

United States Department of the Interior
National Park Service



496

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 Jarvis, Benjamin House
other names/site number N/A

2. Location

street & number 531 N. Raymond Avenue not for publication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 X 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 X 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 X local

[Signature] Senan Saunders 6/20/11
Signature of certifying official Date
State Historic Preservation Officer California Office of Historic Preservation
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] 8/9/2011
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 2 | 0 | buildings |
| | | district |
| | | site |
| | | structure |
| | | object |
| 2 | 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 19th AND 20th CENTURY REVIVALS
Colonial Revival

Materials
(Enter categories from instructions)

foundation: STONE
walls: WOOD

roof: ASPHALT
other: _____

Narrative Description

Summary Paragraph

This two-and-one-half story, 2,400 square-foot Colonial Revival house was designed by architect Louis Kwiatkowski and built in 1895. The site, a flat 0.31-acre interior lot, is on the west side of North Raymond Avenue between East Villa Street and Esther Street, in a neighborhood of mixed single-family houses. The house, at the front of the lot, is set back approximately 30 feet from the sidewalk, similar in setback to other houses on the street. A detached one-and-one-half story garage, originally built as a carriage house, is at the rear of the property, and is a contributing feature. A brick driveway in the north side yard connects the rear yard with garage to the street.

Narrative Description

The house is an example of the Colonial Revival style. It is two-and-one-half stories in height and roughly rectangular in plan. It has a gabled roof, oriented toward the street, with two cross gables extending from either side at the location of two projecting two-story bays that are polygonal on the first floor and rectangular above, with curvilinear consoles with pendants on the underside of the second floor. The transition from the upper gables to the second floor is marked by a wide, plain frieze, while the transition between first and second floor is corniced. The primary gable has a recessed portion that results in the formation of a shed roof at the base, in the center of which is a pair of double-hung windows. The house is highly symmetrical, with the exception of a second-story half-width balcony that extends from the northern portion of the east elevation over the façade-length front porch. The front porch has a hipped roof supported by Tuscan columns, a simple wood railing and a dentiled fascia. The house has a composition shingle roof; walls clad in alternating bands of rectangular wood shingles and wood lap siding with mitered corners; an Arroyo stone foundation; wood fixed, transom and double-hung windows in wood-framed openings that are pedimented on the first floor; and an original wood front door with a rectangular light, also in a pedimented opening. Above the front door is and leaded and stained glass transom with the number 531 in a stylized font. The original brick chimney was replaced in 1983.

A detached one-and-one-half story carriage house is at the rear of the property. It has a steeply-pitched gabled roof which transitions to a shed roof at the northern end. The structure is of box-and-strip construction with matching board-and-batten doors that have exposed metal hinges and straps. Most of the doors are hinged swinging doors; one large door at the north end slides on a metal track. Near the peak of the gabled portion of the structure is a projecting arm, originally used to lift hay bales to the interior loft. Below this arm is a window opening that originally had a pair of double-hung windows which have been replaced with a single fixed pane, below which is an upper story hayloft door. Records indicate that it was built as a carriage house at the time of the house.

The brick driveway was recently replaced with new bricks set in concrete (it was previously brick set in sand); at the intersection of the driveway and the walkway leading to the house is a freestanding concrete step, presumably used to access a carriage. Several other examples of original concrete work remain on the property, including steps, walkways and curbs with decorative elements at transitions between straight and curving portions.

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

1895

Significant Dates

1895

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Louis Kwiatkowski

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 Benjamin Jarvis house was constructed in 1895.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

The Benjamin Jarvis House, built in 1895, is a locally significant example of the Colonial Revival 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 Colonial Revival subtype of the single-family residence property type. The house is also an example of the work of a prominent local architect, Louis Kwiatkowski.

Narrative Statement of Significance

The Benjamin Jarvis House is locally significant under Criterion C. Under this criterion, the house is a notable example of the Colonial Revival 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," designed by Pasadena architect Louis Kwiatkowski. The house exhibits elements of the Colonial Revival subtype including two-story height, rectangular plan, symmetrical facades, gabled roofs with shallow eaves, a combination of wood shingle and clapboard siding, double-hung windows, and a porch with classical columns. 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, remarkably, retains original accessory structures, paving patterns and concrete designs. 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.

Benjamin Jarvis (1835 – 1916) was a Civil War veteran and a photographer who recorded much of nineteenth century Pasadena. He had a studio in Old Pasadena for a number of years. Architect Louis Kwiatkowski's career is documented in detail in the Multiple Property Documentation Form. He was educated in Vienna, Austria and moved to Pasadena in 1893. The Benjamin Jarvis House is one of his few extant works.

