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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 is a one-story Craftsman bungalow of nearly symmetrical design. The main roof is side-gabled, with a front gable flanked by flat roofs topping the porch that spans the façade. Paired posts support the porch roof. Roof detailing includes exposed beams and a vertical slat vent in the porch gable face. Siding is overlap in an alternating narrow and wide pattern. Windows are multi-paned casements, clustered in groups on either side of the multi-light entry. An interior brick chimney rises above the main roof ridge north of center.

1234 North Michigan Avenue

1914

Non-contributing

Alterations to this bungalow include stucco cladding, an addition to the front and removal of porch features.

1235 North Michigan Avenue

1914, Airplane Bungalow

Contributing

Architect: Andrews, Denver S.

A variation of an airplane bungalow with the upper story plan parallel to the front elevation, this Craftsman residence consists of a cross-gabled lower story and a smaller, side-gabled, upper story. Large braces, combining curved brackets and stepped beams, exposed rafters, and gable end vents composed of vertical slats of alternating widths enhance the roofline. The front-gabled, L-shaped porch merges with the side-gabled porte cochere over the driveway south of the house. The north end of the porch space is topped by a pergola. Stout, stucco-clad piers with corbelled caps carry beams with carved ends; the beams support the gables and pergola. An oak front door is pierced by four, slender channels of beveled glass. Windows are fixed, casement, and double-hung. The stucco-covered chimney echoes the design of the piers and is attached to the north elevation.

1244 North Michigan Avenue

1921, One-story Craftsman Bungalow

Contributing

This late Craftsman bungalow features a clipped, cross-gabled roof and full front porch. Roof detailing includes prominent purlins and brackets in the eaves, bargeboards, and rectangular lattice vents in the gable ends. A low, stucco-clad and brick-capped wall encloses the porch space. Paired posts support a front gable offset to the north and pergolas to the north and south, both of which have been covered. The north pergola spans the driveway. The glazed front door is flanked on the south by a group of three casement windows and on the north by a fixed window with two side casements. Stucco cladding covers the original siding. A stucco chimney with brick trim is attached to the north elevation.

1245 North Michigan Avenue

1911, One and one-half story Craftsman Bungalow

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One and a half stories in height, this Craftsman bungalow is capped by a steep pitch side-gabled roof. A large front gable intersects the main gable and tops a porch offset to the north; another, smaller, front gable covers a large dormer above the south half of the façade. Roof detailing includes beams and rafters in the eaves and lattice vents in the peaks of the gable faces. A plain belt course separates the first story, which is clad in clapboard, from the shingled upper level. Elephantine posts set on Arroyo stone pedestals support the porch roof. Windows include fixed sash, casements, and double-hung sash. An interior brick chimney rises above the main roof ridgeline.

1252 North Michigan Avenue

1916

Non-contributing

Major alterations to this house, including a front addition, reconfiguration of openings and non-original cladding material have compromised the integrity of this house.

1255 North Michigan Avenue

1921, One-story Craftsman Bungalow

Contributing

This one-story Craftsman bungalow of symmetrical design is characterized by clipped gables, both front- and side-facing, which are echoed by the gabled front portico. Narrow clapboard sheathes the structure. The portico features a segmental arch resting on Tuscan columns that sit on concrete pedestals. Fixed sash with transoms flank the centered, glazed front door. An interior brick chimney rises over the center of the building.

1259 North Michigan Avenue

1908, One-story Vernacular Bungalow

Contributing

Architect. Deming, Henry C. (attr.)

The side-gabled roof of this one-story bungalow is of medium pitch, accommodating an attic space illuminated by windows in the gable ends. A front gable offset to the north over an attached porch is more shallowly pitched. Roof detailing includes exposed rafters and purlins in the eaves. Shingles face the gable ends while the body of the house is clad in clapboard. A low clapboard wall encloses the porch. Square posts resting on the wall support a porch tie beam with carved ends. Cross-beams, also with carved ends, project above the tie beam. Windows are both fixed sash and double-hung sash; large windows flanking the entry are characterized by double rows of small, square lights across the top.

1260 North Michigan Avenue

1912, One-story Craftsman Bungalow

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This one-story Craftsman bungalow has prominent heavy wooden posts and beams supporting the front-facing porch gable. The broad main gable behind it echoes in shape and vent pattern the smaller porch gable. Both vents alternate broad slats with narrow. Paired posts and beams supporting the porch roof and a small pergola to the south are tied together by short cross beams and rest on stucco pedestals integrated with a stucco porch wall. Originally, the pergola wrapped onto the south elevation; a band of casement windows mounted on the porch wall and an extension of the roof have enclosed the space. The broad front door has three rectangular windows across the top. A wide fixed sash window occupies the façade north of the porch. A cascade of curved steps leads down from the southwest corner of the porch to the driveway. Alterations include the pergola enclosure, the application of asbestos shingles, and the replacement of some windows.

1267 North Michigan Avenue

1908

Non-contributing

Stucco cladding over original siding compromises the integrity of this house.

1268 North Michigan Avenue

1915, One-story Craftsman Bungalow

Contributing

Architect: Renton, David M. (attr.)

This one-story Craftsman bungalow is capped by a low-pitched, cross-gabled roof and sheathed in shingles. Beams and rafters are prominently exposed in the eaves. An unusual stucco-covered and brick trimmed porch wall encloses the recessed porch that spans the façade. The wall curves upwards at the piers and in the center. Fixed windows flank the centered front door, which is of oak with a double cross pattern formed by its windows. A stucco-clad chimney is attached to the south elevation.

