

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Hillmont

other names/site number Williams, Romaine House

2. Location

street & number 1375 E. Mountain Street ☒ not for publication

city or town Pasadena ☐ vicinity

state California code CA county Los Angeles code 37 zip code 91104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

Hillmont
Name of Property

Los Angeles County, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		district
		site
		structure
		object
1	1	Total

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

Late 19th/Early 20th Century Development &
Architecture in Pasadena

**Number of contributing resources previously
listed in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

foundation: STONE

walls: WOOD, STONE

roof: OTHER

other:

Narrative Description

Summary Paragraph

Hillmont is at the northwest corner of N. Hill Avenue and E. Mountain Street. The existing parcel is considerably smaller than the original site, which had two large stables (or barns) and an open lawn with palm trees. Currently, the house is on a corner lot and largely screened from view behind tall hedges, occupies a sloping site. The principal elevations face south (to Mountain Street) and east (to Hill Avenue). To the north of the house is a detached garage. Based on city permit records, it was built in 1927 and enlarged in 1944 and although, based on historical photographs, it appears to exhibit features of the original stable in this location, it is a non-contributing structure. Curvilinear driveways connect the house and garage to Hill Avenue and Mountain Street.

The 4,329 square-foot house is an exceptional local example of Queen Anne style architecture, distinguished by picturesque massing, verandas, elaborate carpentry, ornament, stained glass and leaded glass windows, and richly carved wood paneling and ornament on the interior.

Narrative Description

Irregular in plan—with asymmetrical and heavily textured elevations—Hillmont is a two-and-a-half story house completed in 1887. The foundation and first floor are built of rock-face and dressed green Tehachapi sandstone laid in random coursing. The elaborate stonemasonry has decorative courses of raised dressed-ashlar beltcourses, hammer-dressed quoins and sills, and heavy segmental arches—with voussoirs, sills, and raised keystones—framing the first-floor windows and the front entry. The upper story is sheathed in fish-scale shingles. The steeply-pitched roofs are a combination of intersecting hipped and gabled forms; a center pyramidal roof terminates in two ornamental finials. A dormer, with four lights, is on the eastern roof slope.

The primary elevation, facing south, has a projecting one-story porch, with lathe-turned railings and posts, turned balusters with intersecting rails and thin uprights arranged in a stepped geometric pattern (characteristic of Eastlake design), spindle friezes, and fans. A polygonal bay on the front porch has arch-topped transom windows in stained glass and inset quatrefoil ornament in sunken panels. The double doors at the front entry have large colored glass panels with a floral and foliate design and raised base panels with carved swags in relief. A transom with colored glass is set above the entry. Access to the polygonal wrap-around porch, on the east and west ends, is from granite steps, set within solid railings and low Gothic-like newel posts. The second floor on the south elevation has a projecting gabled wing with a heavy bargeboard with running ornament. The pedimented face of the gable has a sunray design in the apex, strapwork flanking an attic window, and panels with carved flower and leaf designs in relief. Beneath the open-faced pediment is an elaborate composition of two double-hung windows with leaded stained glass in the top sashes adjoining a fixed rectangular window with leaded stained glass (and set between two sunburst panels). A large swag—in unusually high relief—with garlands is centered below the rectangular window. Beneath the window sills, a low railing, of Eastlake style design, encloses the three-bay window and carved panel. On the east, next to the projecting wing is a covered sleeping porch, with a flared shingle clad base, turned posts with fans, and a low railing.

Major features on the east elevation include a large, mullioned stairwell window, which has a rich display of colored glass set within ten panels, four of which graduate in height in alignment with the interior staircase, a one-story polygonal bay with leaded-and-colored glass transoms and framed by large consoles; and a tall gable-roofed oriel, with three elongated windows and half-timbered walls filled with floriated reliefs, asters, and strapwork—all derivative from Jacobethan precedents and Scandinavian folkloric design.

The west elevation has a two-story porch (each of a different design), set beneath a relatively shallow gable-roofed projection.

Characteristic of Queen Anne style houses, the interior features a large entry hallway enriched with wood paneling, carved ornament, and elaborate stairs and balusters. Each room of the house is finished with a different type of wood.¹ The house has 32 stained glass windows.

Alterations include the apparent loss of freestanding carriage houses/stables/barns (with cupolas and clipped gables), one of which may have been reconstructed in 1927, the removal of two tall paneled chimneys (shown in a photograph

¹ C. F. Shoop, "Pioneer Banker Lives in Historic Residence," Pasadena Star-News (October 10, 1949).

