Windows are casements, mostly arranged in multiples. Extended lintels top the openings.

1286 North Mar Vista Avenue

1912, One-story Craftsman Bungalow
Contributing

Architect: Marsh, Norman F.

This is a one-story Craftsman bungalow with low-pitched, cross-gabled roof. Rafters and purlins are exposed in the eaves, and a front gable is characterized by a horizontal slat attic vent in the gable face. Shingles, laid in alternating wide and narrow bands above the sill line, clad the house. Recessed into the south half of the façade, the porch is shaded by a shed roof carried on massive gunite piers, short posts, and a broad tie beam. The entry is flanked by a band of casement windows on the south. A large, tripartite window occupies the façade north of the entry. A gunite chimney is attached to the south elevation.

1293 North Mar Vista Avenue

1911
Non-contributing

Non-original brick and stucco veneers, window replacements, porch reconfiguration, and numerous other modifications have impacted the integrity of this Craftsman bungalow.

1294 North Mar Vista Avenue

1912, One-story Craftsman Bungalow
Contributing

Architect: Marsh, Norman F.

This bungalow has a side-gable, low-pitched roof with a front-gabled dormer offset to the north. Exposed beams and rafter tails are much in evidence. Occupying the south two-thirds of façade, the attached porch is sheltered under the slope of the main side-facing gable. Double porch posts, linked by ties near the top, and a horizontal slat railing characterize the porch space. Tripartite windows flank a central entry with narrow windows set into its oak door. Random shingles sheathe the building. A brick chimney is attached to the south elevation.

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1301 North Mar Vista Avenue

1916

Non-contributing

Exterior walls have been altered by the application of non-original siding on the upper story and stucco on the lower story.

1302 North Mar Vista Avenue

1914, One-story Vernacular Bungalow

Contributing

Architect: Bennett, J. Cyril

A pergola is the focal point of this one-story bungalow. Capped by a side-gabled roof with rafters exposed in the eaves, the building is sheathed with shingles. The pergola defines the porch, which is located along the south two-thirds of the façade. Supported by paired posts, the pergola is characterized by carved beam-ends and an arched, torii-like structure in front of the entry. Bands of three casement windows flank the entry. An interior stucco chimney emerges above the roof near the center of the ridgeline. A photograph of the house published in the Ladies Home Journal in April 1916 indicates that the design is largely intact; only two eyebrow dormers and latticework between the porch posts have been removed.

1311 North Mar Vista Avenue

1913, One-story Craftsman Bungalow

Contributing

Architect: Kieft, W.; Hetherington, H.J.

A shingled Craftsman bungalow with stucco and brick trim, this one-story home is massed beneath a low-pitched, cross-gabled roof. The front-facing gable with an open truss face shelters an expansive porch enclosed by stucco walls capped with red brick. Posts resting on stucco and brick piers support the gable tie beam. Exposed and extended beams and rafters are prominent in the eaves. Bands of casement windows and contrasting window trim point up the Craftsman window treatment. A chimney is attached to the north elevation.

1312 North Mar Vista Avenue

1921

Non-contributing

This bungalow has compromised integrity due to non-original siding and alterations to a front elevation window. Portico features do not appear to be original.

1320 North Mar Vista Avenue

1913, One-story Craftsman Bungalow

Contributing

Architect: Wilhite, Everett H.

This one-story Craftsman bungalow features Arroyo stonework in the porch piers, foundation, and chimney. Capped by a side-gabled roof, the house is clad in wide clapboard. Beams and rafters are exposed in the eaves.

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A broad, shed-roofed, dormer vent is centered over the facade. The recessed porch spans the façade, overlooked by a central entry flanked by tripartite windows. At either end of the porch space, double posts that sit on tapered stone pedestals support cross-pieces on which the tie beam rests. The chimney is attached to the south elevation and has been capped above the roof.

1328 North Mar Vista Avenue
1912, One-story Craftsman Bungalow
Contributing

Architect: Marsh, Norman F.