1276 North Michigan Avenue

1910, Two-story Arts and Crafts House

Contributing

This two-story Craftsman house has a low-pitched, cross-gabled roofs with deep overhangs cap and detailing that includes exposed and extended rafters and beams in the eaves, vertical slat vents in the gable faces, and open truss screens in front of the upper story front gable and lower story side gable ends. Shingles sheathe the building. Occupying the south half of the lower story façade, the porch is partially covered by the side gable roof, with the rest topped by a pergola. Paired posts, set on stucco-covered pedestals and tied together by angled cross beams, support the pergola. A railing that repeats the design of the porch supports encloses the porch space. Windows are both fixed and casements, either broadly proportioned single openings or arranged in continuous bands. Extended lintels top the openings. A stucco-clad chimney is attached to the south elevation. The only visible alteration is the rebuilt brick chimney above the roof.

1277 North Michigan Avenue

1910, One-story Craftsman Bungalow

Architect: Twombly, Charles

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Contributing

This one-story, Craftsman bungalow has paired front gables offset to the north opposing a main side gable. Very broadly pitched with deep overhangs, the roof is characterized by exposed rafters and braces in the eaves and by gable end vents of vertical slats in a pattern of three narrow alternating with one wide. Siding is shingle above the sill line and clapboard below; both materials are laid in alternating wide and narrow courses. The clapboard-covered section flares outwards over the concrete foundation. A L-shaped porch occupies the south two-thirds of the façade and was originally topped by a pergola. Stocky elephantine stucco-clad piers indicate locations of the former support posts. Windows are a combination of fixed pane and casement and are mostly clustered in groups linked by continuous headers. A tripartite window centered on the north third of the façade has a transom over the fixed central sash and is topped by a slightly extended lintel. An interior chimney, stucco-clad, emerges from the ridge of the side gable. Other than the removal of the pergola and replacement of the front door, the bungalow is virtually identical to a 1914 photograph.

1282 North Michigan Avenue

1912, One-story Craftsman Bungalow

Contributing

This one-story, Craftsman bungalow features a gambrel-roofed porch with half-timbering in its front and side gable ends and heavy, curved brackets supporting the tie beam and extended purlins. Rough-cut gray granite forms the porch piers and wall. Front- and side-gabled dormers repeat the bracketed purlin motif. The main roof is hipped, with deep overhangs and rafters exposed in the eaves. Narrow clapboard sheathes the building. North of the porch, which is recessed into the southwest corner of the building, the façade projects in a polygonal bay. Between the bay and the porch, a horizontal fixed window features leaded glass in a diamond pattern. Other windows are primarily double-hung sash. A two story addition to the rear of the house is compatible with the original design of the house.

1285 North Michigan Avenue

1919, One-story Craftsman Bungalow

Contributing

This one-story, Craftsman bungalow is distinguished by a cut-out design in the vertical slat vent in the face of the front-gabled porch, giving the appearance of a Swiss chalet. Heavy purlins and beams project in pairs below the gable and above the tie beam. The porch posts are also paired and have capitals and bases. Offset to the north and attached, the porch is enclosed by a stucco-clad wall with stucco piers at either end. The main roof is cross-gabled, with rafters and beams exposed in the eaves. Siding is narrow clapboard above the sill line with alternating narrow and wide clapboard below the sill course. Windows are casement and fixed; frames have extended lintels.

1291 North Michigan Avenue

1913, Airplane Bungalow

Contributing

Architect: Clarke, Harry O.

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A distinctive Craftsman airplane bungalow, this house has a complex series of shallow gables on the lower story and a single side gable over the upper story. Eaves have deep overhangs and are punctuated by beams and rafters that extend beyond the eave edges. Massive stucco elephantine piers support the porch front gable, which features exposed truss work in the gable end. An equally massive stucco chimney is attached to the façade immediately south of the porch. Shingles, laid in offset courses, side the building. Windows, mostly casements, feature four small panes across the top and are mostly clustered in bands.

1292 North Michigan Avenue
1915, One-story Craftsman Bungalow
Contributing

Massed beneath a moderately pitched, cross-gabled roof, this is a one-story Craftsman bungalow. Roof detailing includes exposed beams and vertical slat vents tucked up into the gable ends. Below the venting, the gable faces are shingled. The body of the house is sided with clapboard, laid in alternating two-narrow-one-wide pattern. The porch wraps the southwest corner of the house, and features plain posts and a slat railing. Windows are casements, with the upper sections divided into small lights.

1299 North Michigan Avenue
1912, One-story Craftsman Bungalow
Contributing

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

A low-pitched roof of intersecting front and side gables caps this one-story Craftsman bungalow. Beams and rafter tails are exposed in the eaves. Notable features include an Arroyo stone chimney with a clinker brick cap attached to the south elevation and battered Arroyo stone piers at either end of the front porch. Shingles, laid in alternating wide and narrow courses, clad the building. The window on the left front appears altered with replacement of the original with plate glass; on the right are two separate vertical casement windows.

1302 North Michigan Avenue
1912, One-story Craftsman Bungalow
Contributing

Notable for its use of clinker brick combined with Arroyo stone, this is a one-story, cross-gabled Craftsman bungalow. Beams, purlins, and rafters are exposed in the deep eaves. Shingles, laid in alternating wide and narrow courses, sheathe the building. Located at the southwest corner, the porch is defined by clinker brick porch walls and piers inset with Arroyo stones. The piers support a side gable with an open king-post truss in the gable end. The wall continues onto the façade, where it terminates at an attached clinker brick and stone chimney. Tripartite windows flank the chimney; the south window is shaded by a shed roof prominently supported by braces. Extended lintels top all of the openings, reinforcing a strongly horizontal design. A few windows on the side elevations have been replaced.

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1309 North Michigan Avenue

1912, One-story Craftsman Bungalow
Contributing

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

Tapered Arroyo stone porch piers with brick caps are the most noteworthy feature of this one-story Craftsman bungalow. Cross-gabled, the house has been re-clad with smooth stucco. The porch is front gabled and nearly spans the façade. Abbreviated posts sit atop the piers in support of the porch gable. Beams are exposed in the eaves, and the gable face has a half-timbered design that may be an alteration. A concrete wall has been added to the porch space.