Hillmont

Name of Property

Los Angeles County, CA

County and State

from 1887), and the infill of a small one-story porch on the north elevation. The beaded red mortar in the sandstone base may be a later alteration.

Hillmont
Name of Property

Los Angeles County, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

1887

Significant Dates

1887 – house construction

Significant Person

(Complete only if Criterion B is marked above)

Romayne "Barney" Williams

Cultural Affiliation

N/A

Architect/Builder

Ridgway, Harry (architect)

Period of Significance (justification)

Construction of Hillmont was completed in 1887.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

Hillmont, completed in 1887, is a locally significant example of the Queen Anne subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena." It meets registration requirements listed in the Multiple Property Documentation Form under National Register Criterion C as a notable example of the Queen Anne subtype of the single-family residence property type and as a master work of a prominent local architect, Harry Ridgway. It is also eligible under Criterion B for association with Romaine Williams, an early and influential Pasadena citizen.

Narrative Statement of Significance

Hillmont (named for the adjoining streets of Hill Avenue and Mountain Street) is significant under Criterion C as notable example of the master architect Harry Ridgway and as a locally rare and notable example of a high-style Queen Anne "country house."² Under this criterion, the house is a notable example of the Queen Anne subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena. It retains an exceptionally high level of authenticity to its original design on both the exterior and interior and embodies the essential character-defining features: the original roof form, the wall materials, the fenestration patterns, and their component parts. Unique among the small grouping of similar high-style Queen Anne mansions in Pasadena (Adena Mansion, 361 Adena Street; Stoutenburg House, 255 S. Marengo Avenue; Lukens House, 267 N. El Molino Avenue), Hillmont has detailing influenced by English designers such as Richard Norman Shaw (1831-1912) and other practitioners of the Jacobethan Revival as well as folkloric ornament from Scandinavian sources. The green-sandstone base—and the extensive tooling of the sandstone—is a distinctive feature of this house as well as the rich display of colored art glass in the front entry and entry hallway/stairwell. The richly textured exterior walls and the high level of ornamentation also demonstrate high artistic values of the house. The house is also important as an example of the work of Ridgway, who was the most prolific and accomplished architect in Pasadena during the late nineteenth century.

The "old pioneer residence"³ is also significant under Criterion B for its association with Romaine Williams, one of the earliest settlers in Pasadena. One of the city's "enterprising citizens" during its settlement period, Williams, from New York, came to Pasadena in 1877. He operated a "general merchandise" store at the northeast corner of Colorado Street (now Boulevard) and Fair Oaks Avenue, which included the city's post office and the city's only telephone. From its inception, the store was the center of business and civic activity in the city and this continued after Williams expanded it in 1885 to include a meeting hall with a stage. He prospered, through real estate acquisitions, particularly the sale of his first home site, now Central Park, during the 1880s and participated in many civic and business initiatives including private companies for water and electric utilities, a street railway, a planning mill and a bank and of large acres of recreational areas on Mt. Wilson in the San Gabriel Mountains. He also participated in civic committees including one in 1885 to remove Chinese immigrants from "the center of town."

Harry Ridgway was a prolific architect, the first to establish an office in Pasadena, and Hillmont is one of his master works. It is one of only a few extant examples of his work. His career and influence is documented in more detail in the MPDF.

The house retains integrity of location, design, setting, workmanship, materials, feeling and association. It is in its original location and, although the surrounding area has been extensively developed since the building was originally constructed, the house remains on a uniquely large lot due to its large setbacks from both E. Mountain Street and N. Hill Avenue, preserving much of its original setting. The design, workmanship and materials of the house are all intact and clearly communicate the feeling of a high-style Queen Anne house that was designed for a wealthy client. The association with Romaine Williams, an influential and prominent early citizen of the city who built and lived in the house, is retained because all of the physical elements that characterize the property are intact. Five years after completion of the house, Williams lost his money, sold the house, and moved to Los Angeles.

² Term used by architect Harry Ridgway advertising his work in Pasadena Chronicle, August 16, 1883: "Fine buildings and country houses a specialty."

³ Shoop, Pasadena Star-News, October 2, 1949.

Hillmont
Name of Property

Los Angeles County, CA
County and State

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena."

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Los Angeles City Directory (1881-1882). (photocopied pages on file with Planning and Development Department, City of Pasadena).

Page, Henry Markham. *Pasadena: Its Early Years*. Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964.

Permit research materials and assessor's records in files, Planning Department, City of Pasadena (referenced in August 2010).