Occupying the southeast corner of Mar Vista Avenue and East Washington Boulevard, this is a one-story Craftsman bungalow with a low-pitched, cross-gabled roof. Beams and rafters are prominently exposed in the eaves. Shingles sheathe the exterior walls. An L-shaped porch sheltered by a front gable wraps onto the south elevation and is enclosed by a low stucco wall with massive stucco piers at the corners. The porch gable, its face consisting of a king post truss with horizontal slats, is supported by a complicated system of posts, tie beams, and braces. The entry, an oak door with a large window, and a band of three casement windows open onto the porch. A stucco-covered chimney is attached to the north elevation.

714 North Mentor Avenue
1888, Vernacular Queen Anne
Contributing

This one and a half story house, the oldest intact home in the district, is designed in the Folk Victorian tradition. It is capped by steeply pitched, side-gabled roof with three prominent front-gabled dormers over the façade. Shiplap siding sheathes the structure, with fishscale shingles in the gable ends. A shed-roofed porch spans the façade. Notable Victorian era woodwork includes carved bargeboards, turned porch columns with fan brackets, a stick frieze around the porch, Chinoiserie porch railing, and decorative pediments above the windows on the side elevations. Other features include a cant bay north of the central entry and a transom over the paneled front door.

726 North Mentor Avenue
1914, Airplane Bungalow
Contributing

This one and a half story airplane bungalow features a progression of three front gables— porch gable, main gable, and second story gable—rising towards the rear. Braces and vertical slat vents characterize all of the gable ends except that of the porch, which has an open truss. Clapboard, laid in alternating wide and narrow courses, sheathes the building. Rebuilt brick piers support the porch gable and the side-gabled roof of the porte cochere that spans the driveway on the north. A chimney attached to the south elevation is also trimmed with brick. Notable details include exposed rafters in the eaves, an oak front door, and several large Batchelder tile plaques set into the brick porch walls facing the interior.

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1912, Airplane Bungalow
Contributing

Built in two stages with the upper story added in 1919, this is an airplane bungalow. A shallowly pitched, clipped cross-gabled roof caps the building. Beams and rafters are exposed in the eaves. The attached porch is offset to the south and topped by a front gable. Porch piers have also been covered with composition shingles and sit on elephantine bases of stucco trimmed with brick. Below a vertical slat vent, the upper story contains two pairs of casement windows whose upper portions feature a grid pattern of muntins. The lower story features a central entry flanked by bands of casements and fixed sash characterized by similar glazing. A chimney is attached to the south elevation.

742 North Mentor Avenue
1919, American Colonial Revival Bungalow
Contributing

The swept lines of two eyebrow dormers and a canopy over the central entry enliven the side-gabled roof of this one-story, bungalow. Roof detailing includes latticed vents in the dormers and exposed rafters in the eaves of the gable. Clapboard, trimmed with endboards, sheathes the building. The façade is symmetrical, with pairs of double-hung sash flanking the entry. A raised concrete pad, entered from the north, defines the front porch. The north elevation is distinguished by a latticed pergola, and the south by two rectangular bays. An interior brick chimney emerges at the ridgeline of the roof.

747 North Mentor Avenue
1905, Two-story Arts and Crafts House
Contributing

Architect: Buchanan, Charles F.

Occupying a double lot on the west side of North Mentor Avenue, this is an imposing, two and a half story early Craftsman residence. A steeply pitched, cross-gabled roof with gabled dormers on the east and west and an interior brick chimney caps the building. Braces and purlins are exposed in the eaves. Clapboard sheathes the structure, with shingles facing the gable ends above a bracketed stringcourse. An attached porch spans most of the façade and wraps onto the north elevation, its flat roof supported by classicized posts standing on a low brick porch wall. An X-patterned wood railing forms a parapet above the porch and defines a large, second story balcony. Windows are primarily one-over-one double-hung sash, arranged singly and in pairs. The entry is located at the north end of the porch, and is flanked by sidelights. The only alteration to the house is the construction of two small additions on both end bays of the second story.

