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**\_\_\_\_\_ Bungalow Heaven District  
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The Residential Architecture of Pasadena, CA.  
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*A broadly pitched, front-gable roof caps this one-story Craftsman bungalow. Roof detailing includes braces and rafters in the overhanging eaves and a vertical slat vent in the gable end. Narrow clapboard sheathes the building. The front porch spans the façade, its southern two-thirds topped by an attached pergola. Paired posts and a vertical slat railing enclose the covered portion of the porch space. The multi-paned entry door is centered and flanked by groups of three casement windows. Slightly extended lintels top the openings.*

880 North Wilson Avenue  
1923, Spanish Revival Bungalow  
Contributing

*This one-story, Spanish Revival bungalow is characterized by a symmetrical façade with an attached, centered, front porch. The flat roof is hidden behind a tile-capped, stepped parapet. Stucco sheathes the exterior walls. Groups of three casement windows are equally spaced to either side of the porch, with its multi-paned glass entry door and flanking sidelights. Access to the porch is through flattened arch openings. Minor alterations include metal awnings attached to the side elevation.*

885 North Wilson Avenue  
1921, One-story Craftsman Bungalow  
Contributing

*A front gable of low pitch crowns this one-story Craftsman bungalow. Exposed rafters with notched tails extend beyond the overhanging eaves. The gable end features a prominent vertical slat vent. Offset to the north, an attached porch is covered by a pergola that has been roofed over its central section. The pergola continues over the driveway. Siding is clapboard, finished with endboards at the corners. Tripartite windows consisting of fixed panes flanked by narrower double-hung sash are located on either side of the entry. A corbelled brick chimney is attached to the south elevation.*

888 North Wilson Avenue  
1960  
Non-contributing

*This one-story residence was built in 1960 and moved to this location in 1977 after the district's period of significance.*

891 North Wilson Avenue  
1908  
Non-contributing

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*Alterations to this Craftsman bungalow include the application of stucco over original siding, the replacement of the windows with aluminum sliders and removal of window trim and porch features.*

894 North Wilson Avenue

1975

Non-contributing

*This one-story residence was built in 1975 after the district's period of significance.*

899 North Wilson Avenue

1911, One-story Craftsman Bungalow

Contributing

*Front and side gables of low pitch cap this one-story Craftsman bungalow. Roof treatment includes exposed beams and rafters in the overhanging eaves and vents of alternating wide and narrow vertical slats in the gable ends. Two gables face front, one over the projecting south wing and another over the central entry. The porch is recessed along the north two-thirds of the façade, sheltered under the side gable. Posts on stucco pedestals carry the porch tie beam, above which a row of exposed cross-beams forms a pergola-like support structure. Shingles laid in alternating narrow and wide courses cover the exterior walls. Tripartite windows flanking the central entry incorporate continuous, multi-paned transoms above both the fixed sash and casement openings. The front door is oak. A stucco chimney is attached to the north elevation.*

1076 North Wilson Avenue

1915, One-story Craftsman Bungalow

Contributing

*This one-story Craftsman bungalow is topped by a side-facing main gable with a full front porch recessed under the roof slope. Centered over the façade, a shallow, shed-roofed dormer is occupied by three horizontal louver vents. Rafters are exposed in the eaves of the gable and the dormer. Battered stucco piers support each end of the porch roof. Screens enclose the porch but original features are intact. Shingles cover the exterior walls. Alterations include the porch enclosure and addition of a carport over the driveway.*

1077 North Wilson Avenue

1924, One-story Craftsman Bungalow

Contributing

*This one-story, late Craftsman bungalow has two front-facing gables, the smaller porch gable being offset to the south of the main gable. Roof detailing includes exposed beams and rafters and a band of three attic windows high up in the main gable face. Narrow clapboard sheathes the building. A stucco porch wall encloses the porch, and elephantine piers support the porch roof. The entry is flanked to the south by a large fixed sash. A tripartite window incorporating a central fixed sash and two double-hung sash is located north of the porch. Alterations*

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include replacement of the front door and removal of the brick chimney attached to the south elevation above the roof level.

1082 North Wilson Avenue  
1921, One-story Vernacular Bungalow  
Contributing

*This one-story, bungalow is characterized by a clipped side gable roof and a symmetrical façade. Centered on the façade, a small portico with a clipped front gable roof features ornamental stick work in the closed gable end and a slightly arched tie beam. Simple posts and a stick railing enclose the porch, which extends to the north. Bands of three casement windows flank the entry, which is framed by sidelights. Eyebrow vents on the roof are centered above the casement groupings. Medium clapboard sheathes the building. A brick chimney is attached to the north elevation.*

1085 North Wilson Avenue  
1924, One-story Craftsman Bungalow  
Contributing

*Capped by a cross-gabled roof of medium pitch, this is a one-story late Craftsman bungalow with Colonial Revival influences. The pitch of the roof becomes shallower at each end of the front gable spanning the façade. Medium clapboard sheathes the building, with vertical slat vents in the gable ends. Two sets of double-hung windows, two on the north and three on the south, occupy most of the façade and are flanked by plank shutters. A small stoop is recessed into the southeast corner of the building. Other than a small, windowless addition at the rear of the north elevation, the bungalow appears to be intact.*

1090 North Wilson Avenue  
1912, One-story Craftsman Bungalow  
Contributing

*Broadly pitched front gables, one over the body of the house, the other offset to the south atop an attached porch, top this one-story Craftsman bungalow. Roof detailing includes exposed rafters and beams in the eaves and vertical slat vents in the gable ends. Medium clapboard sheathes the building. The porch, and a pergola that extends south from it to span the driveway, are supported by stout posts set on stucco pedestals integrated into the stucco porch wall. The entry is located at the north end of the porch. A tripartite window occupies the façade north of the porch. A stucco chimney is attached to the north elevation.*

1091 North Wilson Avenue  
1927, One-story Craftsman Bungalow  
Contributing

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*Although this one-story, late Craftsman bungalow was built near the end of the period of significance, it reflects the massing and roof configuration of the older homes in the vicinity. Of symmetrical design, the house is side-gabled, with a front gable atop the attached porch centered on the façade. Stucco sheathes the building. The porch is enclosed by a stucco-covered wall, entered from the south side, and visible through a segmental arch opening that faces the street. Tripartite windows flank the centered front door. A stucco-clad chimney, which has been cut off above the roof level, is attached to the south elevation. Another chimney rises from the interior at the ridgeline of the main gable.*

1099 North Wilson Avenue

1995

Non-contributing

*Constructed after the period of significance, this two-story residence incorporates features of the Craftsman style and is a compatible infill addition to the district.*