Reid, Hiram A. History of Pasadena. Pasadena: Pasadena History Company, 1895.

(Unknown Author)"First Pasadena Postmaster Dead." *The Pasadena Daily News*. June 15, 1909.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been Requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 0.67

UTM References

(Place additional UTM references on a continuation sheet)

1	Zone	Easting	Northing	3	Zone	Easting	Northing
2	Zone	Easting	Northing	4	Zone	Easting	Northing

Verbal Boundary Description

The property is bound by North Hill Avenue on the east, East Mountain Street on the south and property lines of 1375 E. Mountain Street on the west and north. The Los Angeles County Assessor's Parcel Number of the property is 5741-009-020 and the boundaries are depicted on the attached map.

Boundary Justification

The boundaries were selected because they encompass the extent of resources associated with Hillmont.

Hillmont
Name of Property

Los Angeles County, CA
County and State

11. Form Prepared By

name/title Jeff Cronin, Principal Planner
organization City of Pasadena date August 30, 2010
street & number 175 N. Garfield Avenue telephone 626-744-4009
city or town Pasadena state CA zip code 91101
e-mail icronin@cityofpasadena.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map:** "Hillmont"

Photographs:

The following is the same for all photographs:

Name of Property: Hillmont
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

1. Looking north, August 2010
2. Looking west, August 2010
3. Front porch & bay detail, looking north, August 2010
4. Entry doors, looking north, August 2010
5. Entry door stained glass detail, looking north, August 2010
6. Second story detail, looking north, August 2010
7. Side bay detail, looking west, August 2010
8. Stained glass & stone detail, looking west, August 2010
9. Stained glass & stone detail, looking west, August 2010
10. Historical photo, looking northwest, June 1986
11. Historical photo, looking northeast, 1887 (published in Pasadena Star-News in 1937)

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Robert & Linda Angel
street & number 1375 E. Mountain Street telephone 626-798-6552
city or town Pasadena state CA zip code 91104

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Hillmont, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Hillmont_0001