750 North Mentor Avenue
1922, One-story Vernacular Bungalow
Contributing

This one-story, bungalow features a cross-gabled roof and original stucco cladding. Roof detailing includes vertical slat vents in the gable ends and exposed rafters and beams in the eaves. The attached porch is offset to

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the south and topped by a front gable. Stucco covered piers and a stucco porch railing are trimmed with brick. The brick flares outwards in a curve to the south to form the porch step walls. A chimney attached to the south elevation also features brick trim. Large tripartite windows flank the entry, their side casements divided by muntins into a grid of smaller lights.

760 North Mentor Avenue

1922

Non-contributing

Newer, rough textured stucco, replaced roof tile, alterations to the entry, and an added carport have impacted the integrity of this one-story, Spanish Colonial Revival bungalow.

765 North Mentor Avenue

1906, One-story Vernacular Bungalow

Contributing

Weathered wood siding and the use of Arroyo stones to flank the front stairs give this one and a half story bungalow a rustic appearance. The house sits on a brick foundation and has a cross-gabled roof. Beams and rafters are exposed in the eaves. The front gable end contains a large upper story window that has been replaced and twin lattice vents, while the north gable end shelters a recessed balcony. Four shallow brick steps lead up to an uncovered front porch. A wood railing encloses the space. Casement windows are arranged in sets of two and three and are topped by slightly extended lintels.

766 North Mentor Avenue

1909, One-story Vernacular Bungalow

Contributing

Architect: Tyler, Frank M.

Influenced by Swiss chalet in its design, this is a one-story bungalow. A cross-gabled roof incorporating two front gables caps the building. Extended bargeboards, over-scaled braces, and picturesque vents in the gable ends contribute to the chalet character, as does the porch railing, which features decorative cutouts in its vertical slats. The porch gable is offset to the north and supported by stout, stucco piers. Windows are primarily casements, divided by muntins into a grid-like pattern of lights. Extended lintels top all of the openings.

775 North Mentor Avenue

1913, Airplane Bungalow

Contributing

Architect: Leonardi, William C.

A one and one-half story airplane bungalow, this residence features shallow pitched gables, broadly overhanging eaves, and prominently exposed beams and rafters. Cross-gabled roofs top both the first and second stories. Shingles laid in alternating narrow and wide courses sheathe the building. The L-shaped porch spans the façade and wraps onto the north elevation. Porch roof supports consists of four posts, linked by cross pieces and resting on stucco pedestals. A porte cochere on the north echoes the design. Windows are primarily casements,

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arranged in bands and topped by extended lintels. The wide oak front door is pierced by vertical channels of beveled glass and flanked by sidelights. Leaded glass transoms distinguish windows overlooking the porch. The only alteration is the apparent enclosure of the upper story sleeping porch with a continuous row of windows.

776 North Mentor Avenue
1923, One-story Vernacular Bungalow
Contributing

This bungalow is a one-story structure topped by a front-gabled roof, and sheathed in narrow clapboard. The attached porch is offset to the south and capped by a front gable supported on clusters of square posts at each end. The posts sit on a clapboard-covered porch wall. An oak front door with three narrow vertical windows is flanked by double-hung sidelights. Another triple grouping consisting of double-hung sash on either side of a fixed sash is centered on the north half of the façade.

783 North Mentor Avenue
1914, Two-story Arts and Crafts House
Contributing

Architect: Schuler, George B.

Two stories in height, this cross-gabled Craftsman house has three front gables, two over the second story and one projecting from the north half of the façade over the porch. Large braces are exposed in the overhanging eaves and vertical slat vents fill the gable ends. Shingles, laid in alternating narrow and wide courses, cover the upper story while narrow clapboard sheathes the lower floor. Square, stucco-faced piers support the porch gable, which has an open truss face, and a low, stucco, porch wall extends towards the south to enclose a pergola-covered terrace. Sidelights flank the broad, oak, front door. A tripartite grouping of windows overlooks the terrace. Paired, double-hung sash are located on each side of the upper story façade.