1100 North Wilson Avenue

1920, One-story Craftsman Bungalow

Contributing

*Capped by a low-pitched, cross-gabled roof, this Craftsman bungalow is clad in medium clapboard. Beams and rafters are exposed in the eaves, and vertical slat vents are located in the gable ends. A front gable tops the porch while a side gable extends to the north over the driveway to form a porte cochere. Stucco posts and pedestals with a motif of recessed panels support the roof overhangs. A low porch wall, similarly designed, encloses the porch space. The porch gable shelters the entry and a large window banded at the top by a row of rectangular lights. South of the porch, twin six-over-one double-hung sash windows linked by another row of vertical lights indicate the location of a dining room built-in buffet. Two stucco clad chimneys, one attached to the north elevation, the other centered on the ridge of the side gable, rise above the roof level.*

1109 North Wilson Avenue

1914, One-story Craftsman Bungalow

Contributing

Architect: Bennett, J. Cyril

*This one-story Craftsman bungalow is capped by a low-pitched, cross-gabled roof with rafters and beams prominently exposed in the eaves. The front gable tops an attached porch offset to the south, which is distinguished by a gable face of vertical slats. The porch wall and piers are stucco and support clusters of three posts at each end of the gable. A multi-paned entry is flanked on the north by a band of five casement windows and on the south by a grouping of three casement windows. A truncated brick chimney rises above the ridge of the side gable. Vinyl cladding covers the original siding but it does not compromise the integrity because it is compatible with the original character of the house.*

1110 North Wilson Avenue

1921, One-story Craftsman Bungalow

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*Contributing*

*A cross-gabled roof of low pitch tops this one-story Craftsman bungalow. Two gables face front, the smaller of which is offset to the north over an attached porch. Narrow clapboard sheathes the building. Roof detailing includes exposed rafters and beams in the eaves and attic vents in the gable ends. A pergola extends north over the driveway. The most unusual features of the house are the porch supports, stucco columns with square capitals that sit on stucco bases. The porch has been screened in, and the facade fenestration, other than a tripartite window south of the porch, is hidden.*

1114 North Wilson Avenue

1938

*Non-contributing*

*This one-story residence was built in 1938, after the district's period of significance.*

1115 North Wilson Avenue

1915, One-story Craftsman Bungalow

*Contributing*

*This one-story Craftsman bungalow presents a nearly symmetrical façade to the street. The low-pitched, cross-gabled roof incorporates two front gables, the lower of which is centered and parallel to the main gable and projects over the attached porch. Beams and rafters are exposed in the eaves. Vertical slat venting fills the main gable end; the porch gable face as well as the body of the house has been covered with aluminum siding, however, all other character defining features are maintained and the siding is compatible with the craftsman character of the house. A chimney attached to the north elevation and the porch wall are stucco-clad. Stout posts on stucco pedestals support the porch gable. Tripartite windows of slightly different proportions flank the central entry.*

1122 North Wilson Avenue

1912

*Non-contributing*

*Stucco cladding over the original exterior walls has diminished the integrity of this bungalow.*

1125 North Wilson Avenue

1914, One-story Craftsman Bungalow

*Contributing*

*A side-gabled roof of medium pitch, accented by a centered gablet, covers this one-story Craftsman bungalow. The slope of the roof projects forward over the south half of the façade, shading the recessed porch. Roof detailing includes exposed beams and rafters in the eaves and horizontal slat vents in the gable ends. Shingles, laid in alternating wide and narrow courses, sheathe the building. Elephantine pedestals carry paired posts that*

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*support the porch roof overhang. A stucco-covered wall encloses the porch. The oak front door features three, small, vertical lights arranged in a stepped pattern near the top. A large fixed sash flanks the entry to the south, with a tripartite window occupying the façade to the north.*

1130 North Wilson Avenue  
1921, American Colonial Revival Bungalow  
Contributing

*Side-gabled, this one-story Colonial Revival bungalow is of symmetrical design. Medium clapboard sheathes the building. A centered front door sheltered beneath an eyebrow canopy supported on double brackets is the focal point of the facade. Narrow sidelights flank the multi-paned front door. Paired French doors are equally spaced to either side and open onto an unenclosed porch that spans the façade. Rising from the roof behind the entry, a chimney with a decorative diamond design on its stucco face reinforces the central focus.*

1131 North Wilson Avenue  
1914, One-story Craftsman Bungalow  
Contributing

*This one-story Craftsman bungalow is of cross-gabled design, with an expansive wrap-around porch that is partially covered by one of two front-facing gables. All of the gable ends feature vertical slat vents, accented by a wider slat in the center. Beams and rafters are exposed in the eaves. The porch is partially screened at the northeast corner and topped by a pergola along the south portion of the façade. Paired posts support both the porch gable and the pergola. Elevated two steps above ground level, the porch is otherwise undefined. South of the entry into the screened porch, the front door is of multi-paned glass. It is flanked to the south by a band of three casement windows, each with diamond panes across the top. Shingles sheathe the exterior walls. An interior brick chimney rises from the roof near the intersection of the gables.*

1140 North Wilson Avenue  
1910, One and one-half story Craftsman Bungalow  
Contributing

*Multiple front- and side-facing gables crown this one and a half story Craftsman bungalow. Beams and rafters are exposed in the eaves. Medium clapboard sheathes the building. An oversized, front-gabled dormer is centered over the façade and contains a band of windows, consisting of a central, fixed sash flanked by paired casements, that is adorned with a window box. The attached porch spans most of the lower story and is topped by a hipped roof that transitions into an open front gable over the central entry. Paired posts, linked by cross-beams, sit on cast stone pedestals in support of the porch roof. Cast stone was also used for the porch foundation and porch stair walls. A railing of broad vertical slats encloses the porch space. The front door, pierced by leaded glass lights, is offset slightly to the south. A tripartite window occupies the façade south of the doorway and a smaller grouping of three casements is located north of the entry. The south elevation features a pergola that extends*

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*over the driveway and an attached brick chimney. The only minor alteration of this otherwise intact house is the non-original siding used in the dormer gable face.*

1141 North Wilson Avenue  
1914, One-story Craftsman Bungalow  
Contributing

*Sheathed in medium clapboard and capped by a cross-gabled roof of medium pitch, this is a one-story Craftsman bungalow. A second front gable is offset to the south atop an attached porch. Roof detailing includes exposed beams and rafters in the eaves and small louver vents tucked beneath the apex of each gable. Tapered posts sitting on brick pedestals support the porch gable. A brick porch wall with cement coping encloses the porch. Fixed sash with four-light transoms flank the entry. A brick chimney is attached to the north elevation. The door is not original and the brick appears to have been either painted or rebuilt.*