1317 North Michigan Avenue

1921, Spanish Revival Bungalow
Contributing

This one-story residence combines the arches of the Spanish Revival style with the cubic massing of the Pueblo Revival style. The building is flat roofed, with stucco cladding and tile-edged parapets. Vents and small blocks in the parapets suggest "vigas." The entry is located at the northwest corner of the building, behind an arched wing wall. Wrought iron grilles screen a small opening north of the arch and the windows flanking the heavy plank front door. A rounded bay terminates the south end of the façade. Between the entry and the bay are two pairs of casement windows. Although the house has been converted for use as a school, the exterior features remain intact.

970 East Mountain Street

1920
Non-contributing

This one-story bungalow has lost its integrity through replacement of the windows and doors, enclosure of the porch, and removal of character-defining features.

980 East Mountain Street

1920
Non-contributing

Newer stucco cladding, removal of character defining features, and enclosure of the porch with iron bars are some of the alterations that have impacted the integrity of this one-story, late Craftsman bungalow.

990 East Mountain Street

1906
Non-contributing

This one-story Craftsman bungalow has been covered with stucco, and, with the exception of an Arroyo stone porch wall, most of its features are hidden by an almost impenetrable screen of latticework.

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1010 East Mountain Street

1988

Non-contributing

This one-story residence post-dates the district's period of significance.

1046 East Mountain Street/900 North Catalina Avenue

Circa 1900, One-story Vernacular Bungalow/1925

Contributing (two houses, 900 N. Catalina is a non-contributor)

The one-story bungalow at 1046 Mountain is topped by a side gable roof of medium pitch. Rafters are exposed in the eaves and vertical slat vents fill the upper half of the gable ends. A sill course circles the building, with shingle cladding above and clapboard finished with endboards below. Offset to the east, an attached porch is defined by a pergola with posts set on stucco piers and a vertical slat railing. Windows are six-over-one double-hung sash, arranged in one's two's, and three's. Small additions are visible at the rear of the house.

Built in 1925, the bungalow at 900 N. Catalina is substantially altered by the application of textured stucco, the replacement of the windows, and modification of the front porch.

1060 East Mountain Street

1913, One-story Craftsman Bungalow

Contributing

Horizontal lines characterize this small, one-story, Craftsman bungalow. The roof is side-gabled, with rafters exposed in the eaves and vertical slat vents in the gable ends. Shingles, laid in alternating wide and narrow courses, sheathe the building. The attached porch is located at the east end of the façade and features stucco-covered pedestals, plain posts, and a low-pitched front gable with extended purlins resting on a single tie beam. A pergola extends west of the porch. Windows are casements.

1114 East Mountain Street

1926/1914

Non-contributing

This property contains a residential building and a one-story commercial building. Stucco cladding, non-original windows, and removal of character-defining features such as window surrounds have compromised the integrity of this late bungalow. The commercial building, formerly a neighborhood grocery store, has been substantially altered with stucco cladding and removal of original storefront features.

1124 East Mountain Street

1922, American Colonial Revival Bungalow

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Contributing

This modest example of a Colonial Revival bungalow is one-story, capped by a clipped side gable roof, and sheathed in clapboard. Detailing includes rafters exposed in the eaves, vertical slat vents in the upper gable ends, and endboards at the corners. The entry is centered and sheltered by a shed-roofed extension of the roof. The fenestration is symmetrical, with pairs of casement windows flanking the entry. Each casement has a row of three small rectangular lights across the top. Brick was used for the shallow steps and stoop at the entry and for the chimney attached to the east elevation. Other than the minor addition of some aluminum awnings, the house is intact.

1130 East Mountain Street

1922, American Colonial Revival Bungalow

Contributing

Similar in appearance to its neighbor to the west, this is a one-story Colonial Revival bungalow. A clipped gable roof with rafters exposed in the eaves and vertical slat vents tucked in the gable ends tops the building. Siding is clapboard, trimmed with endboards. The symmetrical façade consists of a central entry shaded by a shed-roofed extension of the roof and flanked by pairs of casement windows with distinctive muntin patterns. Brick was used for the small stoop and for the chimney attached to the east elevation.

1157 East Mountain Street

1923

Non-Contributing

Located on the northeast corner of East Mountain Street and North Mar Vista Avenue, this is a one-story late bungalow that has been extensively altered. Original features that have been changed include the exterior siding, windows and porch.

1165 East Mountain Street

1902

Non-contributing

The original appearance of this hip-roofed, early twentieth century cottage has been compromised by the application of stucco cladding, replacement of the windows, and removal of character-defining features.

1166 East Mountain Street

1922

Non-contributing

This Spanish Revival bungalow has been altered by the replacement of its windows and by the replacement of the original porch roof and supports.

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1174 East Mountain Street

1922

Non-contributing

A non-original Craftsman style porch has been added to this simple, Spanish Revival bungalow, significantly altering its appearance.

1175 East Mountain Street

1908, Massed Plan Vernacular

Contributing

Architect: Nickerson, Herman M.

This one story, hipped roof bungalow is clad in wide clapboard. The entry is centered on the façade and flanked by sidelights. To the east, the façade projects slightly and contains a single multi-light window. On the west, a six-over-one double-hung sash window overlooks an open porch that wraps onto the west elevation. Elevated four steps above ground level, the porch has a brick foundation, brick pedestals, and a wood stick railing which appear to be non-original. Historic photographs illustrate a pergola, which is no longer extant, at the entry. An interior brick chimney rises over the west elevation.

1232 East Mountain Street

1921, American Colonial Revival Bungalow

Contributing

This is a symmetrical three-bay Colonial Revival bungalow with a clipped, side-gable roof and clapboard siding. The center bay has a clipped gable hood supported by heavy brackets over a single door with multi-light sidelights. The bottom of the gable wall is arched over the entry. Details include exposed rafters and flat board surrounds on doors and windows. Windows in the end bays are non-original replacements in original openings.