Developmental history/additional historic context information

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

Acreege of Property 0.31

UTM References

(Place additional UTM references on a continuation sheet)

| | | | | | | | |
|---|------|---------|----------|---|------|---------|----------|
| 1 | 11 | 394140 | 3779750 | 3 | | | |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | | | | 4 | | | |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

Verbal Boundary Description

The property is bound by North Raymond Avenue on the east and property lines of 531 N. Raymond Avenue on the west, north and south. The Los Angeles County Assessor's Parcel Number of the property is 5725-006-016 and the boundaries are depicted on the attached Sketch maps, "Proposed Historic Districts & Nearby Individual Properties."

Boundary Justification

The boundaries were selected because they encompass the extent of resources associated with the Benjamin Jarvis 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

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:** "Proposed Historic Districts & Nearby Individual Properties."

Photographs:

The following is the same for all photographs:

Name of Property: Benjamin Jarvis House
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 northwest, February 2010
2. Second floor detail, looking west, August 2010
3. Entry detail, looking west, August 2010
4. Entry transom detail, looking west, August 2010
5. Bay & console detail, looking southwest, August 2010
6. Carriage house, looking west, August 2010
7. Carriage steps, looking west, August 2010
8. Concrete curb detail, looking southwest, August 2010
9. Concrete steps detail, looking west, August 2010
10. Historical photo, looking west, April 1977
11. Historical photo, carriage house, looking west, April 1977

Property Owner:

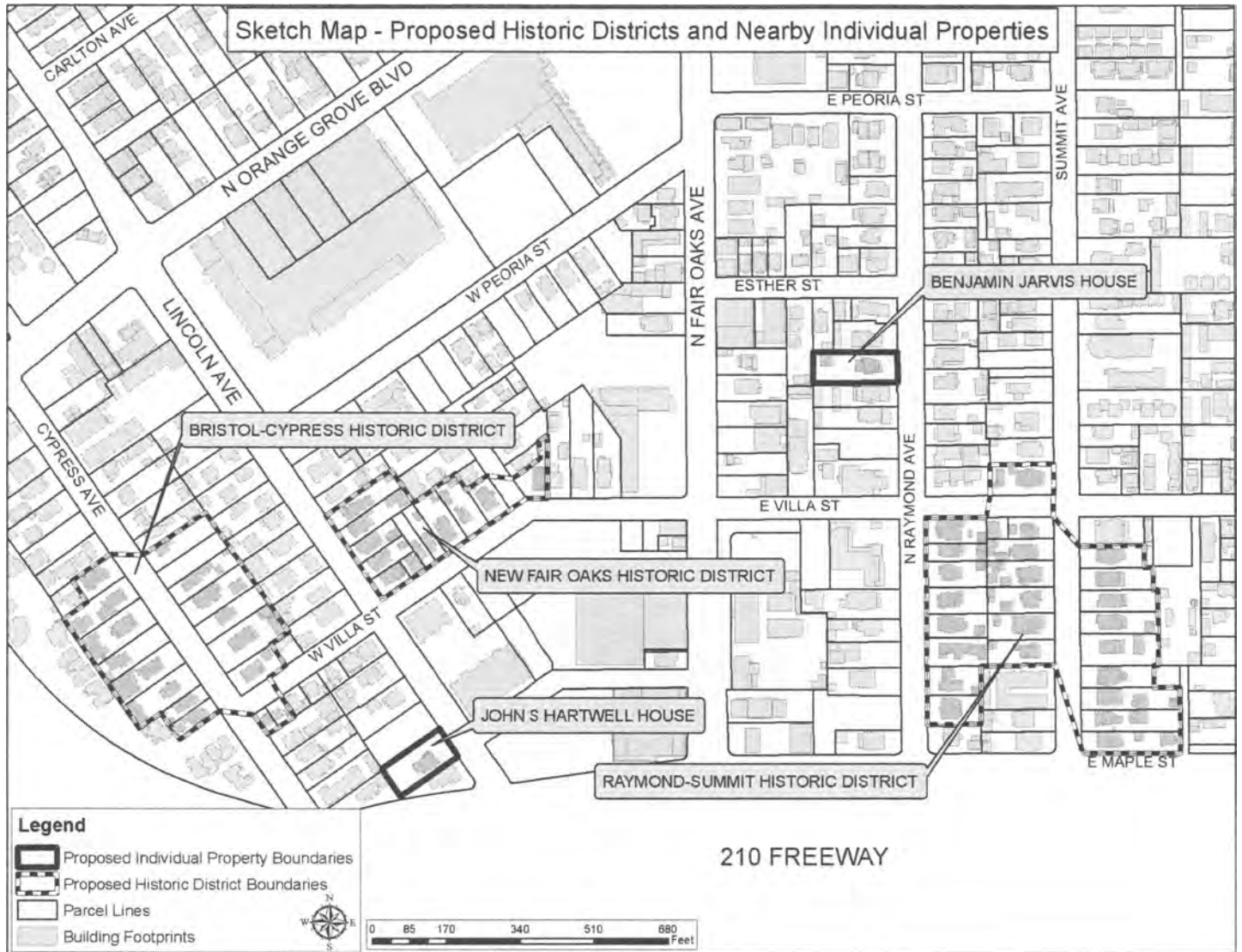
(complete this item at the request of the SHPO or FPO)

name Victor Rodriguez
street & number 531 N. Raymond Avenue telephone 626-449-8275
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.