1147 North Wilson Avenue  
1912, One and one-half story Craftsman Bungalow  
Contributing

*This one and a half story Craftsman bungalow of cross-gable plan has a full front porch recessed under the front-facing gable. The side-facing main gable has a second, smaller side gable integrated into the east facing roof slope. Broadly overhanging eaves feature exposed beams, and the gable ends contain distinctive vents composed of alternating wide and narrow vertical slats that rest on a corbelled cross beam. Shingles sheathe the gable ends while clapboard covers the body of the house. A pair of double-hung windows is centered below the vent in the front gable face. The recessed porch is enclosed by a low post railing punctuated by the tall stucco bases of the chamfered porch posts. Curved brackets link the posts and porch tie beam. Windows are generously proportioned or clustered in groups, and extended lintels top all of the openings. An interior brick chimney breaks the roof near the intersection of the gables.*

1148 North Wilson Avenue  
1917  
Non-contributing

*Additions and remodeling have changed the appearance of this 1917 residence, so that it no longer reflects the period of significance.*

1155 North Wilson Avenue  
1920  
Non-Contributing

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*This is a Spanish Revival bungalow that has been altered by installation of new windows, changes to the front entry and the addition of a walled terrace across the front of the house.*

1156 North Wilson Avenue  
1919, One-story Craftsman Bungalow  
Contributing

*This one-story Craftsman bungalow features a clipped side-gable and a symmetrical façade. The attached porch is centered on the façade and topped by a clipped front gable. While the side gable treatment displays exposed rafters in the Craftsman tradition, the front gable incorporates the boxed soffits and cornice returns and clusters of three Ionic columns supporting the porch gable are Colonial Revival. Tripartite windows flank the central entry. Clapboard sheathes the building, except for the porch gable face, which is shingled. A stucco-clad chimney is attached to the north elevation.*

1165 North Wilson Avenue  
1910, One-story Craftsman Bungalow  
Contributing

*This one-story, cross-gabled, Craftsman bungalow has gable end detailing incorporating over-scaled braces on both the front and sides and an additional cross beam in the front. Topping the porch recessed into the southern half of the façade, the front gable rests on a tie beam and a row of perpendicular beams whose ends step up and out. Single and paired posts that sit on arroyo stone pedestals and are adorned with truncated cross beams support the porch gable. Arroyo stone was also used for the porch and porch stair walls. Shingles clad the exterior walls of the house, with horizontal siding over the foundation. Large tripartite windows with a pronounced horizontal emphasis reinforced by multi-light transoms are located south of the entry in the porch and on the north half of the façade. The front door features four, narrow, vertical channels of glass. Other features include vertical slat attic vents in the gable ends, a front-gabled attic vent, and a chimney attached to the south elevation.*

1166 North Wilson Avenue  
1911  
Non-contributing

*Although a recent removal of a porch enclosure has restored some of the character of this one-story, front gable roof bungalow, its integrity is diminished due to the lack of original character-defining features.*

1172 North Wilson Avenue  
1920, American Colonial Revival Bungalow  
Contributing



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*Although the porch of this one-story Colonial Revival bungalow has been enclosed, the house retains its characteristic roof configuration, massing, and materials. A clipped, side gable roof caps the building, which is sheathed in medium clapboard. The former porch is front-gabled, centered on the façade, and contains the entry, which now faces north. Paired, multi-paned casement windows are located on the façade to either side of the porch projection. A small wing set back on the north elevation and topped by a clipped, side gable and the south elevation has an attached chimney.*

1173 North Wilson Avenue  
1914, One-story Craftsman Bungalow  
Contributing

*Cross-gabled, this one-story Craftsman bungalow features three front-facing gables. Each is characterized by exposed beams in the eaves and vertical slat vents accented by paired corbels in the gable ends. The southern front gable caps the porch and its gable end is shingled. The remaining exterior walls are sheathed in clapboard. Stout tapered porch posts on arroyo stone pedestals support the porch gable. Arroyo stone was also used for portions of the foundation and for the chimney attached to the south elevation. Occupying the south half of the façade, the porch is recessed and contains both the entry, an oak door pierced by slender vertical channels of glass, and a large tripartite window consisting a fixed sash flanked by casements. A band of three one-over-one double-hung sash windows is centered below the north gable.*

1180 North Wilson Avenue  
1906 (moved to site 1912), One and one-half story Craftsman Bungalow  
Contributing

*This one and a half story Craftsman bungalow has a steep side gable roof that is broken by a large, centered, front-gabled dormer. Roof detailing includes exposed rafters and purlins, extended bargeboards, and latticed vents in the gable ends. The house is sheathed with shingles. A full front porch is sheltered under the main gable and supported by tapered posts on square pedestals. The porch space is enclosed by a railing of alternating wide and narrow vertical slats and is entered from the side. The dormer contains a band of windows accented by a bracketed window box. On the south elevation is an upper story cant bay. Alterations include a one-story addition in the rear, the replacement of some windows, and the addition of aluminum awnings.*

1183 North Wilson Avenue  
1914, One-story Craftsman Bungalow  
Contributing

*This three-bay, side gable roof bungalow is clad with alternating wide/narrow courses of wood singles. A front, open-gable porch roof is supported by wood posts atop concrete-capped, art stone pedestals, which are connected with a low slat rail. A wide centered door is detailed with square lights atop vertical lights. A tripartite window in the left bay has a four-over-one center window flanked by ten-over-one windows. A wider tripartite grouping in the right bay has a fixed window with eight small muntin-divided upper lights flanked by ten-over-one double hung windows.*

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1189 North Wilson Avenue

1909, One and one-half story Craftsman Bungalow  
Contributing

*This one and a half story bungalow has a complex cross-gabled roof that is steep in pitch and incorporates a hipped section over the second story on the south and another hipped section above the attached, front porch. Gable ends on the façade and north elevation feature truss-like stickwork accented by stepped brackets. Bargeboards are carved and punctuated by square bosses. Rafters are exposed in the eaves. Clapboard sheathes the building. The porch features massive piers of arroyo stone and clinker brick. Tie beams are carved to create openings shaped like slightly pointed arches. The porch entry is announced by a front gable at its north end. A combination of window types includes both fixed and double-hung sash and two diamond-shaped windows on the upper level façade.*

1190 North Wilson Avenue

1913, One-story Craftsman Bungalow  
Contributing

Architect: Speicher, Irvin B.