1127 East Orange Grove Boulevard

1914, Two-story Arts and Crafts House

Contributing

Originally a one-story Craftsman bungalow according to the building permit, this now two-story residence had been expanded in the same style by 1931. A front gable over the second story and cross gable over the first are detailed with exposed beams and rafters and arrow-tipped bargeboards. Paired vents accented by three protruding beam-ends are set high up in the gable faces. The lower story is sheathed with narrow clapboard while the upper story is faced with brown-stained shingles. Offset to the east, the attached porch wraps the southeast corner and is characterized by tapered posts set on a stucco-faced brick wall. A brick chimney is attached to the east elevation just beyond the porch. Windows are mostly casements banded at the top by rectangular lights. West of the porch, a window high up on the first floor façade has been glazed with leaded glass.

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1922, Spanish Revival Bungalow
Contributing

Located at the northwest corner of East Orange Grove Boulevard and North Mar Vista Avenue, this is a one-story, Spanish Revival bungalow. Sheathed in stucco, the house is topped by a flat roof whose parapet steps up at the corners. The entry is attached to the south elevation, offset to the east, topped by a tiled shed roof, and pierced by arched openings. Another porch, also shed-roofed but without the arched vestibule, faces Mar Vista. Windows are both fixed sash and casements. A stucco-clad chimney is attached to the east elevation. The most unusual feature is a sloped and curved wing wall, pierced by a double arch, which spans the driveway on the west. Alterations include re-textured stucco and a window air conditioning unit.

1167 East Orange Grove Boulevard
1920, One-story Craftsman Bungalow
Contributing

Capped by a low-pitched, cross-gabled roof, this is a one-story Craftsman bungalow with a typically symmetrical design. Bands of casement windows flank the centered front door. Roof detailing includes exposed rafters in the eaves and vertical slat vents in the gable ends. The attached porch features paired posts, a tie beam, and cross beams, and continues on the west as a pergola. A non-original pierced concrete block porch wall links the brick porch piers. Asbestos siding covers the original clapboard.

1173 East Orange Grove Boulevard
1924, Spanish Revival Bungalow (duplex)
Contributing

This example of a Spanish Revival duplex with Prairie style influences is one-story, flat-roofed, stucco-clad, and symmetrical in design. Tile edges the parapets that step up at the corners and over the middle of each elevation. Twin entry porches project from each side of the façade and also feature stepped parapets, embellished with recessed panels. Square posts with simple capitals support the porch roofs. The east entry is glazed; the west has been replaced by an aluminum sash window. Two sets of tripartite windows, shaded by a tiled pent roof, occupy the space between the porches. Windows are mostly casements and feature central panels outlined by muntins.

1185 East Orange Grove Boulevard
1912, Airplane Bungalow
Contributing

This two-story airplane bungalow is bordered by bullnosed retaining walls. The principal façade faces Michigan and features a series of front gables stepping back and rising, from porch to main gable to second story. A double queen-post truss in the porch gable end is supported by a complex system of crossed timbers resting on brick trimmed, stucco-covered porch piers. Additional gables face north and south at both the first and second story levels. Roof treatment includes exposed beams, rafters, and braces and horizontal slat vents in the gable

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ends. On the southeast corner of the building, an extensive pergola composed of a grid of crossed beams now shelters a small addition, which has been shingled to match the original siding of the house. The exceptionally deep porch shelters a broad, oak framed doorway and sidelight. Window openings are characterized by extended lintels and common headers. A historic photograph reveals that, with the exceptions of the addition and the removal of an Arroyo stone pylon formerly in the parkway, the house is unchanged since 1914, despite conversion into multiple units.

1215-1225 East Orange Grove Boulevard
1921, Spanish Revival Bungalow (bungalow court)
Contributing

This one-story Spanish Revival half court is located on the northeast corner of East Orange Grove Boulevard and North Michigan Avenue. Five units, the complex has a stepped, bar-shaped footprint and is topped by a flat roof. Stucco covers the exterior walls, and the parapets are edged with red clay tile. The most notable features are small, Mission style gables (espadañas) pierced by bell arches and tiled pent roofs over banks of casement windows and the entries. Pergolas with angled beam-ends mark the entries.

1239 East Orange Grove Boulevard
1906
Non-Contributing

This house has had major alterations to the original exterior siding, window openings and porch features.

1245 East Orange Grove Boulevard
1911
Non-Contributing

This house has been altered with stucco over original siding and changes to window openings.

1255 East Orange Grove (See 703 North Chester Avenue)

1273 East Orange Grove Boulevard
1917, American Colonial Revival Bungalow
Contributing

Architect: Leonardi, William C.

Located at the northeast corner of East Orange Grove Boulevard and North Chester Avenue, this is a one-story Colonial Revival Bungalow, clad in original stucco. The gabled roof incorporates several side gables and a front-gabled portico centered on the façade. Finished with horizontal cornice returns, the front gable face is partially open to reveal a barrel-vaulted ceiling. Square porch posts are coupled with Tuscan columns to support the portico roof. A pergola that extends east of the portico rests on an additional post. The centered entry is glazed and flanked on the east by French doors that open onto the porch and on the west by a large double-hung sash

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window whose upper sash is divided into multiple lights. A stucco-covered chimney is attached to the west elevation.

1281 East Orange Grove Boulevard
1920, Two-story Arts and Crafts House
Contributing

This is a two-story, three-bay, stucco-clad, hipped roof house that is influenced by the Chicago Prairie School. A porch with shallow arched openings covers the middle and right bays and extends over the driveway on the east side of the house. A wide door is in the right bay, a tripartite window grouping in the middle bay, and left of the porch is a six-over-one double hung window. The upper story has paired four-over-one double hung windows in the end bays on either side of a narrow vertical casement window in the center.