CA_Los Angeles County_Hillmont_0002

Hillmont, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Hillmont_0003



CA_Los Angeles County_Hillmont_0004

Hillmont, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Hillmont_0005



CA_Los Angeles County_Hillmont_0006

Hillmont, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Hillmont_0007



CA_Los Angeles County_Hillmont_0008

Hillmont, Pasadena, Los Angeles County, CA



CA_Los Angeles County_Hillmont_0009

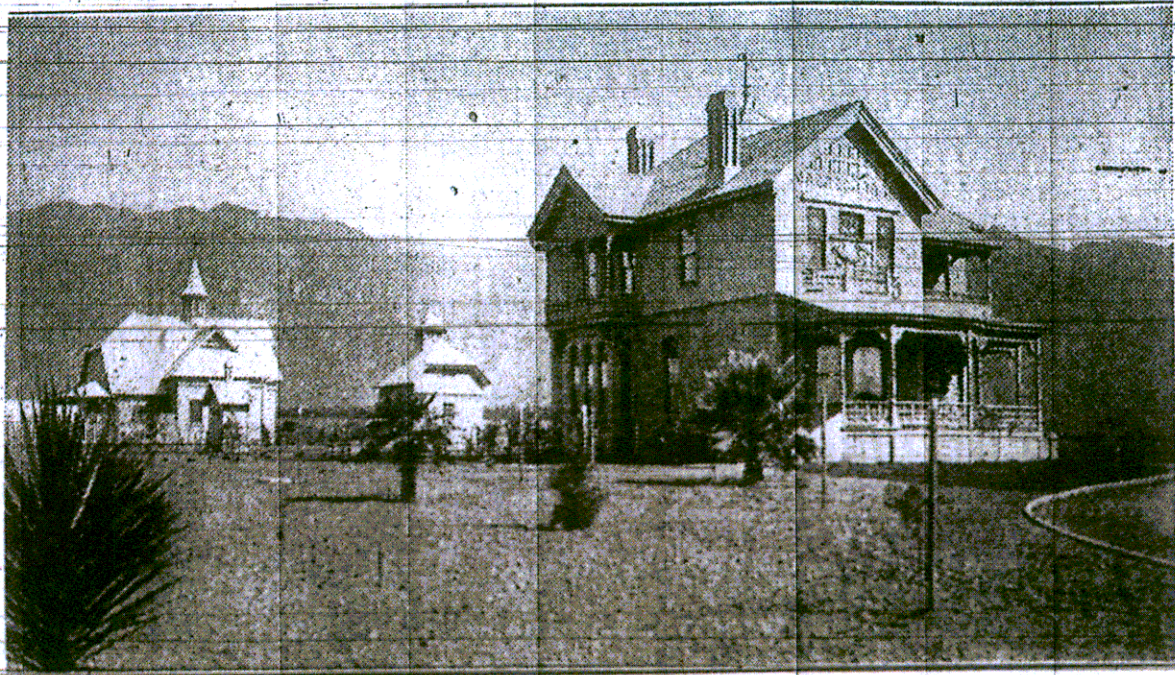


CA_Los Angeles County_Hillmont_0010

Hillmont, Pasadena, Los Angeles County, CA

DENA STAR-NEWS, FRIDAY, OCTOBER 15, 1937

Half-Century Sees Friendly 'Hillmont' Good as Ever



CA_Los Angeles County_Hillmont_0011

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name House at 1360 Lida Street

other names/site number N/A

2. Location

street & number 1360 Lida Street

☐ not for publication

city or town Pasadena

☐ vicinity

state California code CA county Los Angeles code 37 zip code 91103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

House at 1360 Lida Street
Name of Property

Los Angeles County, CA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		district
		site
		structure
		object
1	1	Total

Name of related multiple property listing

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

Late 19th/Early 20th Century Development &
Architecture in Pasadena

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials

(Enter categories from instructions)

foundation: WOOD

walls: WOOD

roof: ASPHALT

other:

Narrative Description

Summary Paragraph

The one-and-a-half story, Queen Anne style house at 1360 Lida Street is at the southeast corner of Lida Street and Wellington Avenue in the Linda Vista section of Pasadena, California. It is set back 30 feet from Lida Street and 20 feet from Wellington Avenue. Built in 1888,¹ the 1,960 square-foot house is one of a small number of late nineteenth-century properties in the hillside area of Pasadena to the west of the Arroyo Seco. It is notable for the overall preservation of its exterior architectural features and for the mature landscaping (e.g., large oaks trees) of the site. The detached garage, built in 1927, is a non-contributing feature of the property as is the perimeter block wall with ornamental-steel fence and gate (which date to 1961).

Narrative Description

Oriented to the north, the house at 1360 Lida Street is rectangular in plan with a slightly projecting gable-roofed wing facing north, lending the house an L-shape plan. Each of the three gables in the one-and-a-half story house is finished with paired windows set amid semi-hexagonal shingles and flush-mounted trim boards. The bargeboard on the front elevation has cutout holes and incised detailing. The front elevation is an asymmetrical composition with the projecting wing at the east end and a wrap-around porch—with the front entry—at the west end. The gabled projection overhangs a polygonal one-story bay, which has three one-over-one windows (one on each plane). Perforated consoles—with thinly incised scroll-saw designs of running vines—are angled beneath the overhang at the canted walls. The entry has a simple transom and a tall narrow door with four elongated panels. The porch is covered with a low sloping roof resting on square posts ornamented with lacey perforated brackets, which may not be original,² and small solid brackets under the cornice and gutter. The wall cladding on the first floor is drop channel wood siding framed by cornerboards. The windows, mostly tall and narrowly proportioned, are one light over one light with horned stiles. The window surrounds have slightly projecting cornices and small brackets supporting the sills. A secondary entry is on the west elevation.

Alterations to the house primarily include a concrete foundation (replacing an original river-rock foundation), the porch posts and the slatted porch balusters (an Arts and Crafts design); the porch steps; the hood with heavy consoles over the secondary doorway on the west elevation (photos from the 1980s document a simple shed roof on knee braces over this doorway); and a small addition at the rear of the house. Composition shingles on the roof replace original wooden roof shakes. Despite these alterations, the house retains a high level of integrity and strongly conveys its late nineteenth-century origins.

¹ Assessor's records, November 11, 1961.

² The brackets may have been replaced when the foundation for the porch—and the porch posts—were replaced in 1961. Source: building permit, City of Pasadena.

House at 1360 Lida Street
Name of Property

Los Angeles County, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1888

Significant Dates

1888

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The house at 1360 Lida Street was constructed in 1888.

Criteria Considerations (explanation, if necessary)

N/A

House at 1360 Lida Street
Name of Property

Los Angeles County, CA
County and State

Statement of Significance Summary Paragraph

The house at 1360 Lida Street, built in 1888, is a locally significant example of the Queen Anne subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena." It meets registration requirements listed in the Multiple Property Documentation Form under National Register Criterion C as a notable example of the Queen Anne subtype of the single-family residence property type.