*A broadly pitched, front gable roof crowns this one-story Craftsman bungalow, with a smaller, opposing side gable visible towards the rear of the north elevation. Roof detailing includes rafters and braces in the eaves. The front gable end contains a pair of attic windows flanked by louvers and spanned by a bracketed window box. Shingles face the front gable end while the body of the house is sheathed with clapboard. A full porch is recessed across the façade and enclosed by an arroyo stone porch wall. Stout, tapered posts on arroyo stone pedestals support the tie beam that spans the porch. Large, fixed sash windows with transoms flank the central entry. A brick chimney, either painted or rebuilt, is attached to the north elevation.*

1198 North Wilson Avenue

1913, One-story Craftsman Bungalow  
Contributing

*This one-story Craftsman bungalow of cross-gable design features a front-gabled, brick-walled porch across most of the façade. Roof treatment includes exposed rafters in the eaves and gable end and vertical slat vents set above a row of beam-ends. A centered, front-facing gablet echoes the design of the porch gable. The house is clad in shingles above the sill line and in clapboard below. Brick pedestals are integrated into the porch wall and carry tapered posts. A stylized keystone accents the slightly peaked porch tie beam. The entry is offset to the south and features an oak door pierced by squares and vertical channels of beveled glass. Identical windows, double-hung with a row of small rectangular lights across the top, are unequally spaced to either side of the doorway. Slightly extended lintels top all of the openings.*

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1914, One-story Craftsman Bungalow  
Contributing

*An open truss in a trapezoidal configuration characterizes the front-gabled porch of this one-story Craftsman bungalow. The attached porch is centered on the facade and enclosed by a double horizontal rail set between stucco-clad pedestals. Plain posts sit on the pedestals and support the porch roof. A secondary entry, sheltered by a shed-roof supported by a similar post and pedestal, is located on the north elevation. The body of the house is covered by a side-gabled roof and is sheathed in shingles. Tripartite windows of slightly different proportions flank the central entry, a door whose trapezoidal panels on the lower half balance a four-paned window at the top. A stucco-covered chimney is attached to the north elevation near the northeast corner of the house.*

1204 North Wilson Avenue  
1910, One-story Craftsman Bungalow  
Contributing

*Located on the southeast corner of North Wilson Avenue and East Claremont Street, the house is cross-gabled and sheathed in narrow clapboard. A front gable spans the facade and features stickwork in the gable end. The hipped roof of the porch is attached to the gable end and becomes a gable on the north, over the entry. Bargeboards of both gables are carved and punctuated with wooden bosses. Vertical stickwork in the porch gable end echoes the vertical vent in the apex of the main gable. Sandwiched between the vent and the porch roof, an attic window is flanked by louver vents. Battered surrounds characterize this tripartite opening as well as those of the entry and the single window that open onto the porch. A clapboard-sided wall encloses the porch, and battered posts on the wall support the porch roof. Sidelights with paneled spandrels below the windows flank the entry. Facing East Claremont Street, a rectangular bay is topped by another gable with ornamental stickwork.*

1207 North Wilson Avenue  
1913, Airplane Bungalow  
Contributing

*Located on the southwest corner of North Wilson Avenue and East Claremont Street, this airplane bungalow features low-pitched gables facing each street. The three front-facing gables each have a different treatment: an open truss in the porch gable, a lattice vent in the first floor gable, and a band of projecting beam ends beneath a small lattice vent in the second floor gable. Exposed rafters in the eaves are a unifying feature of all the gables. Both the first and second floors are clad in shingles laid in alternating tall and short courses, with clapboard below the sill lines. The L-shaped porch wraps the northeast corner of the building, enclosed by a railing of crossed slats that echoes the design of the open trusses. Brick piers carry heavy porch posts. Tenons protrude from both piers and posts. Windows are fixed or double-hung and are framed with extended lintels. The large window adjacent to the entry features a leaded glass transom. A brick chimney is attached to the north elevation.*

1224 North Wilson Avenue  
1913 (moved to site 1923), One-story Craftsman Bungalow  
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*This one-story Craftsman bungalow occupies a gently sloping lot at the northeast corner of North Wilson Avenue and East Claremont Street. Sheathed in medium clapboard, the building is capped by a front-gabled roof. A second front gable tops the attached porch offset to the south. Braces and rafters are exposed in the eaves. The porch gable rests on a series of cross beams that project above the tie beam. The tie beam is supported by paired posts that sit on stucco pedestals. Shingles face the porch gable end. The main gable end contains a vent of alternating wide and narrow vertical slats. The porch shelters the entry, with its single glass window, and a large window to the south. A band of casement windows occupies the façade north of the porch. All of the openings feature extended lintels. A rear addition is the only alteration.*

1225 North Wilson Avenue  
1911, One-story Craftsman Bungalow  
Contributing

Architect: Houseworth, Walter S.

*This one-story Craftsman bungalow located on the northwest corner of North Wilson Avenue and East Claremont Street retains most of its features that are present in a photograph taken in 1914. A wraparound porch, covered by a pergola resting on plain posts, acknowledges the corner site, as does a curved concrete path to the entry on the east. Twin, offset gables also face east and feature lattice vents in the gable ends and beams and rafters in the eaves. Below the sill line, the building is sided with clapboard, while shingles are used above. Window and door frames are intact, but several windows have been replaced with aluminum sliders. The original door, its vertical panels topped by two rows of small rectangular lights, has been painted. Twin sets of French doors open to south onto the pergola. A brick chimney attached to the south elevation was originally covered in stucco*

1230 North Wilson Avenue  
1920, One-story Craftsman Bungalow  
Contributing

*This one-story Craftsman bungalow is cross-gabled and clad in wide clapboard. Two gables face front, the southern one topping an attached porch. Roof detailing includes beams and rafters exposed in the eaves and vertical slat vents in the gable faces. Stout posts on stucco-clad bases support the porch roof. A wide vertical slat railing encloses the porch space. Entered from the south, the porch contains the multi-paned entry and a grouping of three casement windows whose upper sections are divided into two lights. Another grouping occupies the façade north of the porch. A stucco-covered chimney is visible above the south elevation. A few windows on the south elevation have been replaced.*

1231 North Wilson Avenue  
1910, One-story Craftsman Bungalow  
Contributing

*A one-story Craftsman bungalow with a front-gable plan, this house features a gabled porch offset to the south. Beams and rafters are exposed in the widely overhanging eaves, and vertical slat vents fill most of the gable ends. Shingles sheathe the exterior walls. Clusters of three posts support the ends of the porch gable. The entry*

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*is located at the north end of the porch and contains a door pierced by a diamond-shaped window. A band of three casement windows whose upper sections are divided into a row of three small lights fills the remainder of the façade within the porch. Another window grouping occupies the façade north of the porch. Extended lintels top all of the openings.*

1240 North Wilson Avenue  
1920, One-story Craftsman Bungalow  
Contributing

*A low-pitched, cross-gabled roof tops this one-story Craftsman bungalow. Although the exterior is clad in smooth stucco, most of the other character-defining features remain. Roof detailing includes exposed rafters and beams in the eaves and vents of alternating wide and narrow vertical slats in the gable ends. One front gable spans the façade while another shallow gable tops the central section of the attached porch. The porch is shed-roofed, with supporting beams forming a pergola-like structure. Paired posts and a slat railing whose design echoes the attic vents enclose the porch. Façade fenestration is symmetrical, with tripartite windows flanking a central entry. Slightly extended lintels top all of the openings. A stucco-covered chimney is attached to the south elevation.*