1289 East Orange Grove Boulevard
1922, American Colonial Revival Bungalow
Contributing

This Colonial Revival bungalow is a one-story, three-bay, frame structure with a side clipped gable roof. It has a centered entry under a gable-roof portico that has an arch at the base of the gable wall and is supported by paired Tuscan columns. The front door is flanked by multi-light sidelights. In the end bays to either side are floor-to-ceiling tripartite multi-light casements. The house has been altered with the original siding covered by aluminum cladding.

1024 East Washington Boulevard
1912, One-story Craftsman Bungalow
Contributing

Architect: Schoenleber, Charles Jr.

Located on the southeast corner of North Catalina Avenue and East Washington Boulevard, this is a one-story Craftsman bungalow with a cross-gabled roof. Twin, offset front gables face Catalina; both are detailed with exposed beams and vertical slat vents in an alternating pattern of two narrow and one wide. Both the gable ends and the main body of the house are sheathed with shingles. The porch extends across most of the façade, topped by the southernmost front gable and by a pergola, now roofed, that extends north from the gable. Stucco faced pedestals carrying tapered piers with heavy, cross beam capitals support the roof and pergola. A broad beam railing with wide vertical slats encloses the porch space. Windows to either side of the central entry are either broadly proportioned or grouped in bands. A continuous header links all of the openings. A brick chimney with a new cap is attached to the north elevation.

1046 East Washington Boulevard
1912, One-story Vernacular Bungalow
Contributing

Architect: Schoenleber, Charles Jr.

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Capped by a front-gable roof of medium pitch, this is a one-story bungalow. Beams, rafters, and purlins are exposed in the eaves and a lattice vent is tucked into the front gable end. Shingles, laid in alternating narrow and wide courses, sheathe the structure. Recessed into the northwest corner of the house, the porch is characterized by stout stucco pedestals, a wood corner post, and a wide vertical slat railing. On the west elevation, a stucco-covered chimney has been partially removed. The header of a tripartite window on the façade east of the portion extends west to become the beam over the porch. A row of small rectangular lights across the top of the window is echoed in the glazing of a large fixed sash west of the entry. A concrete ramp with wrought iron railings has been constructed in place of the original porch stairs, but the stair walls have been left in place.

1090 East Washington Boulevard

1911, One and one-half story Craftsman Bungalow
Contributing

Architect: Shilling, D.; Luce, L.B. (attr.)

This shingle-clad asymmetrical Craftsman bungalow has a side gable roof with deep eaves that is supported by knee braces. A large front gable, which is also supported by knee braces, projects over a large porch, which wraps around the north elevation. The porch features an enclosed stucco rail and half piers with heavy post supports (two of the supports have been replaced with plain, narrower posts). The porch shelters a wide door entry near the northwest corner of the house and a large fixed window. Left of these bays, a projecting bay with double-hung windows is visible under the porch on the north elevation. A flat roof extension of the porch on the right bay shelters another large opening with a fixed window flanked by multi-light windows. A large front gable dormer in the upper story above this bay has non-original windows. Gable walls have prominent vertical wood-slat vents.

1172 East Washington Boulevard

1921, American Colonial Revival Bungalow
Contributing

This modest, one-story, Colonial Revival bungalow typifies the Pacific Ready Cut Homes product. Capped by a clipped side gable roof, the building presents a nearly symmetrical façade to the street. A curved, eyebrow shape in the eave marks the centered front door. Paired casement windows (replaced with jalousies), adorned with shutters, flank the entry. Boxed eaves and horizontal cornice returns on the side elevations complete roof treatment. A brick chimney is attached to the west elevation. A small, shed-roofed addition has been made to the east elevation. The front door has been recently replaced. Despite the changes, the house retains a reasonable degree of integrity.

1194 East Washington Boulevard

1913, Mission Revival Bungalow
Contributing

Architect: Costerisan, G.F.; Kavanaugh, J.F.

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Located on the southwest corner of North Michigan Avenue and East Washington Boulevard, this one and one-half story residence is a rare surviving example of the residential Mission Revival style. The expansive lower story is flat-roofed, while a tiled hip roof with broad overhangs covers the much smaller former sleeping porch that constitutes the upper level. Mission gables with bell niches rise above the parapet on the north and east elevations. Pier-like projections frame the gables and the raised entry bay at the northeast corner of the building. Scored tile is set into the walls of the parapet, and an interior chimney with an unusual cap protrudes above the roof. Tiled pent roofs on brackets shade window groupings at the west end of the north elevation and at the south end of the east elevation. A series of windows and an entry along the Washington Boulevard frontage are set into arched openings. A former porch, now another entry, located at the north end of the Michigan Avenue façade, is also recessed within an arch and is flanked by stepped buttresses. Alterations including the enclosed porch and the replacement of some doors and windows are probably the result of the building's conversion to a day care facility.

711 North Wilson Avenue
1921, American Colonial Revival Bungalow
Contributing

This one-story, Colonial Revival bungalow displays the standard clipped side gable configuration of the type but not the symmetry. A clipped front gable porch is offset to the south. Roof detailing includes exposed beams and rafters and rectangular louver vents centered in the gable ends. Clapboard sheathes the building. Paired porch posts with trelliswork between each pair support the porch gable. Windows are primarily casements and double-hung sash, grouped in twos and threes. The house is substantially intact.

712 North Wilson Avenue
1921, One-story Vernacular Bungalow
Contributing

This one-story bungalow features two front gables, the smaller one projecting over an attached porch. Rafters are exposed in the eaves. Clapboard, trimmed with endboards, sheathes the building. The porch gable features a vertical slat vent in the upper half with vertical siding in the lower half. Tuscan columns support the porch gable. A pergola featuring notched beams extends to the south of the porch.

715 North Wilson Avenue
1911, One-story Craftsman Bungalow
Contributing

Prominently braced front and side gables are the focal point of this one-story Craftsman bungalow. The main roof is side-gabled, with a front gable on the attached front porch. In addition to the large braces, roof treatment includes exposed rafters and latticework vents in the gable ends. Clapboard sheathes the building. Plain posts support the porch gable. Façade fenestration is symmetrical and includes large, fixed sash with a band of four, square lights across the top on either side of the central entry. Slightly extended lintels top the openings. An interior brick chimney straddles the main roof ridge.