Narrative Statement of Significance

The house at 1360 Lida Street is locally significant under Criterion C as a notable example of the Queen-Anne subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena." It retains nearly all of its character-defining features from its original construction including the original roof form, wall materials, fenestration patterns, and ornamental features. The house exhibits elements of the Queen Anne subtype including one-story height, asymmetrical massing, wood drop channel siding, projecting polygonal bays with gabled roofs, narrowly proportioned double-hung windows with bordered glass, decorative millwork detailing (turned posts, curvilinear cutout ornament, lace-like brackets), wood tongue-and-groove skirting, and hexagonal fish-scale shingles). The historic design, workmanship, feeling, and materials are strongly present in both the house and in its setting. In design, the house resembles in plan, style, and detail the houses at 324 S. Euclid Avenue and 745 N. Marengo Avenue.

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena."

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Permit research materials and assessor's records in files, Planning Department, City of Pasadena (referenced in August 2010).

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been Requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 0.23

(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

House at 1360 Lida Street
Name of Property

Los Angeles County, CA
County and State

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description

The property is bound by Lida Street on the North, Wellington Avenue on the west and property lines of 1360 Lida Street on the east and south. The Los Angeles County Assessor's Parcel Number of the property is 5705-011-019 and the boundaries are depicted on the attached sketch map: "House at 1360 Lida Street."

Boundary Justification

The boundaries were selected because they encompass the extent of resources associated with the house at 1360 Lida Street.

11. Form Prepared By

name/title Jeff Cronin, Principal Planner
organization City of Pasadena date August 30, 2010
street & number 175 N. Garfield Avenue telephone 626-744-3757
city or town Pasadena state CA zip code 91101
e-mail jcronin@cityofpasadena.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map:** "House at 1360 Lida Street"

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of ____.

Property Owner:

House at 1360 Lida Street
Name of Property

Los Angeles County, CA
County and State

(complete this item at the request of the SHPO or FPO)

name Ruth Edwards
street & number 1360 Lida Street telephone 626-590-0506
city or town Pasadena state CA zip code 91103

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

House at 1360 Lida Street, Pasadena, Los Angeles County, CA



CA_Los Angeles County_House at 1360 Lida St_0001



CA_Los Angeles County_House at 1360 Lida St_0002

House at 1360 Lida Street, Pasadena, Los Angeles County,
CA



CA_Los Angeles County_House at 1360 Lida St_0003



CA_Los Angeles County_House at 1360 Lida St_0004

House at 1360 Lida Street, Pasadena, Los Angeles County,
CA



CA_Los Angeles County_House at 1360 Lida St_0005



CA_Los Angeles County_House at 1360 Lida St_0006

House at 1360 Lida Street, Pasadena, Los Angeles County,
CA



CA_Los Angeles County_House at 1360 Lida St_0007

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Hartwell, John S. House

other names/site number N/A

2. Location

street & number 423 Lincoln Avenue

☐ not for publication

city or town Pasadena

☐ vicinity

state California code CA county Los Angeles code 37 zip code 91101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

Hartwell, John S. House
Name of Property

Los Angeles County, CA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only one box)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	Total

Name of related multiple property listing

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

Late 19th/Early 20th Century Development &
Architecture in Pasadena

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials

(Enter categories from instructions)

foundation: CONCRETE

walls: WOOD

roof: ASHPHALT/Composition Shingle

other: Chimney: BRICK

Narrative Description

Summary Paragraph

This one-and-one-half story, 1,578 square-foot Queen Anne style house was built in 1887. The flat interior lot is located on the west side of Lincoln Avenue, just north of Maple Street and the 210 Freeway, in a neighborhood of single-family homes. The house is situated centrally on the relatively large site with no accessory structures. Site features are limited to a paved concrete driveway with strips of brick, a wooden picket fence and several mature trees to the rear.

Narrative Description

This one-and-one-half story house is representative of the Queen Anne architectural style. It has an irregular plan and a steeply-pitched hipped roof, with a flat-roofed dormer projecting from the north (side) elevation. Polygonal bays with gable-with-shed roofs extend from the south end of the east (street-facing) elevation and the center of the south elevation. The gable ends of the bays have alternating bands of hexagonal and rounded fish scale shingles and a central window. Above and below the windows of the street-facing bay are framed panels of diagonal tongue-and-groove wood siding. The front porch, which wraps from the east to the north elevations, has a hipped roof supported by turned-wood posts, a row of turned wood spindles beneath the porch roof and a turned wood balustrade which continues to the railings at the concrete steps, ending in newel posts. The house has a composition shingle roof; walls clad in wood drop channel siding with corner boards; a concrete foundation with a combination of wood tongue-and-groove skirting and lattice at the base; tall, narrow wood double-hung windows, some with bordered glass, in wood-framed openings with decorative sills; and a replacement solid front door in an original wood-framed and transomed opening.