SKETCH MAP



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Jarvis, Benjamin, House

MULTIPLE NAME: Late 19th and Early 20th Century Development and Architecture in Pasadena MPS

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 6/24/11 DATE OF PENDING LIST: 7/20/11
DATE OF 16TH DAY: 8/04/11 DATE OF 45TH DAY: 8/09/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000496

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The Benjamin Jarvis House is locally significant under National Register Criterion C (Architecture). Completed in 1895, the residence is a fine local example of a modest, Colonial Revival-style residence from the community's late nineteenth century development period.

RECOM./CRITERIA Accept Criterion C

REVIEWER Paul R. Lusignea DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 8/9/11

DOCUMENTATION see attached comments Y/N see attached SLR Y

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**Benjamin Jarvis House
Pasadena, Los Angeles County, CA**



CA_Los Angeles County_Benjamin Jarvis
House_0001



CA_Los Angeles County_Benjamin Jarvis
House_0002

Benjamin Jarvis House
Pasadena, Los Angeles County, CA

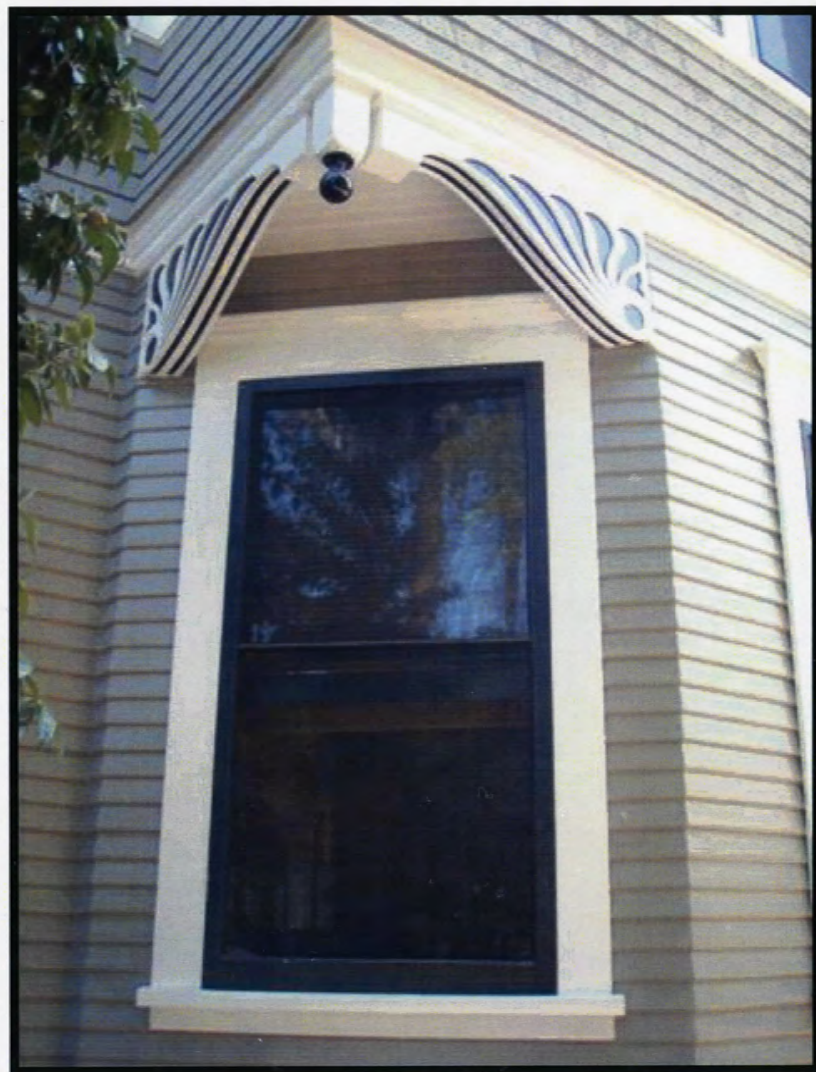


CA_Los Angeles County_Benjamin Jarvis
House_0003



CA_Los Angeles County_Benjamin Jarvis
House_0004

**Benjamin Jarvis House
Pasadena, Los Angeles County, CA**



CA_Los Angeles County_Benjamin Jarvis
House_0005

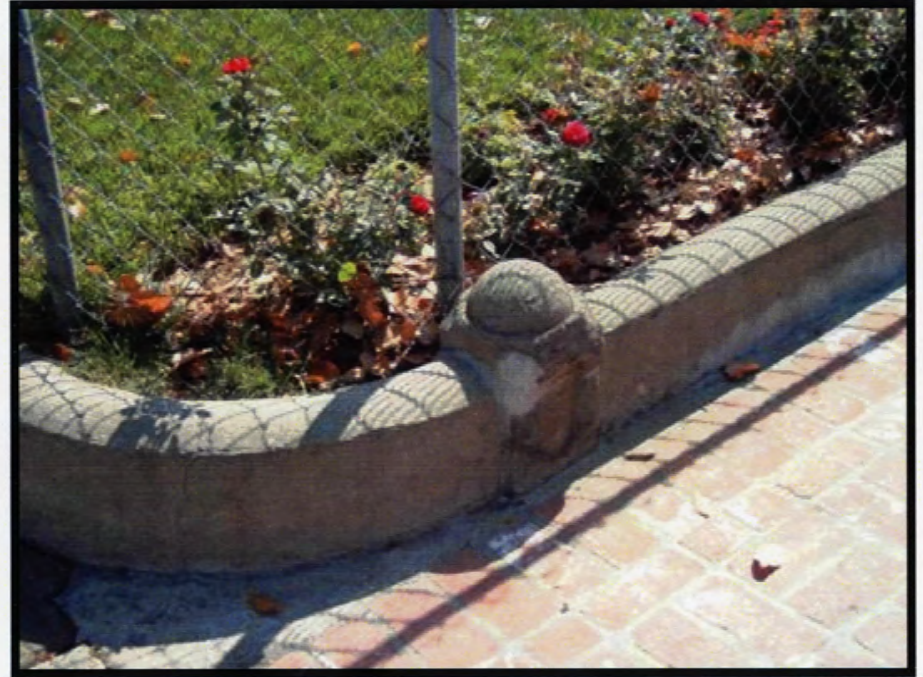


CA_Los Angeles County_Benjamin Jarvis
House_0006

**Benjamin Jarvis House
Pasadena, Los Angeles County, CA**



**CA_Los Angeles County_Benjamin Jarvis
House_0007**



**CA_Los Angeles County_Benjamin Jarvis
House_0008**

**Benjamin Jarvis House
Pasadena, Los Angeles County, CA**



**CA_Los Angeles County_Benjamin Jarvis
House_0009**



**CA_Los Angeles County_Benjamin Jarvis
House_0010**