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720 North Wilson Avenue
1910, One-story Vernacular Bungalow
Contributing

This one-story bungalow is of cross-gable design. The front gable spans the façade and is detailed with a lattice vent in the gable end. Clapboard sheathes the building. A recessed porch is defined by a low, stucco-covered porch wall and pedestals topped by square posts. Windows on the façade have been replaced with aluminum sliders.

721 North Wilson Avenue
Circa 1905, Massed Plan Vernacular
Contributing

This turn of the twentieth century cottage is one-story, sheathed in clapboard, and capped by a hipped roof. A porch with a small front gable roof is recessed into the northwest corner of the building. Roof detailing includes exposed rafters, a bargeboard accented with beam-ends, and braces. A single classicized post stands on the clapboard covered porch wall. The arroyo stone foundation extends out in two low walls enclosing the porch steps. A distinctive vent in the front gable end has zigzag louvers and a decorative contoured frame. Windows are double-hung sash. Minor alterations include a newer front door and one window replacement on the side elevation.

728 North Wilson Avenue
1952
Non-contributing

Built in 1952, this one-story residence post-dates the district's period of significance.

729 North Wilson Avenue
1906, One-story Vernacular Bungalow
Contributing

At the time of preparing this nomination the front of this house was being rebuilt to match the original structure and a large one-story addition constructed on the rear elevation. The rehabilitation of this bungalow includes reconstruction using original elements including the decorative treatment of the wall of its front-gabled roof, diamond-shaped appliqué accents accenting the bargeboard, with cutouts and a carved shape at either end and additional diamond appliqué ornaments ornamenting a flat board across the bottom of the gable end, above a row of protruding beams with carved ends. It also includes replacement of braces supporting each end of the gable, and a pendant hanging from the gable peak and a centered tripartite louvered vent set within a slightly tapered surround with a peaked header. Medium clapboard that continues across the recessed, full front porch's railing and classicized posts that sit on the porch wall will match the original. The centered porch steps leading to a

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glass-paneled front door, which is offset to the north will match the original. Window openings will match the original but windows will be aluminum-clad single-hung windows.

734 North Wilson Avenue

1894, Queen Anne
Contributing

This late nineteenth century house was originally oriented south towards Orange Grove Boulevard (then Illinois Street), but a porch added in 1907 to the west elevation shifted the primary elevation to Wilson Avenue. One and a half stories in height, the building is capped by a complex hipped and gabled roof and sheathed in drop siding. It has carved and sawn wood detailing in the gable ends, including sunburst ornaments and paneled bargeboards, and around the original tall, narrow double-hung sash windows. Notable features include an upper story belvedere on the south elevation and colored glass lights in the south-facing windows. The west porch spans the lower story façade and features a shed roof supported by chamfered columns.

739 North Wilson Avenue

1905
Non-contributing

Non-original exterior materials, including brick veneer and asbestos shingle cladding, and replacement of the front window with an aluminum slider have impacted the integrity of this hipped roof cottage.

744 North Wilson Avenue

1909, One-story Vernacular Bungalow
Contributing

This side-gable roof, stucco-clad, three-bay bungalow has an asymmetrical design that is emphasized by a front gable that shelters a recessed porch over its right two bays. The door is in the center bay and a wide double-hung window with the small upper sash divided into twelve lights have wide flat-board surrounds with a narrow molded strip that tops the header. Square posts atop an enclosed concrete-capped porch rail support a wide entablature and the gable roof. Another window in the left bay matches the twelve-over-one window in the right bay. Details include knee braces supporting the gable overhangs and lattice gable vents. A stucco chimney is on the south elevation. Non-original shutters flank the window openings.

745 North Wilson Avenue

1911, One-story Vernacular Bungalow
Contributing

This one-story bungalow is shingle-sided and capped by a single, broadly pitched, front gable. Beams and rafters are exposed in the overhanging eaves, and a rectangular louver vent is centered in the gable end. An arroyo

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stone wall distinguishes the attached, shed-roofed porch. Wood posts and a tie beam that steps up and out in three increments support the porch roof. Bands of three six-over-one windows flank the centered entry.

752 North Wilson Avenue

1908

Non-contributing

Numerous alterations, including the replacement of windows, doors, and porch supports, have impacted the integrity of this one-story Craftsman bungalow.

755 North Wilson Avenue

1911

Non-contributing

New stucco cladding, replacement of all the original windows with aluminum sliders, and enclosure of the front porch has compromised the integrity of this one-story bungalow.

761 North Wilson Avenue

1908, One-story Craftsman Bungalow

Contributing

This front-gabled Craftsman bungalow features an attached, front-gabled porch offset to the south and a pergola that extends north from the porch. A single tie beam links the porch and pergola and rests on Tuscan columns that sit on pedestals. Above the tie beam, a row of cross beams also spans the porch and pergola and is detailed with carved ends below the gable end. A classical balustrade encloses the porch. Clapboard, trimmed with endboards, sheathes the house, except for the gable ends, which are faced with shingles below lattice vents. Fenestration on the façade is asymmetrical and includes sidelights flanking an offset entry, a large fixed sash on the south and a pair of casements on the north. The front door has been replaced. An interior brick chimney straddles the roof ridge.

764 North Wilson Avenue

Circa 1895

Non-contributing

Although this one-story, vernacular cottage retains its basic form, it has been altered by the application of aluminum siding, alteration of window openings and the replacement of its original porch features.