1241 North Wilson Avenue  
1909, One-story Craftsman Bungalow  
Contributing

*This one-story Craftsman bungalow features a side gable plan that shelters a porch spanning the façade. A shed-roofed dormer, containing a six-light attic window flanked by horizontal louver vents, is centered over the façade. Roof detailing includes beams and rafters exposed in the eaves, and large braces supporting the porch roof overhang. Medium clapboard sheathes the house. Arroyo stone was used for the chimney attached to the north elevation and for the low walls flanking the three steps up to the porch. The entry, a door with four beveled glass lights, is offset slightly to the north.*

1249 North Wilson Avenue  
1919, One-story Craftsman Bungalow  
Contributing

*Featuring clipped gables in a cross-gable plan, this is a one-story Craftsman bungalow. Gable ends features attic vents of alternating wide and narrow vertical slats, and beams and rafters are exposed in the eaves. One of the two front gables caps an attached porch that is offset to the south. Paired posts set on a stucco-covered porch wall support the porch gable. A pergola extends south from the gable towards the driveway. Medium clapboard sheathes the house. Window groupings flank the centered entry.*

1250 North Wilson Avenue  
1915, One-story Craftsman Bungalow

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*Contributing*

*This one-story Craftsman bungalow whose low-pitched, cross-gabled roof incorporates two front gables has an attached porch, which establishes a nearly symmetrical appearance. Roof detailing includes beams and rafters exposed in the eaves and a vent of alternating wide and narrow slats in the end of the main front gable. Shingles, laid in alternating wide and narrow courses, sheathes the house. The porch is defined by corner posts atop brick pedestals and a stucco-clad porch wall. Centered between two groups of three windows, the entry is a natural-finished oak door whose three vertical panels below are echoed above by two rows of small, rectangular, beveled glass lights. Windows are both fixed sash and double-hung sash in type. A brick chimney is attached to the north elevation.*

1256 North Wilson Avenue

1914, One and one-half story Craftsman Bungalow  
*Contributing*

*One and a half stories in height, this is a Craftsman bungalow with a side gable roof. A shed-roofed dormer containing two pairs of windows is offset to the north over the façade. Exposed beams and rafters characterize the overhanging eaves. The front-gabled porch is also offset to the north and similarly detailed, with two corner posts supporting a tie beam and the row of cross beams above it. The posts stand on tall, stucco-clad pedestals. An oak front door pierced by four vertical channels of beveled glass opens onto the porch and is flanked by a pair of casement windows. Another window grouping occupies the façade south of the porch. The only major alteration is asbestos shingling over the original siding.*

1257 North Wilson Avenue

1910, One and one-half story Craftsman Bungalow  
*Contributing*

*This Craftsman bungalow is one and a half stories in height, with a belt course that wraps the building above the window and door openings, becoming a continuous header, and below the ends of the side-gabled roof. The belt course continues around the attached, front-gabled porch, merging with the arched tie beam. Distinctive, stepped beams support the gable ends and rafters are exposed in the eaves. Medium clapboard sides the house, while shingles face the porch gable. A paired louver vent whose head follows the peaked shape of the gable is centered at the top of the porch gable face. The porch wall is sided with clapboard and acts as the base for the corner posts that support the porch gable. The porch shelters the entry, with an original door pierced by a square light at the top, and a large, fixed sash window banded at the top by a row smaller, rectangular lights. A row of casement windows, also banded by lights at the top, is located south of the porch. The south elevation features an attached brick chimney and a shed-roofed cant bay.*

1265 North Wilson Avenue

1912, One-story Craftsman Bungalow  
*Contributing*

Architect: Johnsen, John K.

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*Front and side gables intersect to form the cross-gabled roof of this one-story Craftsman bungalow. Roof detailing includes beams and rafters exposed in the eaves and a distinctively patterned front gable vent, composed of wide slats alternated with several narrow ones. Beneath the vent, a row of beam ends below a belt course echo the placement of the wider slats. The porch appears to be shed-roofed when seen from the front, but is actually side-gabled. It is characterized by an art stone foundation and art stone pedestals, with no railing enclosing the L-shaped space. Clustered posts with mortise and tenon joints sit on the pedestals to support the porch roof. Large, tripartite windows with rows of small, square lights across the top flank the central entry. Clapboard sheathes the building, with singles in the gable ends. An interior brick chimney is visible from the south.*

1266 North Wilson Avenue

1916

Non-contributing

*This one-story, cross-gabled has diminished integrity due to alterations including the replacement of windows in original openings on the front elevation and the reduction of the entry opening and non-original front door.*

1272 North Wilson Avenue

1912, One-story Craftsman Bungalow

Contributing

Architect: Schoenleber, Charles Jr.

*The cross-gabled roof plan of this one-story Craftsman bungalow incorporates multiple front and side gables. Roof detailing includes exposed beams and rafters in the eaves and vents of alternating wide and narrow vertical slats in the upper gable ends. Shingles, laid in offset courses, sheathe the building. The attached porch spans the façade, sheltered by a front gable offset to the south and by a pergola on the north that has been covered by a flat roof. Four posts, set on stucco-covered pedestals, carry the tie beam that supports the porch gable and pergola structure. A low railing of wide vertical slats encloses the porch space. Banding the façade, a continuous header links the centered oak front door and flanking window groupings.*

1275 North Wilson Avenue

1912, One-story Craftsman Bungalow

Contributing

*Massive, elephantine porch piers of large arroyo stones distinguish the appearance of this one-story Craftsman bungalow. Capped by the front gable of the cross-gabled roof, the porch spans the façade, enclosed by an arroyo stone wall with heavy concrete coping. Squat, tapered posts atop the piers support the porch roof. Braces are attached to the posts and are also prominent in the gable ends. Broad concrete steps, flanked by arroyo stone pedestals and stair walls, lead up to the central entry. The oak front door features channels and squares of beveled glass. A tripartite window north of the entry is balanced by a fixed sash south of the doorway. The front gable contains a ten-light attic window and a louver vent. Other than a lattice band across the porch tie beam and a rebuilt brick chimney on the north elevation, the bungalow appears to be unaltered.*

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1282 North Wilson Avenue

1923, American Colonial Revival Bungalow  
Contributing

*Symmetry characterizes the design of this one and a half story, Colonial Revival bungalow. Capped by a clipped, side gable roof, the house is centered by an attached portico topped by a clipped front gable. Paired posts, linked by trellises, support the portico roof. The opening between the posts is a flattened arch whose shape is echoed by the vaulted ceiling of the portico. Flanked by identical tripartite windows, the central entry is glazed and divided into a grid of rectangular and square lights. Wide clapboard sheathes the building. A stucco-covered chimney is attached to the south elevation.*

1285 North Wilson Avenue

1926, One-story Craftsman Bungalow  
Contributing

*This one-story bungalow features a cross-gabled roof plan reminiscent of the Craftsman style and stucco cladding suggestive of the English Revival. A front-gabled porch is offset to the south and characterized by stylized arched openings on three sides. It shelters the central entry and a large, fixed sash window. Another fixed sash is located on the façade north of the entry. Tall, louvered, attic vents are centered in the gable ends. Alterations include a compatible, set back, second story addition and the replacement of some windows on the side elevations.*