784 North Mentor Avenue
1906, One-story Vernacular Bungalow
Contributing

A one and a half story house with a steep, crossed-gable roof, this structure has an art stone foundation. Shingle siding covers the gable ends and narrow clapboard sheathes the lower story. Bargeboards in the gables widen and curve at the ends. An attached porch occupies the south two-thirds of the façade. It has a narrow stick railing, which is repeated on the balcony that surmounts this porch. Square posts support the porch roof. A cant bay with its own roof projects from the north half of the lower story façade. Other features include an interior brick chimney and latticework vents in the gable ends.

787 North Mentor Avenue
1908
Non-contributing

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Alterations including stucco cladding over original siding and the enclosure of the porch has diminished the integrity of this house.

796 North Mentor Avenue

1908, One and one-half story Craftsman Bungalow
Contributing

Architect: Driscoll, Charles F. (attr.)

Capped by a front-gabled roof, this is a one and one-half story, shingled, Craftsman house. Roof treatment includes beams and rafters exposed in the overhanging eaves and a lattice vent in the gable end. A brick chimney is attached to the south half of the façade; it has been capped above the roofline. Brick piers support the roof of an L-shaped porch that wraps onto the south elevation. A vertical slat railing encloses the porch space. Because of the location of the chimney, the entry is situated on the south elevation. Windows are primarily double-hung and fixed sash; a few have been replaced with aluminum sliders. Other alterations include the porch roof, which was originally a pergola, and stucco covering the north elevation.

797 North Mentor Avenue

1909, Two-story Arts and Crafts House
Contributing

Located on the southwest corner of South Mentor Avenue and Boylston Street, this is a two story Arts and Crafts house with a low-pitched, front-gabled roof. Rafters are exposed in the eaves, and a vertical slat vent is tucked beneath the apex of the gable. Shingles sheathe the building. An attached, shed-roofed porch spans most of the façade and is characterized by plain posts and a wide slat railing. Fenestration is symmetrical and includes a central entry with flanking windows on the lower story and a centered pair of double-hung sash on the upper level. The Boylston Street frontage features an intersecting gable over a second story window and a shed roof over a lower story window. Alterations include limited window replacements.

808 North Mentor Avenue

1911, Two-story Arts and Crafts House
Contributing

A two-story Craftsman home in the Swiss chalet tradition, this house is sheathed in shingles and topped by a broadly pitched, front-gabled roof. The gable end is characterized by six slatted vents that follow the eave line in a stepped pattern and by prominent braces. Recessed into the south two-thirds of the façade, the porch features clusters of wood posts, tied together with cross pieces, sitting on Arroyo stone pedestals, and low wooden railing. A band of windows flanks the multi-paned front door. Balancing the porch on the north third of the lower façade, a pair of double-hung sash are set into a squared bay that rests on extended beams and is topped by a shed roof. Two single windows and another pair of windows occupy the upper façade. All of the windows are banded across the tops by rows of small rectangular lights. Extended lintels above all of the openings provide a horizontal emphasis.

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1977

Non-contributing

This one-story residence was built in 1977, after the district's period of significance.

815 North Mentor Avenue

1912, One-story Craftsman Bungalow
Contributing

Architect: Kieft, W; Hetherington, H.J. (attr.)

Stucco-covered, elephantine porch piers are an arresting focal point in the design of this one-story Craftsman bungalow. Capped by a broadly pitched, cross-gabled roof, the house is sheathed in shingles stained a deep, dark brown. Beams and rafters are exposed in the eaves, and the gable face contains three louvered attic vents arranged with the center one higher than the sides. The entry features an oak door pierced by three vertical channels of beveled glass. A feature of the south elevation, the attached stucco chimney echoes the tapered shape of the porch supports.