766 North Wilson Avenue

1924, One-story Vernacular Bungalow

Contributing

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This one-story bungalow is capped by a cross-gabled roof. Roof detailing includes exposed beams and rafters in the eaves and rectangular louver vents centered in the gable ends. An attached porch is offset to the south and topped by a front-gabled roof supported by three classical posts. Narrow clapboard sheathes the building. A brick chimney attached to the south elevation has been covered with stucco. Windows are both fixed and double-hung sash, with the façade fenestration including a tripartite window south of the entry and a pair of double-hung sash north of the entry.

771 North Wilson Avenue

1921

Non-contributing

This one-story Craftsman bungalow has been covered in stucco and all of its windows have been replaced with standard sized aluminum sliders, compromising its integrity.

774 North Wilson Avenue

1908

Non-contributing

This one-story residence no longer reflects its Craftsman origins, due to removal of original detailing, enclosure of the porch, new stucco siding and replacement of original windows with vinyl-clad windows.

777 North Wilson Avenue

1921

Non-contributing

The application of stucco siding, window and door replacements, and porch modifications, has adversely affected the integrity of this one-story Craftsman bungalow.

782 North Wilson Avenue

1922

Non-contributing

Stucco siding, window and door replacements, and porch modifications, has adversely affected the integrity of this one-story Craftsman bungalow.

787 North Wilson Avenue

1905

Non-contributing

The addition of aluminum siding, the enclosure of the porch, and the replacement of many of its windows have compromised the integrity of this one-story Craftsman bungalow.

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790 North Wilson Avenue

1909, One-story Craftsman Bungalow
Contributing

Topped by a front-gabled roof, this one-story Craftsman bungalow sits on an arroyo stone foundation. Clapboard sheathes the body of the house, with shingles in the gable ends. Brackets support the gable eaves and a latticed vent is tucked into the peak of the gable end. Below the vent, a pair of six-over-one double-hung windows overlooks a window box. Beam ends project along the base of the gable. Recessed across the façade the front porch is defined by a slat railing and posts with capitals and bases. The front door is distinguished by a large oval window. Multi-light casement windows are located north of the entry, while a large fixed sash with a transom occupies the space north of the doorway. A pergola extends south over the driveway.

797 North Wilson Avenue

Circa 1905, One-story Vernacular Bungalow
Contributing

This one-story bungalow is sheathed in clapboard, the building is capped by a side gable and rests on an arroyo stone foundation. According to early Sanborn maps, there was a recessed half-porch in the center of the façade. This has now been filled in with a paneled and glazed door, perhaps the original one, and five-light sidelights. Equally spaced to either side, double-hung sash windows feature a Gothic arch pattern of muntins in the upper sashes. A brick chimney is attached to the south elevation. Minor additional alterations include wrought iron railings flanking the front steps and an aluminum awning.

798 North Wilson Avenue

1907, One-story Vernacular Bungalow
Contributing

This one-story bungalow combines the hipped roof massing of a turn of the twentieth century cottage with a front-gabled porch typical of the Craftsman style. Although the porch has been enclosed by a band of casement windows, the original porch posts are still in place. Clapboard sides the house and porch walls, with arroyo stone used for the porch stair walls and foundation and shingles for the gable end. Original features include exposed rafters in the eaves, double-hung and fixed windows, and an interior brick chimney.

803 North Wilson Avenue

1912, One-story Craftsman Bungalow
Contributing

The front gable roof and intersecting cross gable of this four-bay bungalow have a low pitch and extended eaves supported by projecting beams. The left three bays have a center door and tripartite windows on either side of a fixed sash with side casements surmounted by a transom. The right bay window opening is wider than the left. A flat roof porch sheltering these bays has stucco half piers with concrete caps with large posts supports and an

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open horizontal rail. The right bay has a single double-hung window. Gables have prominent vertical slat vents. The only major alteration is rough texture stucco over the original siding.

806 North Wilson Avenue
Circa 1895, Queen Anne
Contributing

This one-story, Queen Anne cottage features a cross-gabled roof and an L-shaped façade. Shiplap sheathes the building, which rests on an arroyo stone foundation. Comprising the south half of the façade, a projecting, front-gabled wing consists of a three-sided bay set beneath a gable end faced with octagonal shingles. A latticed vent is tucked into the apex of the gable. Located in front of the side-gabled wing, the recessed porch reflects more of a Craftsman sensibility, with plain posts, a slat railing, and a pergola, now covered, extending west towards the street. Both the main entry, and a second entry set into the northwest corner of the building contain multi-paned glass doors that post-date the Victorian era. Windows are original, tall and narrow, double-hung sash, trimmed with corbels beneath the sills. Although converted into a duplex, the house has few visible exterior alterations.

809 North Wilson Avenue
1914, One-story Craftsman Bungalow
Contributing

This classic, one-story, Craftsman bungalow has a single, front-facing gable with a prominent vent composed of alternating three narrow and one wide vertical slats in the gable end. Exposed rafters extend beyond the eaves. Shingles laid in offset courses sheathe the house. Spanning the façade, an attached porch is covered by a pergola that has been roofed. Porch posts sit on stucco-covered pedestals, with a wood porch railing enclosing the porch space. The front door is a focal point, and features heavy planks with four vertical panes of beveled glass. Tripartite windows flank the entry.

811 North Wilson Avenue
Circa 1906, Massed-Plan Vernacular
Contributing

This one-story, turn of the twentieth century cottage has a hipped roof with slightly upswept eaves. Rafters with rounded ends are exposed in the shallow eaves. Narrow clapboard sheathes the building. The full front porch, redone in the Craftsman manner in 1913, has prominent exposed beam-ends resting on a long tie beam. Paired posts sitting on stucco-covered, elephantine pedestals support the pergola. Elevated a few steps above ground level, the porch is otherwise unenclosed. The off-center front door reflects the early date of the house, with a window in the upper half and a wood panel in the lower. Flanking fixed sash are topped by transoms with a muntins arranged in gothic arches. Windows on other elevations are primarily double-hung sash.