The house has experienced some apparent minor alterations including the flat roof form of the dormer on the north elevation, a solid front door, a new concrete foundation, latticework at the base of the porch in place of tongue-and-groove skirting, replaced balusters and handrails on the porch and steps and extension of the rear porch. Sanborn Fire Insurance maps from 1903 depict a small accessory structure on the property that is no longer extant.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The John S. Hartwell House was constructed in 1888.

Criteria Considerations (explanation, if necessary)

N/A

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1888

Significant Dates

1888 – house construction

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Statement of Significance Summary Paragraph

The John S. Hartwell House, built in 1888, is a locally significant example of a one-story Queen Anne cottage. It meets National Register Criterion C registration requirements listed in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena," single-family residence property type, Queen Anne subtype.

Narrative Statement of Significance

The John S. Hartwell House is locally significant under Criterion C. Under this criterion, the house is a notable example of the Queen Anne subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena." The house exhibits elements of the Queen Anne subtype including one-story height, irregular plan, asymmetrical massing, wood drop channel siding, wrap-around porch, projecting polygonal bays with gable-with-shed roofs, narrowly proportioned double-hung windows with bordered glass, decorative millwork detailing (turned posts, spindlework), wood tongue-and-groove skirting, and diamond and fish-scale shingles). The house has a high level of architectural integrity through its location, design, setting, materials, and workmanship and feeling. It is in its original location and retains a significant amount of decorative detailing. The elements and proportions of the house that represent its design are intact as are the materials used in its original construction. The house exhibits evidence of techniques employed in residential construction in the late 19th century in Pasadena and clearly expresses the historic sense of this time period.

The alterations do not adversely impact the overall integrity of the house. The house possesses the essential character-defining features of the Queen Anne subtype including roof form, wall materials, fenestration and decorative detailing. The expanded one-story rear porch is secondary to the original house in size, scale and height. In this case, the accumulation of minor alterations does not render the building ineligible for listing in the National Register.

The house was originally built for John S. Hartwell, who was an early Pasadena citizen who owned and subdivided land and later assisted in the founding of Mountain View Cemetery.

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena."

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Permit research materials and assessor's records in files, Planning Department, City of Pasadena (referenced in August 2010).

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been Requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Hartwell, John S. House
Name of Property

Los Angeles County, CA
County and State

10. Geographical Data

Acreage of Property 0.28

UTM References

(Place additional UTM references on a continuation sheet)

1 Zone Easting Northing

3 Zone Easting Northing

2 Zone Easting Northing

4 Zone Easting Northing

Verbal Boundary Description

The property is bound by Lincoln Avenue on the east and property lines of 423 Lincoln Avenue on the west, north and south. The Los Angeles County Assessor's Parcel Number of the property is 5726-012-017 and the boundaries are depicted on the attached Sketch map, "Proposed District Boundaries & Nearby Individual Properties."

Boundary Justification

The boundaries were selected because they encompass the extent of resources associated with the John S. Hartwell House.

11. Form Prepared By

name/title Kevin Johnson, Planner

organization City of Pasadena date August 30, 2010

street & number 175 N. Garfield Avenue telephone 626-744-7806

city or town Pasadena state CA zip code 91101

e-mail kevinjohnson@cityofpasadena.net

Additional Documentation

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map**: "Proposed District Boundaries & Nearby Individual Properties"

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Hartwell, John S. House
Name of Property

Los Angeles County, CA
County and State

Date Photographed:

Description of Photograph(s) and number:

1 of ____.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Robert Wittry
street & number 679 E. Villa Street telephone _____
city or town Pasadena state CA zip code 91103

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John S. Hartwell House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_John S Hartwell House_0001



CA_Los Angeles County_John S Hartwell House_0002

John S. Hartwell House, Pasadena, Los Angeles County, CA



CA_Los Angeles County_John S Hartwell House_0003



CA_Los Angeles County_John S Hartwell House_0004

John S. Hartwell House, Pasadena, Los Angeles County,
CA



CA_Los Angeles County_John S Hartwell House_0005