825 North Mentor Avenue

1910

Non-contributing

The application of stucco cladding and the enclosure of the front porch have compromised the integrity of this house.

826 North Mentor Avenue

1978

Non-contributing

This one-story residence was built in 1978, after the district's period of significance.

831 North Mentor Avenue

1909, One-story Craftsman Bungalow
Contributing

This one-story, Craftsman bungalow has a nearly symmetrical façade, and side-gabled massing. The house is sheathed in clapboard, and the side-gabled roof features a centered, hipped dormer. Rafters are exposed in the eaves. Lattice vents are tucked into the gable ends. A nearly full front porch is sheltered beneath the overhang of the gable and is defined by a row of Tuscan columns. The centered entry is flanked by a pair of casement windows on the north and a multi-paned, non-original window to the south. Extended lintels typical of the Craftsman style top most of the openings. The house appears unaltered except for an addition to the rear elevation in 1994.

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1914, One-story Vernacular Bungalow
Contributing

Capped by a widely pitched, cross-gabled roof, the house is sheathed in medium clapboard. Spanning the façade, an attached porch features stucco-covered, elephantine pedestals and wood posts supporting a front gable that echoes the lines of the main gable. Purlins resting on a broad, trussed tie beam carry the gable. Tripartite windows flank the central entry containing an oak door pierced by vertical channels of beveled glass. A curved bay projects from the south elevation, while a brick chimney is attached to the north elevation.

837 North Mentor Avenue
1906, One-story Vernacular Bungalow
Contributing

This one story bungalow sits on an Arroyo stone foundation and is sheathed in clapboard. The front-gabled roof features exposed braces and rafters in the eaves, a latticework vent below the peak of the gable in the gable end, and dormers on the side elevations. An attached porch with a hipped roof spans most of the façade and has been enclosed with screens, leaving the corner posts and slat railing in place. A band of three double-hung sash windows is centered on the upper façade over the porch.

840 North Mentor Avenue
1906
Non-Contributing

The entire front of this house has been altered from its original 1906 appearance by the removal or enclosure of the front porch, a new recessed entry and new windows and window openings.

850 North Mentor Avenue
1913, One-story Craftsman Bungalow
Contributing

This is a one-story, cross-gabled, Craftsman bungalow. Random shingles sheathe the exterior. Two low-pitched gables face front, one offset to the north over an attached porch. Stucco-covered elephantine piers support the gable, whose face is filled with vertical trusses above the tie beam. A pergola extends south from the porch. Exposed beams are notable in the eaves of all the gables. A centered front door is flanked to the north by a broadly proportioned window and by a smaller window to the south.

858 North Mentor Avenue
1922, Spanish Revival Bungalow
Contributing

This one-story, Spanish Revival bungalow is distinguished by its porch, which is treated in the manner of an arcaded loggia. Located in front of the south half of the façade, the porch is defined by three arched openings

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each on the west and south elevations and by another arch that faces north and serves as the entrance. Wrought iron railings and a gate further enclose the space. A circular vent is centered above the porch openings on the west. Sheathed in stucco, the building is capped by a flat roof with a tile-edged parapet that steps up to a pediment over each elevation. Low, curved buttresses accent the corners of the building. A shallow panel is centered below the parapet on the north half of the façade and tops a large, multi-paned window.

868 North Mentor Avenue

1924, One and one-half story Vernacular Bungalow
Contributing

This one and a half story bungalow is capped by a steeply pitched, front-gabled roof. Large, shed-roofed dormers are centered over the side elevations. A second front gable, offset to the north, tops an attached porch and contains a louvered vent with a segmental arched head within the gable face. Rafters are exposed in the eaves. Narrow clapboard siding sheathes the structure. Stout columns with discernable entasis support the porch gable and sit on stucco-covered pedestals integrated with the solid porch railing. The entry is centered and flanked at uneven distances by bands of fixed and casement windows with rows of small, square lights across the top. A pair of casement windows set below the peak of the main gable repeats the segmental arched header of the porch gable vent.