814 North Wilson Avenue
circa 1890
Non-contributing

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This one and one-half story, three-bay, front gable cottage has been clad in non-original stucco (probably from the 1930s) and lacks original features that would make it a distinguished representation of the period of significance for the district,

824 North Wilson Avenue
1908, Two-story Arts and Crafts House
Contributing

Architect: Driscoll, Charles F.

This two-story Arts and Crafts house is prominent both for its size and for its location on the southeast corner of North Wilson Avenue and Evelyn Place. A front-gabled roof crowns the clapboard covered building. Arroyo stone was used for the foundation and porch piers. Roof detailing includes exposed rafters and beams in the eaves and a lattice vent in the peak of the gable end. The attached porch is L-shaped, spanning most of the façade and wrapping onto the south elevation. Stout posts support the nearly flat porch roof. A broadly proportioned front door, with a large pane of beveled glass set in an oak frame, is centered on the façade and flanked by sidelights. French doors on the second story over the entry indicate that the porch roof originally functioned as a balcony. Other windows are both casements and double-hung sash.

825 North Wilson Avenue
1909, Massed-Plan Vernacular/Vernacular Bungalow
Contributing

This one-story, hipped roof bungalow has a front bay window, narrow double-hung windows, and hip roof that are more typical of the turn of the twentieth century. However, the front-gabled porch and overall roof detailing, with rafters and beams exposed in the eaves and a lattice vent in the gable end above a row of beam ends, are typically Craftsman. Set on an arroyo stone foundation, the house is sheathed with clapboard and accented by shingles in the gable face. The porch occupies the north half of the façade, balancing the polygonal bay, and is characterized by a clapboard-covered railing and stout posts that support a slightly peaked tie beam. A brick chimney is attached to the south elevation.

835 North Wilson Avenue
1906, One-story Vernacular Bungalow
Contributing

Resting on an arroyo stone foundation, the one-story bungalow has a side-facing main gable intersected by the front gable of a centered porch. Rafters are exposed in the eaves of both gables. Clapboard, trimmed with endboards, sheathes the building. Double posts, with latticework in between each pair, support the corners of the porch gable, with a slender, single post in the center. The entry has a wide multi-paned door flanked by sidelights. Windows are double-hung sash. The porch gable wall has been altered by the application of vertical board siding and porch posts are not original.

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843 North Wilson Avenue

1908, One-story Vernacular Bungalow
Contributing

This one-story, hip-roofed bungalow rests on a concrete foundation, and is sheathed in medium clapboard. A small front porch is recessed under a front gable over the north half of the façade. The shingled gable face contains a double louver vent. Low, clapboard-sided walls enclose the porch space, and classicized posts, perhaps replacements, sit on the porch wall in support of the porch roof. During a recent rehabilitation, Craftsman type windows and doors were re-installed, replacing inappropriate aluminum sliders. A small addition is a minor alteration to the south elevation.

846 North Wilson Avenue

1908, One-story Craftsman Bungalow
Contributing

Located on the northeast corner of North Wilson Avenue and Evelyn Place, this is a one-story Craftsman bungalow. The main gable is side-facing, with an opposing gable facing front to shelter the porch. Roof detailing includes rafters and braces exposed in the eaves and lattice vents in the gable ends. Arroyo stone was used for the foundation and for the walls flanking the porch steps. Medium clapboard sheathes the house. Wrapping the southwest corner, the porch is enclosed by a clapboard-sided wall. Posts support the porch roof overhang and the pergola on the south side. The pergola features a tie beam with notched ends. Tripartite windows, consisting of central fixed sashes with multi-light transoms and flanking casement windows, are located on each side of the entry. Two brick interior chimneys emerge above the roofline.

849 and 851 North Wilson Avenue

1912
Non-contributing

These one-story Craftsman bungalows are a pair, built on the same lot as mirror images of each other and linked by a common driveway spanned by a pergola. Stucco cladding and the replacement of a prominent façade window on 851 impact the integrity of this property.

854 North Wilson Avenue

1923, One-story Craftsman Bungalow
Contributing

This one-story bungalow combines Craftsman and Colonial Revival features. Of symmetrical design, the building is capped by a side-gabled roof and sheathed in clapboard. A front-gabled porch, whose roof is echoed by a front-gabled dormer behind it, is centered on the façade. Beams are exposed in the eaves and the gable ends contain rectangular louver vents. Paired Tuscan columns support the porch roof. Tripartite windows flank the

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entry. A brick chimney is attached to the south elevation. Other than the addition of security grilles, the house appears unaltered.

859 North Wilson Avenue
1922, One-story Vernacular Bungalow
Contributing

This one-story bungalow has a main front-facing gable with a matching front gable over the porch offset to the south. Rectangular louver vents are centered in the gable ends. Narrow clapboard sheathes the house. A pergola north of the porch gable extends the porch space so that it spans the façade. Porch and pergola posts are slender and classicized, with capitals and bases. Elevated two steps above ground level, the porch is unenclosed by railings. The façade is almost symmetrical, with a central door flanked by groupings of three casement and fixed windows.

862 North Wilson Avenue
1922
Non-contributing

This one-story bungalow no longer retains its historic integrity, due to the replacement of windows and doors, alteration of the porch, and the addition of non-original materials and details.

865 North Wilson Avenue
1911
Non-contributing

Extensive alterations, including the application of stucco siding, re-sizing and replacement of windows, and addition of non-original materials, have compromised the integrity of this Craftsman bungalow.

870 North Wilson Avenue
1922, American Colonial Revival Bungalow
Contributing

This one-story, Colonial Revival bungalow is of symmetrical design. Capped by a side-gabled roof, the building is clad in narrow clapboard. A used brick veneer has been added below the level of the windowsills. Centered on the façade, a front-gabled portico features slender, classicized porch posts and a vertical slat vent in the gable face. Sets of three casement windows flank the central entry. A brick chimney attached to the south elevation has been rebuilt.

875 North Wilson Avenue
1922, One-story Craftsman Bungalow
Contributing