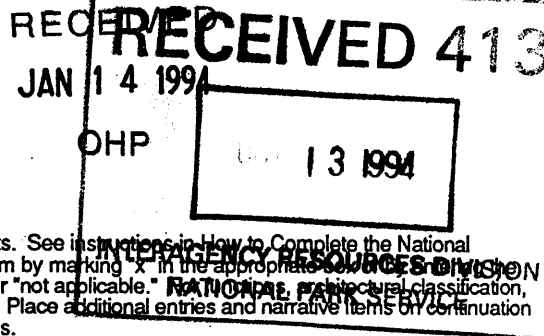


United States Department of the Interior
National Park Service

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For appropriate architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Court at 275 North Chester Avenue

other names/site number N/A

2. Location

street & number 275 North Chester Avenue

not for publication N/A

city or town Pasadena

vicinity N/A

state California code CA county Los Angeles code 037 zip code 91106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official

9/26/94
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

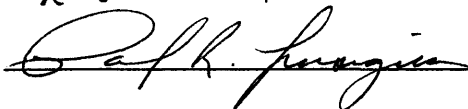
4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register.
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____

Signature of the Keeper

Date of Action



11/15/94

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	
6	0	buildings
0	0	sites
0	0	structures
0	0	objects
6	0	Total

Name of related multiple property listing

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

Bungalow Courts in Pasadena

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Spanish Vernacular

Materials

(Enter categories from instructions)

foundation CONCRETE

walls STUCCO

roof ASPHALT, TILE

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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

1928

Significant Dates

1928

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

None known

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 a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

Primary location of additional data:

- 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 #

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

City of Pasadena - Urban Conservation Archives

Court at 275 North Chester Avenue
Name of Property

Los Angeles, California
County and State

10. Geographical Data

Acreage of Property 0.34 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>11</u> Zone	<u>396400</u> Easting	<u>3779240</u> Northing
2			

3			
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Leonard Kliwinski, Project Manager, James C. Wilson, Principal

organization Thirtieth Street Architects, Inc. date 1/13/94

street & number 2821 Newport Blvd. telephone (714) 673-2643

city or town Newport Beach state California zip code 92663

Additional Documentation

(Submit the following items with the completed form:)

Continuation Sheets

Maps

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

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

name/title _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 et seq.).

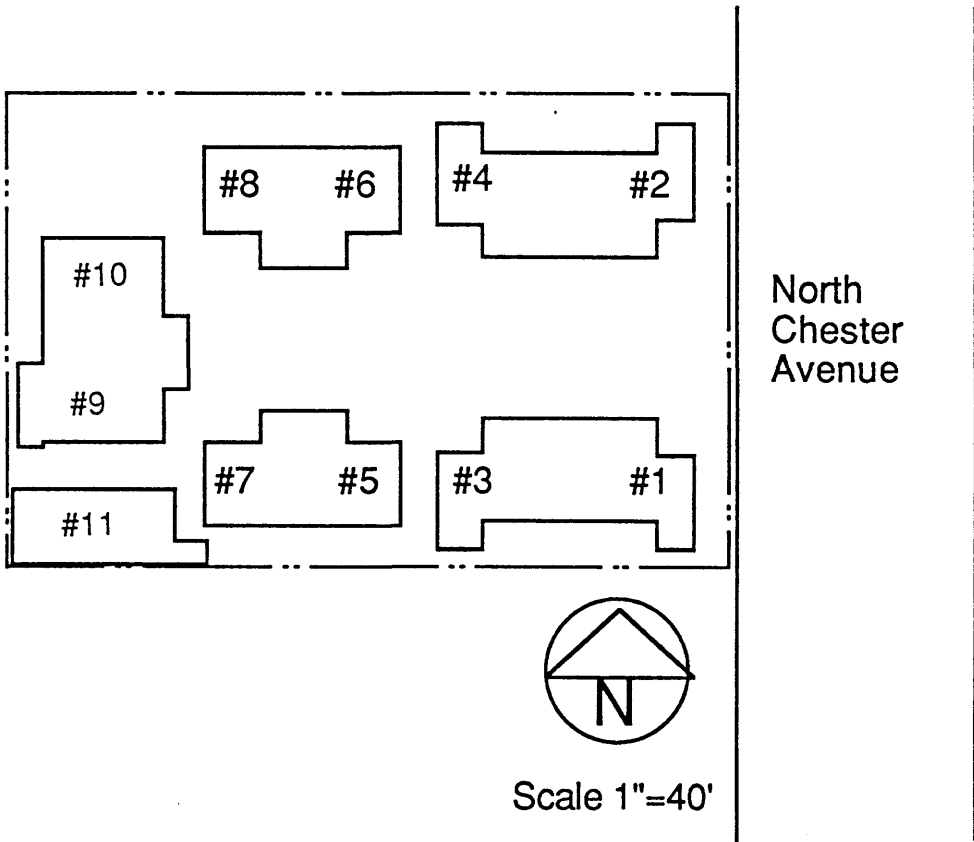
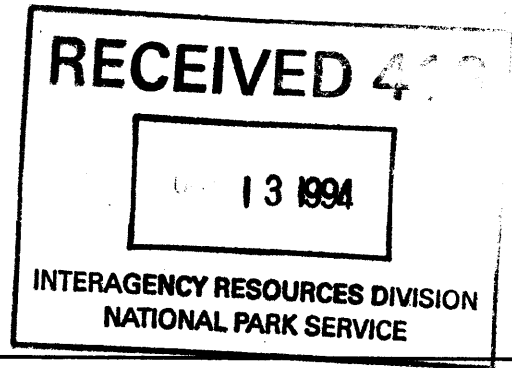
Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Court at 275 North Chester Avenue
Los Angeles County, California