1290 North Wilson Avenue

1913, One-story Craftsman Bungalow  
Contributing

*A front-gabled porch, attached and offset to the south, is the focal point of this one-story Craftsman bungalow. Capped by a cross-gabled roof, the building is sheathed in shingles. Rafters and beams are exposed in the eaves, and a vertical slat vent occupies the face of the main gable. The porch gable features an open truss gable face and is supported by posts set on stucco-clad pedestals. A railing of wide, vertical slats encloses the porch space. The porch opens to the south, where a pergola used to span the driveway. The porch shelters the oak front door and a large, fixed sash window. It is balanced by a band of casement windows centered on the north half of the façade. A stucco-clad chimney is attached to the south elevation*

1291 North Wilson Avenue

1922, Spanish Revival Bungalow  
Contributing

*This one-story, Spanish Revival bungalow features a front- and side-gabled roof covered in red clay tile and smooth stucco walls. The side-gabled wing shelters an arcaded porch and the entry. North of the porch, a smaller, front-gabled wing features a large, oval, attic window and a band of four casement windows. A stucco-covered chimney is attached to the south elevation.*



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1298 North Wilson Avenue

1914, One-story Craftsman Bungalow  
Contributing

Architect: Lind, John R.

*Dense shrubbery obscures much of this one-story, shingled, Craftsman bungalow from view. The roof is cross-gabled, with beams and rafters exposed in the eaves. Vents in the gable ends feature alternating wide and narrow vertical slats set above belt courses punctuated by beam-ends. The front-gabled porch is offset to the south and supported by paired columns on stucco-clad pedestals. Tie beams above the posts extend beyond the gable at a ninety-degree angle from one another. Similar posts and pedestals also support the pergola that extends to the south over the driveway. An oak front door opens onto the porch while a secondary entry is located on the south elevation.*

1299 North Wilson Avenue

1910, One and one-half story Craftsman Bungalow  
Contributing

Architect: Deming, Henry C.

*This one and a half story, Craftsman bungalow has a side gable plan with a front-gabled porch offset to the north. A small, shed-roofed dormer containing a wide attic vent is located above the south half of the façade. A similar vent is centered in the porch gable end. Beams and rafters are exposed in the eaves, and vertical slat vents occupy the upper portion of the side gable faces. The house is clad in narrow clapboard, while shingles face the gables. L-shaped, the porch wraps the northeast corner of the house. Tapered posts on brick piers support the porch gable and the pergola that spans the driveway to the north. The front door, oak and pierced by three ascending, rectangular lights, is angled to the street. A secondary entry is located at the rear of the porch on the north elevation. South of the porch, a broadly proportioned, tripartite window features three rows of small, rectangular lights across the top of each sash. The only alteration is the addition of a wrought iron railing to the porch.*

1307 North Wilson Avenue

1912, One-story Craftsman Bungalow  
Contributing

*The cross-gabled plan of this one-story Craftsman bungalow incorporates two front-facing gables, the smaller of which tops an attached porch offset to the south. Roof detailing includes beams and rafters exposed in the eaves and horizontal slat vents in the upper portions of the gable faces. Below the vents, the gables are faced with shingles, while narrow clapboard sheathes the body of the house. Tapered posts set on stucco-clad pedestals support the porch gable and the pergola that extends north from it. A stucco wall decorated with an inset panel encloses the porch space. The centered entry is flanked by a tripartite window to the south and a large, double-hung sash window to the north. The brick chimney attached to the north elevation may have originally been covered in stucco.*

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1308 North Wilson Avenue  
1912, One-story Craftsman Bungalow  
Contributing

Architect: Lind, John R.

*A complex, cross-gabled roof caps this one-story Craftsman bungalow. The roof treatment includes rafters and shaped beams exposed in the eaves and vents of alternating wide and narrow slats, accented by rows of beam-ends, in the gable faces. Shingles, laid in alternating wide and narrow courses, sheathe the house. The porch is offset to the south and features tapered, stucco-clad pedestals with paired posts linked by cross-beams. Slightly extended lintels top the window and door openings. Dense shrubbery and a lattice porch screen shield the façade windows from view; the front door is oak and has a wooden screen door. The south elevation features a secondary porch and an attached, stucco-clad chimney.*

1316 North Wilson Avenue  
1964  
Non-contributing

*This apartment building was constructed after the district's period of significance.*

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## SIGNIFICANCE

### Summary

*The Bungalow Heaven Historic District is eligible for listing in the National Register under Criterion C at the local level of significance under the registration requirements of the 1997 Multiple Property documentation "The Residential Architecture of Pasadena, California, 1895-1918: The Influence of the Arts and Crafts Movement." The historic district is significant in local history as the largest intact grouping of working class housing constructed during the late nineteenth and early twentieth centuries that reflects the influences of the Arts and Crafts movement in Pasadena. There are few such neighborhoods remaining in the City that retain their physical integrity to the same degree as the Bungalow Heaven Historic District.*

*Although the Arts and Crafts period of significance in the Multiple Property document is 1895-1918, the period of significance for the Bungalow Heaven District is 1896-1929. This is due to the fact that nearly all of the construction in the district after 1918 through the 1920s was consistent with the small-scale, one-story single-family house of the Arts and Crafts period and used the same building materials and many of the same architectural motifs of that period. The American Colonial Revival that had a strong emergence at the turn of the century and is an identified property type in the Multiple Property document is the second most predominate style in the district. Houses built in the period 1918-1929 show the evolution of the bungalow form after 1918 in this economically modest neighborhood. They show the lingering influences of Arts and Crafts design (e.g. exposed rafters, grouped windows, horizontal massing and craftsman details) that were still popular when the revival period in American residential architecture began.*

*The Bungalow Heaven Historic District is the third district nomination submitted under the multiple property documentation that established the registration requirements for designation in the National Register of Historic Places. Previous historic districts are the Lower Arroyo Seco Residential District and the Arroyo Terrace District, both representing the Arts and Crafts period's large scale, upper-middle class houses, many of which were designed or constructed by the well known architects and builders of the period. While these districts exhibit the life style of the upper-middle and upper class resident (typically living in the south and far west areas of the city), Bungalow Heaven represents the lower end of the economic spectrum in single-family residential construction in Pasadena. The neighborhood reflects the democratic ethic of the early twentieth century where every workingman could own a home that espoused the themes of a pleasant, close-to-nature, modern place to live. It is evidence of the city's historical development and the role of a large emerging middle-class population in the late nineteenth and early twentieth centuries.*

