

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED JUL 30 1979

DATE ENTERED

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

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

1 NAME

HISTORIC None

MAY 11 1980

AND/OR COMMON

530 So. Marengo Avenue

2 LOCATION

STREET & NUMBER

530 So. Marengo Avenue

NOT FOR PUBLICATION

CITY, TOWN

Pasadena

VICINITY OF

CONGRESSIONAL DISTRICT

22nd. Congressional

STATE

California

CODE
06

COUNTY

Los Angeles

CODE
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 checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Estate of Bertha A. Lower, deceased, Bank of America, Trust Officer
555 So. Flower, Los Angeles, 90071 Buyer: Sanford Cahn

STREET & NUMBER

535 Ocean Avenue

CITY, TOWN

Santa Monica

VICINITY OF

STATE

California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGIONAL OFFICE, L.A. COUNTY ASSESSOR
REGISTRY OF DEEDS, ETC.

STREET & NUMBER

Room 200, 300 E. Walnut Avenue

CITY, TOWN

Pasadena,

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Gebhard and Winter, A Guide to Architecture in Los Angeles and Southern California. Peregrine Smith, Inc.

DATE

1977

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

Available in public libraries in Southern California

CITY, TOWN

General distribution

STATE

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 site is located on a residential street in Pasadena, Calif. and occupies a corner lot that faces west on Marengo Avenue and is bordered on the north by Pleasant Street.

The Louis B. Easton House at number 530 is a story and a half bungalow of shingle and siding construction located on a rectangular lot sixty-six feet wide by one hundred ninety six feet long, with a ten foot easement granted to the properties located to the south and east of the lot. The foundation is composed of field stones and mortar as is the front and rear porch walls. Some rot and termite damage was noted in roof eaves and bearing timbers at various places on the exterior.

The front door is composed of rough sawn redwood planks held together by hand-wrought iron hinges that extend the width of the door. Original porch light fixture and iron knocker are still in place.

The interior is composed of four major rooms in both the downstairs and upstairs levels. The downstairs includes a den, living room, dining room and kitchen and the upstairs is composed of four bedrooms. The upstairs has been altered somewhat with kitchenettes. One upstairs room has been added over a rear pergola.

The interior wood trim of the upstairs has been painted, which was not part of the original design.

The downstairs is in original condition with the exception of some painted wood trim in various rooms. All wood trim not painted is flat grain fir, stained. Most of the original fixtures, hardware and placements are still intact. Some termite damage is evident in the quarter-sawn oak floors and there is evidence of slight foundation settlement on the north side of the building.

All of the downstairs interior is designed in the Arts and Crafts milieu and is strongly influenced by Gustav Stickley's Craftsman magazine. The living and dining rooms have built-in features which include a china and buffet cabinet, serving board, a secretary and an open book case. Also, on the west side of the dining room is located a built-in deacon's bench. All of the above prominently display "craftsman" joinery such as tenons with locking keys, raised dowels and hand-wrought hardware.

Located centrally on the north wall of the living room and on the south wall of the dining room is a fireplace which has a hearth in both rooms. It is composed of courses of brick and mortar and uses clinker brick to form part of the outside border and a subtle "craftsman" design above the wooden mantle. The fireplace must be considered as one of the striking features of the house.

Structural beams are exposed in the ceilings and interior walls so that one feels the strong influence of the concept of "form and function." As one client said of Easton's work: "There are no fake beams or posts in the house, every stick of timber is just what it appears to be and does just what it seems to be doing." ¹

Located at the rear of the property is a two car garage designed in the board and batten style common to Pasadena at the turn of the century. The condition of this building is fair.

¹ Laura Rinkle Johnson, "A California Bungalow Planned for Comfort," Craftsman, V. 23. (1912-1913). p. 218.