874 North Mentor Avenue

Circa 1900 (moved to site in 1927), Vernacular Queen Anne
Contributing

This one and a half story Queen Anne residence has a complex hipped and gabled roof that features gables facing the primary elevations, with the boxed eaves of the hipped roof projecting from the corners of the building. The front gable end is trimmed with a bargeboard whose decorative pattern complements the diamond-shaped and fishscale shingles in the gable end. Sheltered by a shed roof, an attached porch spans the façade, adorned with a jigsawed frieze and brackets, turned columns, and a stick railing. The entry is located at the south end of the porch. Muntins suggesting a Gothic arch pattern characterize the upper sash of the window overlooking the north half of the porch. Most windows are tall and narrow double-hung sash, including pairs that are centered in the gable ends, interrupting a flat stringcourse that separates the gables from the drop siding on the body of the house. Windows on the south elevation step up, suggesting an interior staircase.

882 North Mentor Avenue

1916
Non-contributing

Major alterations to this Craftsman bungalow include resurfacing with textured stucco that covers not only the exterior walls but also the porch supports and soffits.

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1916, One-story Vernacular Bungalow
Contributing

This one-story bungalow features twin front gables, with the porch gable offset to the north. Siding is shingles in the gable ends and narrow clapboard on the body of the house. Roof treatment includes vertical slat vents in the gable ends, exposed braces and ratters in the eaves, and an interior brick chimney. Large stucco piers support the gable of the attached porch and the pergola that extends south from it. The multi-paned entry is centered and flanked by tripartite windows. Muntins create a grid of small rectangular lights across the top of each sash. Similar windows are located on the side elevations.

900 North Mentor Avenue

1919, American Colonial Revival Bungalow
Contributing

Located on the southeast corner of North Mentor Avenue and East Mountain Street this is a one-story Colonial Revival bungalow. Capped by a clipped side-gabled roof, the house is sheathed in wide clapboard. The façade is symmetrical, anchored by an attached, front-gabled portico. Classical in its treatment, the portico consists of paneled posts supporting a plain frieze and pediment. Pilasters flanking the front door echo the design. Pairs of ten-light casement windows flank the entry. A brick chimney is attached to the north elevation; the south elevation features a projecting bay with its own clipped gable roof.

974 North Mentor Avenue

1912, One and one-half story Craftsman Bungalow
Contributing

Side-gabled, this one and a half story Craftsman bungalow was apparently remodeled to expand into the attic space sometime prior to 1931. A shed-roofed dormer was added to the façade, and a staircase attached to the south elevation. The lower story is sheathed with narrow clapboard, the gable ends with shingles, and the dormer with horizontal and diagonal siding. The south third of a porch recessed across the façade has been enclosed, with the original window reused. Tapered wood posts on stucco-faced brick pedestals support the porch roof. Centered on the façade, the entry contains an oak front door with two rows of three square lights across the top. A large fixed sash with a transom divided into two rows of rectangular lights is located north of the entry. The north elevation features an attached brick chimney and a squared bay window with a shed roof.

982 North Mentor Avenue

1923, Vernacular American Colonial Revival Bungalow
Contributing

A typical Colonial Revival bungalow, this house is one-story and capped by a side-gabled roof. Projecting from the center of the façade, a front-gabled portico is supported by clusters of three posts at each corner. The entry is flanked to the north by a pair of windows and to south by a row of four windows. The south elevation features an

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attached chimney and a small, side-gabled porch, now enclosed, at the rear. Asbestos shingles cover the original siding.