### Historic Context

*Pasadena's beginning dates to 1873, when a group of settlers from Indiana formed the San Gabriel Orange Grove Association and purchased land in the area of the old Rancho San Pasqual. As surveyed in 1874, the Association lands were bounded by the Arroyo Seco to the west, Wilson Avenue to the east, Villa Street to the north, and Mission Street to the south. Orange Grove and Fair Oaks Avenues were the major north-south streets. The earliest settlers came to the new colony to enjoy the climate and develop the land, both for agricultural and speculative purposes. By 1875, the colony had been named Pasadena, more than forty houses had been built, and a commercial center was developing along Fair Oaks and Colorado Avenues.*

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*With the coming of the railroad and the ensuing real estate boom of the 1880s, the new community attracted the attention of wealthy easterners and mid-westerners who had began vacationing in the area to escape harsh winters. By 1890, Pasadena had grown from a sparsely populated agricultural village into a major resort town with a well established reputation as a center of wealth and culture. Grand hotels were built to accommodate the seasonal visitors and many of the wealthy built mansions along South Orange Grove Avenue (now Boulevard), which became known as "Millionaires Row." Promotions by the Board of Trade (the forerunner of the Chamber of Commerce) and the Tournament of Roses, founded in the 1890s, enticed middle and working class people along with tourists. Pasadena provided opportunities for construction workers, retail clerks, fruit pickers and fruit processors, and others; nearby mansions and tourists hotels offered jobs for cooks, gardeners, chauffeurs and house servants.*

*Residential patterns generally developed along lines of wealth and color. The southwest part of the city was the province of the wealthy, while middle class populations lived to the north and east. While the early Sanborn maps of the city illustrate the residential and commercial growth north along Fair Oaks and east along Colorado, the street grid was established well beyond the heart of the city center. An 1880 map of the city depicts most of the major thoroughfares that exist today, including Lake Avenue (one block west of the district), Hill Avenue (two blocks east), Washington Boulevard (the districts north boundary), and East Orange Grove Boulevard (south boundary, which was then called Illinois.)*

*Pasadena's residential image was solidified in the early twentieth century. The low-rise, single-family detached house, set in its own garden, emerged as the dominant housing form. The development of transportation lines allowed the city to expand by annexation, thus keeping population density low city-wide. The population of Pasadena was about 5,000 in 1890; by 1900 it has grown to little over 9,000. The city's acreage doubled as a result of the annexation of North Pasadena in 1904 and East Pasadena, which includes the Bungalow Heaven District, in 1906.*

**History of Bungalow Heaven**

*Like most of Pasadena, the Bungalow Heaven Historic District had been part of the old Rancho San Pasqual. On May 10, 1869, James Craig purchased five thousand acres in the northeast portion of the old ranch from J.S. Griffin and B.D. Wilson. This land, called the Craig Tract, was surveyed for subdivision in 1876. On November 13, 1878, Wilson re-purchased eight hundred acres to create a subdivision called the Lake Vineyard Land and Water Association. In 1870, Craig issued promissory notes to William and Alexander Grogan to raise money to purchase water rights for the land. With the death of William Grogan in 1881, Alexander Grogan foreclosed on the mortgages and took over the lands as payment. Thereafter, the land was known as the Grogan Tract, although Alexander Grogan, born in Ireland, never lived there. After Grogan died in 1886, portions of his estate were sold to J.D. Yocum (May 1886), N.R. Hooper and Brothers (June 1887), Calvin Thornton (August 1887), and J.R. Veach (February 1892).*

*When the City of Pasadena was incorporated in 1886, only the south end (the 700 block) of South Mentor Avenue was located in the original city boundaries. In 1904, the North Pasadena Annexation incorporated the rest of Mentor Avenue, and in 1906 the remainder of the district was annexed with East Pasadena.*

*Early settlers in Bungalow Heaven included V.R. and Sarah Cooley, who owned a tract of land that included the present-day McDonald Park, and Jennie Keil, who owned five acres of land in the southwest corner of the district. Constructed in 1888, the Keil house still stands at 714 North Mentor Avenue. It is the oldest house in the district and one of only a few*

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surviving Queen Anne houses in the city. The small scale of this, and other late-nineteenth century houses in the southwest part of the district, established a pattern of development after annexation into the city. As early landowners sold large tracts of land to developers, one to one and one-half story Craftsman bungalows on 50-foot wide lots quickly created a new neighborhood of middle-income residents.

Unlike the more wealthy neighborhoods developing in the city in the first decades of the twentieth century where houses were architect-designed, the houses in Bungalow Heaven were largely designed and constructed by local builders or were designs from pattern books. James Gaut, Mercer and Bliss, Edward Zube, J.H. Woodworth, George P. Telling, and the Coast Construction Company are known builders of houses in the district.

The Arts and Crafts bungalow predominated through the teens until 1920 when, more Colonial Revival characteristics appeared on new houses. By the mid-20s, the district was nearly completely developed just before the Great Depression impacted construction of single-family houses for the lower and middle classes.

## Architectural Styles

The significance of the district is supported by the presence of architecturally intact examples of residential buildings that have a common relationship of site plan, scale and materials and that were constructed in the period of significance, 1886 to 1929. Although the predominate building period is defined as the Arts and Crafts Movement and building style is the Craftsman bungalow, single-family house designs of the late nineteenth century with influences of Queen Anne and the common massed plan vernacular, and post Arts and Crafts period influences of American Colonial Revival have a strong and important relationship to the district as a whole. In addition, English and Spanish revival influenced bungalows of the late 1920s contribute to the overall character of the district. Because the neighborhood was developed with modest single-family houses, one story and one and one-half story Craftsman houses, rather than the two-story Arts and Crafts period house, are the most common in this district.

Predominate residential building forms and styles in the district include the following:

**Queen Anne Vernacular** houses were constructed in the 1880s prior to annexations of 1904 and 1906. They are typically one story or one and one-half story, irregular plan, wood-frame structures with combined hip/gable roofs, clapboard siding with shingle gable or dormer cladding. Fenestration is narrow one-over-one double-hung windows and the entry is under a porch with a paneled door. The front porch covers most of the front elevation and is the most decorative feature of the house with turned posts and decorative brackets, frieze and/or balustrade.

**Massed Plan Vernacular** houses were constructed in the 1890s through about 1905. They are always a single story and have a rectangular floor plan with the short side parallel to the front property line. This simple, early bungalow features either a hip roof, often with a centered front dormer, that covers a full-front recessed porch or a front gable roof with a lower gable-roofed front porch that covers most of the front elevation. Windows are typically double hung or single pane and are usually wider than the earlier Queen Anne windows. Although these houses are mostly unadorned, they may have modest Queen Anne porch and/or bay window features. Those constructed later at the turn of the century usually have exposed beams, arroyo stone foundations and other Craftsman features.