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 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 checked="" 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 1905

BUILDER/ARCHITECT Louis B. Easton

STATEMENT OF SIGNIFICANCE

The Louis B. Easton House at number 530 So. Marengo Ave., built in 1905, is significant for its historic association with the Arts and Crafts Movement, with which Pasadena was prominently identified at the turn of the century, and is also significant for the excellence of its craftsmanship and design. ✓

Easton arrived in Pasadena in 1902 at a time when her architects and designers were just beginning to use the Arts and Crafts vernacular. Using his background in manual training and stimulated by his interest in the Arts and Crafts movement, he went into business as a contractor/builder in 1905. His sign, located in his front yard, indicated he would contract for bungalows and furniture.¹

One of the first bungalows he designed and built was number 530 So. Marengo, located next to his own home. On this point, Gebhard and Winter state:

Easton built #540 for his own residence, improving upon a plan he found in a book. But according to the story, which should be true even if it is not, he cast away precedent and relied on his own intelligence in designing #530, easily recognized as the better of the two. #530 is a simple, well-built house in the Swiss Chalet version of Craftsman architecture and is the first in the line of very fine Craftsman houses by Easton....²

The number of Easton houses in the Pasadena area is probably twenty-five, most of which are gone today. Easton and his family left the Pasadena area in 1914.

Louis Easton houses combine design and cratsmanship in a way that most bungalows in the area didn't. In number 530, one easily recognizes Easton's background as a manual arts teacher. Complex joinery such as hand-cut mortise and tenons, butterfly and scarf-joints and extended dowels are in abundance in both the interior and exterior. This craftsmanship, coupled with his original designs of the fireplace, hardware and lighting fixtures, represent the highest ideals of the Craftsman Movement. All of the other buildings he designed in the area seem to be variations of this first one. Although number 530 was never given national recognition, many of his later homes were featured in Gustav Stickley's Craftsman magazine.³

Recently much interest has been generated by preservationists to restore this historic structure to its original state. The buyer of this property has indicated he intends to destroy the building.

See continuation sheet for footnotes.

2)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Andersen, T., Moore, E., and Winter, R. California Design: 1910. Calif. Design Pub. 1974.
- Gebhard, D. and Winter, R. A Guide to Architecture of Los Angeles and So. Calif. Peregrine Smith, Inc. 1977.
- Stickley, G. ed. Craftsman. Craftsman Pub. Corp.: March, 1908; August, 1908 and November, 1912.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .3 acre

UTM REFERENCES

A	11	39.4450	3.7770	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The lot forms a rectangle from the corner of Pleasant Street and So. Marengo Avenue (Oscar Freeman subdivision), measuring sixty-six ft. south and one hundred ninety six ft. east. The last ten ft. at the east end of the property is composed of an easement granted to the properties to the south and east of the lot.

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

STATE	None	CODE	COUNTY	CODE
STATE		CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Kennon G. Miedema, Associate Professor of History 5/5/79

ORGANIZATION

DATE

Pasadena City College 213/798-9811

STREET & NUMBER

TELEPHONE

1337 E. Boston Street (home)

CITY OR TOWN

STATE

Altadena, Calif. 91001

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL X

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

Kennon Miedema

TITLE

DATE 7/17/79

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
<i>Carol Shall</i>	DATE <u>9-13-79</u>
DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION	KEEPER OF THE NATIONAL REGISTER
ATTEST: <i>[Signature]</i>	DATE <u>9-13-79</u>
KEEPER OF THE NATIONAL REGISTER	

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE

Footnotes:

¹Regarding Easton's interest in the Arts and Crafts, he had displayed his furniture designs in the 1903 Handicraft Exhibit of the Chicago Art Institute, and his wife was the sister of Elbert Hubbard, founder of the Roycrofters of East Aurora. See Andersen, Moore and Winter, California Design:1910, p. 127.

²David Gebhard and Robert Winter, A Guide to Architecture in Los Angeles and Southern California (Peregrine Smith, Inc., 1977), p. 339.

³For a fuller discussion of Easton's designs see Craftsman March, 1908, pp. 682-688; August 1908, pp. 534-538 and November, 1912, pp. 218-220.