Benjamin Jarvis House
Pasadena, Los Angeles County, CA



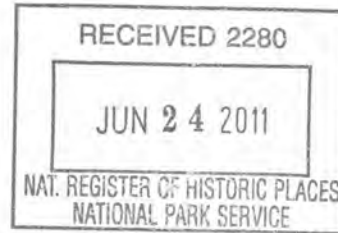
CA_Los Angeles County_Benjamin Jarvis
House_0011

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64501116

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street Suite 100
SACRAMENTO, CA 94296-0001
(916) 445-7000 Fax: (916) 445-7053
calshpo@ohp.parks.ca.gov



June 21, 2011

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **Late 19th and Early 20th Century Development and Architecture in Pasadena National Register of Historic Places Multiple Property Documentation Form and Nominations**

Dear Ms. Shull:

Enclosed please find the **Late 19th and Early 20th Century Development and Architecture in Pasadena** multiple property documentation form (MPD), and National Register nominations for twelve properties submitted under cover of the MPD. On May 19, 2011, at its regular quarterly meeting, the California State Historical Resources Commission unanimously approved the MPD and the following nominations:

**Mrs. J. H. Hood House
John S. Hartwell House
House at 1360 Lida Street
George B. Post House
Benjamin Jarvis House
New Fair Oaks Historic District**

**Mary E. Denham House
James Fielding Cosby House
Hillmont
Friend Lacey House
Raymond-Summit Historic District
Bristol-Cypress Historic District**

The City of Pasadena is a Certified Local Government (CLG) and also the applicant. The MPD and district nominations were prepared with the assistance of a CLG grant from the California State Historic Preservation Office. Notably, the Historic Preservation Office received no letters of objection for these nominations.

If you have questions regarding this nomination, please contact Jay Correia of my staff at 916-445-7008 or jcorr@parks.ca.gov.

Sincerely,



for
Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Enclosures