**One-story Craftsman Bungalows** were constructed mostly in a fifteen-year period from 1905-1920. They may have a simple rectangular floor plan or an irregular floor plan and a medium or low pitch gable roof, either street-facing or side-

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facing. The design emphasis is always horizontality, which is expressed in wide or wrap-around front porches, bands of windows, extended headers and continuous sills, wide front doors and horizontal wood shingle or clapboard exterior wall cladding. Windows typically are casements with patterned muntins (usually in the upper portion). Masonry of arroyo stone, brick or stucco is used on foundations and porches. Heavy half-piers of masonry with multiple wood posts is a typical porch treatment. In a few instances, the porch is recessed under the main roof of the house. Wood structural beams and rafters are exposed (and sometimes extended) on both primary and porch roofs. Front gable roof houses often have at least one cross gable and side gable roofs may have a dormer vent with a low pitch or shed roof. Masonry fireplaces and chimneys are prominent on the front-side, and sometimes on the front, elevation.

**One and One-half Story Craftsman Bungalows** were also constructed during the Arts and Crafts period of 1905-1920. Floor plans are typically rectangular with the broad side of parallel with the street and the houses have a steep-pitched side-gable roof with a large centered dormer on the front elevation. A few bungalows of this type have a plan that has the short side of the rectangle parallel to the street and the front elevation features the steep-pitched gable roof. Front-facing gable-roof houses tend to have Swiss chalet influences. Full front porches on the one and one-half story side-gable bungalows are typical and are usually recessed under the primary roof. Windows, doors, exterior cladding, trim, porches and detailing are the same as the one-story bungalow where natural materials of wood and masonry are used and the design emphasis is on horizontality.

**One-story Vernacular Bungalows** were constructed during the same period as the one and one and one-half story Craftsman bungalows, but typically had fewer crafted features. Overall, they are of a more simple form even though they also tend to have a horizontal emphasis rather than verticality as houses before the Arts and Crafts period. The plan of this bungalow is rectangular, at times the only irregularity being a projecting rectangular window bay on a side elevation. The roof is usually a front gable with a full front porch under it, although a separate lower front gable porch roof may be centered or off-set to either side. If this bungalow has a side gable roof, the porch typically is under the rake of the main roof. Windows tend to be single double-hung or may be paired (there is seldom a tripartite arrangement which is more common in the houses identified as Craftsman or Airplane bungalows). In its simplicity, the vernacular bungalow still conveys the characteristics of the more elaborate bungalows with the use of the same wood and masonry materials and features of extended eaves, exposed rafters, flat board window/door trim and, often, masonry porch supports.

**Airplane Bungalows** were constructed during the Arts and Crafts period, but dates of construction range from 1912 to 1920. Unique of the building type is its full one story plan that is surmounted by a smaller second story that is either parallel with or perpendicular to the front elevation. The first-story floor plan may be rectangular or irregular; irregular plans have low-pitched multi-gable roofs. The smaller upper story has a similarly pitched roof and usually has bands of windows on three of its walls. Porches typically have a separate gable roof that projects to the front; sometimes the gable projects to the side and may extend to cover a porte-cochere. The airplane bungalow also has a horizontal emphasis with the same design features as the one-story Craftsman Bungalow.

**American Colonial Revival Bungalows** in the district were constructed between 1920 and 1925 and relate to the earlier bungalows through the use of horizontal wood clapboard exterior cladding and groupings of casement windows. These houses, however, have a symmetrical design with a centered front entry typically flanked by tripartite, multi-light windows. A medium pitched side-gable roof, often with a clipped gable, covers the rectangular one-story plan. There may be a cross gable wing to the rear and/or a small, enclosed sun porch on a side elevation. Porches are smaller than the Craftsman houses and feature either a small, roofed classical portico or hood surmounting the entry. A pergola may

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*extend to one or both sides of the portico, but usually only to the side toward the driveway. Some of these bungalows have symmetrically placed dormer vents. Most have wood shutters and many have masonry fireplaces on a side elevation. Front entries have paneled or full divided-light doors.*

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**Verbal Boundary Description**

*The Bungalow Heaven Historic District is located in the north central portion of the City of Pasadena. The district is roughly bounded by North Mentor Avenue on the east, East Washington Boulevard on the north, East Orange Grove Avenue on the south, and North Chester and North Michigan Avenues on the east. District boundaries generally follow property lines and street alignments, and exclude most noncontributing buildings on the edges. The district includes contributing properties on the north side of Orange Grove Avenue and the south side of Washington Boulevard. The east boundary includes the properties on the east side of Chester from Orange Grove to Mountain Street and north of Mountain it includes the properties on the east side of North Michigan Avenue. The west boundary is irregular with areas where several properties are non-contributing on the west side of North Mentor Avenue. An area within the neighborhood that is excluded from the district, including McDonald Park, properties facing Bell Street from Mentor to Mar Vista, on Wilson from Mountain to 1076 N. Wilson, and on Catalina from Mountain to 1043 Catalina, has a high concentration of non-contributors. McDonald Park was a reservoir during the district's period of significance and is, therefore, non-contributing.*

**Boundary Justification**

*The district boundaries roughly correspond to the historic subdivision patterns, the residential use of the neighborhood, the major thoroughfares, and the concentration of buildings constructed during the period of significance (1888-1929). With the exception of one block in the southeast corner, the district was part of the North Pasadena Annex of October 20, 1904. The 700 block of North Mentor Avenue is the only portion of the district that was included in the Original City recorded on June 19, 1886. The boundaries include most of the historic Washington Square Tract, which included both sides of Mentor, Mar Vista, Catalina, Wilson, and Michigan Avenues from the south side of Washington Boulevard to approximately Bell Street. The district includes all of the McDowell and Miller Tract, Chamberlain Tract, El Dorado Tract, Twin Oaks Tract, Crawford and Smith Tract, J.D. Yocum's Subdivision, N.R. Hooper & Brothers Subdivision, Lakewood Tract, Frank C. Platt Co. Orange Villa Tract, J.R. Veach Tract, Lennox Tract, and Calvin Thornton's Subdivision.*

*The major thoroughfares in the area provided the logical man-made boundaries for the study area. They include Lake Avenue on the east, Hill Street on the west, Orange Grove Avenue on the south, and Washington Boulevard on the north. In some cases these major thoroughfares also demark a change in use as well. Lake Avenue is a commercial street, although a few houses remain from the earlier era when it was residential. Washington Avenue was also a residential street originally, but has since changed to mixed uses. Orange Grove is still primarily a residential street; however, it was rezoned for multi-family housing and has historically included many multi-family improvements.*

*Hill Street, Holliston Avenue, and the north end of Chester Avenue were not included in the district because they were subdivided later than most parts of Bungalow Heaven. While there are a few fine examples of Craftsman bungalows in this area, it is mostly characterized by larger period revival style houses.*

*The 521 contributing properties in the district share the same historic associations, were constructed within the district's period of significance (1888-1929), and retain their architectural integrity. The majority of the non-contributing properties*

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*were also constructed during the period of significance, and, if appropriately rehabilitated, could become district contributors.*