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Court at 275 North Chester Avenue
Los Angeles County, California

NARRATIVE DESCRIPTION

This wide Spanish Vernacular bungalow court has the appearance of a small Mediterranean village. The court contains eleven units in six buildings sited in a "U"-shaped configuration, on three grade levels. Five double-unit buildings face onto the wide courtyard space, and one single unit is tucked into the southwest corner of the site. The lot is 100 feet wide by 150 feet deep with sparse landscaping consisting of a fairly wide lawn on each side of the central walkway and small shrubs around the perimeter of the site.

A low stucco wall encloses the elevation facing Chester Avenue, and curves slightly as it opens to the central concrete walkway. The walkway has paths which branch off to each unit's entry. A set of stairs leads to the middle buildings, and a second set leads to the rear center building. This two-story structure has parking at the first level (in the rear) and two apartments above. The rear corner structure is two-story as well, with the parking at the front under the single unit. Concrete driveways on the north and south edges of the site provide access to the parking as well as the service entrance to each unit.

The buildings have plain stucco walls with rounded corners, flat composition roofs and flat parapets with clay tile coping. The entry to each unit is a shed roofed corner porch with two arched openings. In the front two buildings a slightly protruding, pitched pilaster with tile coping, which connects to the shed roof, gives the illusion of a small gable roofed entry structure. A small patio enclosed by a low stucco wall is at the corner of each unit.

Stucco chimneys with gently curving, round-edged sides are a focal point of the east (street) elevations of the front two buildings. The rest of the stucco walls are unadorned, except for rectangular attic vents which punctuate the buildings. Wood frame casement windows are typical and are divided into three lights, with the glazed wood doors similar. Wrought iron Spanish lantern light fixtures are located throughout the complex. This court is intact, with no apparent major alterations.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

Court at 275 North Chester Avenue
Los Angeles County, California

NARRATIVE STATEMENT OF SIGNIFICANCE

The Court at 275 North Chester Avenue meets National Register Criterion C in the area of Architecture as one of the best examples of the bungalow court form in Pasadena. The Court at 275 North Chester Avenue meets the registration requirements for its property type both in terms of representing the bungalow court form ideal, as an example of the attached wide (enclosed) court form, and in terms of integrity. For a definition of characteristics, forms and significance of the bungalow court property type, please refer to the National Register Multiple Property Nomination.

This bungalow court is significant for both its site planning and high degree of integrity. The terraced layout, in which the wide court steps up to provide units on different levels, is unusual and adds to the feeling of the court as a "village". The design is exemplary of the Spanish Vernacular style, combining elements of various Hispanic styles into an eclectic, yet simple and direct composition. The rounded corners of the buildings and curves of the chimneys are reminiscent of the Pueblo Style, while the tile roofed archèd entryways recall Mediterranean cottages. Spanish Colonial Revival wrought iron lanterns are another design feature. All of these are united in straightforward buildings, whose flat roofs and unadorned white stucco walls may also be inspired by the incipient Modern movement. This bungalow court was built for owner Fern Parlee in 1928. The architect and contractor are not known.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

Court at 275 North Chester Avenue
Los Angeles County, California

MAJOR BIBLIOGRAPHICAL REFERENCES

General reference works used for this and other buildings within the BUNGALOW COURTS IN PASADENA multiple property listing and are listed in the multiple property form bibliography.

The following sources specific to this property are located at the Urban Conservation Archives, City of Pasadena:

Assessor's Building Description Blank #16966

Building Permit #382B

City Directories

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Court at 275 North Chester Avenue
Los Angeles County, California

VERBAL BOUNDARY DESCRIPTION

Riggins Bros. Subdivision, por. Lots 29, 30, 31, Block B.

VERBAL BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the bungalow court.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page 1 _____

Court at 275 North Chester Avenue
Los Angeles County, California

PHOTOGRAPHER: Barry Kyler, Thirtieth Street Architects, Inc.

DATE OF PHOTOGRAPH: March, 1993.

LOCATION OF ORIGINAL NEGATIVE: Urban Conservation Archives, City of Pasadena, Ca.

DESCRIPTION OF VIEWS:

1. Center of court looking west from N. Chester Avenue.
2. Northeast elevation of units #2 & 4.
3. East elevation of center building (Units #9 and 10), looking west.
4. East elevation of Unit #11, looking west.