

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	RECEIVED
MAY 31 1978	JAN 19 1978
RECEIVED	OHP
DATE ENTERED	NOV 14 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC None

AND/OR COMMON

The Keyes Dungalow

2 LOCATION

STREET & NUMBER 1337 E. Boston Street, Altadena, California
(the address has changed periodically: in the teens it was listed as 1441 and in the 1920's it was listed as 1347. In 1947 the address became 1337)

CITY, TOWN

CONGRESSIONAL DISTRICT

Altadena

VICINITY OF

California 22nd Congressional

STATE

CODE

COUNTY

CODE

California

06

Los Angeles

037

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Kennon G. and Carol K. Miedema

1337 E. Boston St., Altadena

STREET & NUMBER

1337 E. Boston Street

CITY, TOWN

STATE

Altadena

VICINITY OF

California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Regional Office, L.A. County Assessor

STREET & NUMBER

Room 200, 500 E. Walnut Avenue

CITY, TOWN

STATE

Pasadena, California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE David Leonard and Robert Winter, A Guide to Architecture in Los Angeles and Southern California. Peregrine-Smith.

DATE 1977

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Available at Public Libraries in So. Calif.

CITY, TOWN

STATE

General Distribution

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE.

The Reyes House is a California bungalow located near the foothills of the Angeles National Forest in Altadena, California. The ground elevation is approximately 1200 ft. above sea level and, as such, the lot's location offers a commanding view of the San Gabriel Valley, which faces off to the south of the property.¹

The house is a brown shingle, single story and-a-half structure, called by the bungalow contractors of the day an "airplane California Bungalow." This design possesses the horizontal profile of a single story residence, but allows for rooms above the main **roof** line. According to the Stillwell Company, this type of structure has a low pitched roof and long extending eaves and is:

...a phase of the evolution of the genuine California bungalow on one floor, with one or more additional rooms raised above the roof. The main roof lines are usually so assigned that the houses would be complete and attractive without having the second story part raised through the attic.²

The Reyes House "airplane room" is located towards the rear of the structure and allows for a prominent view of both the mountains to the rear and the San Gabriel Valley to the front, even though much of the surrounding area is well developed.

The room plan on the west side of structure is unique in that each of the bedrooms is staggered in such a way that each room has a view of the front of the lot. This plan also makes for an interesting use of space in the interior hallway that leads to each of the bedrooms. It follows the same staggered pattern, but is wide so that one is not subjected to sharp angular turns as he walks from room to room.

On the eastern portions of the building is located two covered porches - one an enclosed area with large plate glass which functions as a kind of sun-room, designed for morning use; and the other, is an open area which was originally screened for use in the summer evenings. Both porches reflect the health ethic of fresh air of which So. Calif. was so closely identified at the turn of the century.

The interior design is from the Craftsman period, 1900-1915. Natural wood grains exposed, such as quartered oak is used in the dining and living rooms. Port orford cedar stained in teak natural is in use for trim and cabinets in bedrooms, etc.. The use of earthen colors on walls, leaded and stained glass in lighting fixtures and fieldstones in the fireplace appear to be influenced by Gustav Stickley's Craftsman magazine, as do many other features such as built-in buffet, china cabinet and bookcases.

Some alterations have taken place over the years. As is evident by comparing the two pictures (historic to contemporary) the side yards of the property have been sub-divided, thus eliminating the large circular driveway approach that existed in the front of the structure.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input checked="" type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1911

BUILDER/ARCHITECT

unknown at this date

STATEMENT OF SIGNIFICANCE

The significance of this building is twofold:

First, this structure represents an evolution in the style of the California bungalow (airplane) to its last phase as a shingle structure. According to William Current, architectural historian, the airplane bungalow was the last development of design to take place in the shingle house prior to its death along with the Craftsman movement at the time of World War I.¹ There were relatively few airplane bungalows built and very few in Altadena. Most of those existing in this area are so badly altered that it is difficult to distinguish them.

Second, the Reyes Bungalow was the Altadena home of Jackson Gregory, author of more than forty novels, histories and westerns. Gregory was a descendent of Santa Barbara's Maria de la Guerra and William T. Hartnell, early California settler of the 1840's.