990 North Mentor Avenue
1924, One-story Vernacular Bungalow
Contributing

Symmetrical and side-gabled, this is a one-story Colonial Revival-influenced bungalow. Medium clapboard siding sheathes the structure. A centered portico features a front gable with cornice returns and an arched louver vent. Tuscan columns support the gable. Sidelights, to which art glass has been added, flank the entry. Pairs of six-over-six double-hung sash with continuous headers flank the entry. A brick chimney is attached to the south elevation. Only minor modifications, such as the installation of steel chimney supports, have been made to the house.

1000 North Mentor Avenue
1922, American Colonial Revival Bungalow
Contributing

This one-story, Colonial Revival bungalow has a clipped side-gable roof and a centered, front-facing clipped gable portico features paired corner classicized posts. The façade is symmetrical, with triple casement windows on either side of the central entry. Siding is clapboard, and a brick chimney is attached to the south elevation. Non-original awnings have been added to the front windows.

1008 North Mentor Avenue
1913, One-story Craftsman Bungalow
Contributing

Architect: Renton, David M.

The most notable feature of this one-story Craftsman bungalow is the large, wraparound porch, made more prominent by the location of the house on the southeast corner of North Mentor Avenue and Bell Street. A low-pitched, cross-gable roof caps the building, with the porch sheltered beneath the side gable that appears to be a shed roof on the façade. Beams and rafters are exposed in the eaves, and a vertical slat vent occupies the gable end. Stucco-covered elephantine piers support the porch roof. The porch space is enclosed by a low railing and by latticework on the north end. At the east end of the north elevation, a pergola with notched beam-ends covers an extension of the porch. Windows are primarily fixed sash and casements. Exterior walls are sheathed in wood shingles laid in a wide/narrow course pattern. A stucco chimney is attached to the south elevation.

1020 North Mentor Avenue
1947
Non-contributing

This house was constructed after the district's period of significance

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1025 North Mentor Avenue
1907, Two-story Arts and Crafts House
Contributing

Located on the northwest corner of North Mentor Avenue and Bell Street, this two-story home suggests the influence of the Georgian Revival. A hipped roof caps the building, which is sheathed with narrow clapboard on the lower story and with shingles on the upper floor. Marking the transition between levels, the house flares outwards and is circled by a stringcourse. Centered on the façade, an attached porch with a truncated hip roof is topped by a balcony, which is in turn capped by a front gable. A round-headed attic window is located in the shingled gable face. Prominent brackets accent the closed eaves of the hipped roof, wrapping around the porch and balcony projections. Square posts support both the porch and balcony roof overhangs. The lower story posts sit on slender, stucco pedestals while the upper story posts rest on the shingled balcony wall. Doors with large windows open onto both spaces. Windows are primarily one-over-one double-hung sash, arranged in a regular although not symmetrical pattern. Alterations include a rebuilt brick chimney attached to the south elevation and the addition of non-original, Eastlake type brackets and friezes to the porch and balcony.

1030 North Mentor Avenue
1912
Non-contributing

This one and one-half story, irregular plan airplane bungalow has diminished integrity due to stucco cladding over the original exterior siding.

1033 North Mentor Avenue
1913, Two-story Arts and Crafts House
Contributing

Side-gabled, this two-story Craftsman residence is sided with alternating wide and narrow clapboard on the first floor and shingles on the second floor. Gable ends feature vertical slat vents, and rafters are exposed in the eaves. Spanning the façade, an attached porch is sheltered under the gable that tops the ground level. Plain posts with wedge-shaped brackets support the porch roof overhang. A simple slat railing encloses the porch space. The central entry is flanked by large, fixed sash. Most other windows are double-hung sash in type. Attached to the south elevation, a brick chimney, now covered in stucco, pierces the overhangs of both the first and second story gables. The house appears to retain substantial integrity. The addition of shutters to the front-facing window groupings is a minor alteration.

1038 North Mentor Avenue
1913, Two-story Arts and Crafts House
Contributing

This two-story Craftsman home is capped by a low-pitched, side-gabled roof, and has a front-gabled porch whose roof wraps onto the side elevations between stories. Roof detailing includes beams and rafters exposed in the