Gregory moved to the Altadena bungalow in the late 1920's and lived there until it was sold in the mid-1990's.⁴ While living in Altadena authored more than 50 of his stories, and during the same period some of his writings were made into motion pictures. Many Hollywood celebrities visited him in his Boston Street residence. Among the more famous of these were: Louis L. Mayer, Irving Thalberg, and William S. Hayes, who resigned as Harding's Post Master General to supervise the standards of "taste" for the infant movie industry.²

Jackson Gregory was considered one of the better writers of westerns in America, being one of the most read in the 1920's and 1930's. Twentieth Century Authors states that Gregory "always brings a readable western...." and ability-wise indicated Gregory was "...a cut above E. W. Howe and Gene Grey."³

Although Gregory is largely forgotten by the public today, there is still some collecting of his books and, occasionally, these can be found in used and rare book shops.

Therefore, because the Reyes house is a good example of the "airplane bungalow" and because the house represents a significant contribution to the social history of the region (as a result of those who have lived and visited here) it is respectfully requested that this building be recommended to the Register of Historic Places.



9 MAJOR BIBLIOGRAPHICAL REFERENCES

The Altachian. Vol. XXXVII, No. 5. April 29, 1976. The Bicentennial Ed.
 Schmidt, David, and Winter, Robert. A Guide to Architecture in Los Angeles
 and Southern California. Peregrine Smith, 1977. See page 500, Reyes **[sic]**
 Smith, Stanley. Twentieth Century Authors. H. W. Wilson Company, 1970.
 1977 pp.
 The Prism. Journal of Pasadena City College. 1976. 10, pp. See p. 17 and 19.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .3402 (14, 075 sq. ft.)

UTM REFERENCES

A	1,1	319,616,0,0	3,718,217,5,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Those portions of lots one and two of Tract # 1295 in Book 13, page 102
 of maps in the office of County Recorder (Los Angeles) as granted to
 Kennon G. and Carol K. Niedema in Joint Tenancy Trust deed, dated August,
 14, 1972.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Kennon G. Niedema, Associate Professor of History

ORGANIZATION

Pasadena City College

DATE

Jan. 21, 1978

STREET & NUMBER

1770 N. Colorado Blvd., Pasadena, Calif.

TELEPHONE

213 791-0111

CITY OR TOWN

Pasadena, California

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I
 hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the
 criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

K. Niedema

TITLE State Historic Preservation Officer

DATE 5/22/78

FOR NPS USE

CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[Signature]
 CHIEF OF ARCHAEOLOGY AND HISTORIC PRESERVATION
 NATIONAL REGISTER

DATE

11.14.78

KEEPER OF THE NATIONAL REGISTER
 DATE 11-8-78

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CONTINUATION SHEET

ITEM NUMBER

PAGE

Number 5:

The house is also included in "Design Tours" sponsored by Calamit Strand. The house is listed and pictured as a Craftsman home, (p. 4.) of Design Tours pamphlet.

Also, the house was one of twenty residences in Altadena used by the Altadena Public Library and the Altadena Historical Society to depict Altadena's history through its houses and citizens. (April, 1976).

Many students from Pasadena City College and Occidental College have toured through the house and lectures are given periodically discussing the themes of restoration of old homes and the history and philosophy of Gustav Stickley and the Arts and Crafts Movement in America.

Number 6:

Other alterations that have taken place involve the interior such as painting the woodwork and removing original doors. However, a thorough and authentic restoration project is underway and three rooms (living, dining and the hallway) are nearly back to their original condition.

Number 7: Footnotes

¹ Frank L. Keyes was the first owner of the house. His death certificate indicates that he was an inventor. He had the house built in 1911.

² Representative California Houses: L. J. Stillwell and Company (Los Angeles, n. d.). pp. 12-13. This source was probably published in the 1920's. The Stillwell Company designed and constructed bungalows in So. California from 1901 to the 1930's. The term "airplane" probably originates from the imagery that is a product of the bungalow's appearance. The low pitched eaves resemble wings and the upper room flowing out of the roof resembles a cockpit.

Number 8: Footnotes

¹ As a result of conversations with Mr. William Current who photographed The Keyes house in 1977 for a pending national publication. Also, see Karen and William Current, Greene and Greene: Architects in the Residential Style (Alan Barber, ed., of Western Art, 1974).

² Houston's Pasadena City Directory, p. 317. 1930. The Fidelity Insurance and Trust Company of Los Angeles places Gregory's purchase of the Keyes property at June, 1919.

³ The Altadenian, April 29, 1976, p. 4.

⁴ Stanley Smith, Twentieth Century Authors (E. W. Wilson Comp., 1950), p. 376.