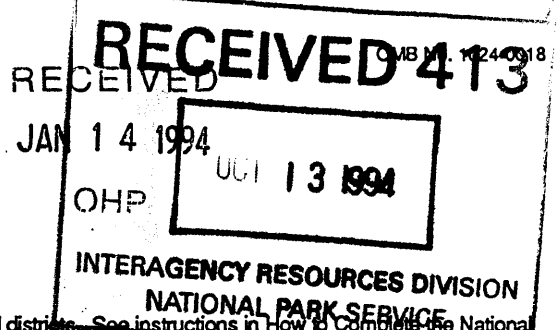


United States Department of the Interior  
National Park Service

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 or by entering the information requested. 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 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 940-948 North Raymond Avenue

other names/site number N/A

2. Location

street & number 940-948 North Raymond Avenue  not for publication N/A

city or town Pasadena  vicinity N/A

state California code CA county Los Angeles code 037 zip code 91103

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] Date 9/26/94  
Signature of certifying official

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 [Signature] Date of Action 11/15/94

Court at 940-948 North Raymond Avenue

Name of Property

Los Angeles, California

County and State

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	
7	0	buildings
0	0	sites
0	0	structures
0	0	objects
7	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 Colonial Revival

Materials  
(Enter categories from instructions)

foundation CONCRETE

walls STUCCO

roof TILE

other WOOD

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.

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):

- 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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1929

Significant Dates

1929

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Bullder

Bungus, N.S. (Architect)

Primary location of additional data:

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

Name of repository:

City of Pasadena - Urban Conservation Archives

Court at 940-948 North Raymond Avenue

Name of Property

Los Angeles, California

County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing	3	Zone	Easting	Northing
2	1 1	3 9 4 2 0 0	3 7 8 0 5 4 0	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

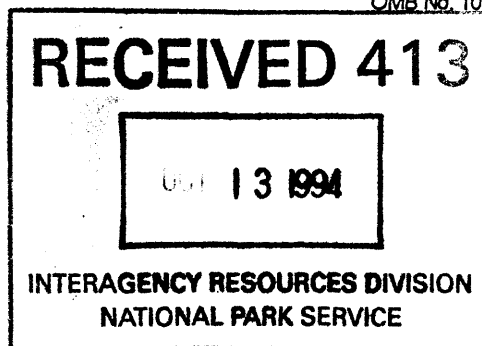
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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 Reductions Project (1024-0018), Washington, DC 20503.

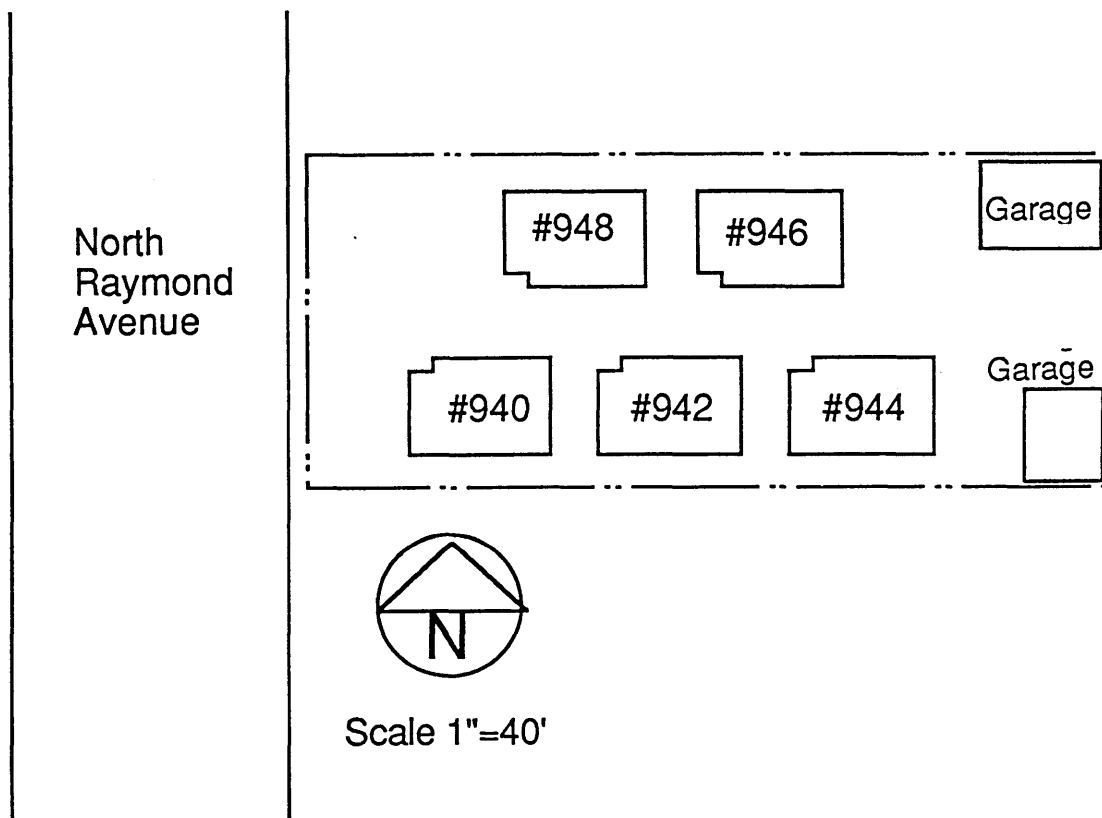
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1



Court at 940-948 North Raymond 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

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Court at 940-948 North Raymond Avenue  
Los Angeles County, California

**NARRATIVE DESCRIPTION**

This is a Spanish Colonial Revival bungalow court of five individual houses in two rows. It is sited on a narrow (70-foot) lot with a driveway on the north. Three units are located on the south side of the lot while two are on the north. The central yard with walkway, landscaped with small trees and a lawn, terminates in an eight-foot high tile clad wall. Two flat-roofed stucco garages are located at the rear of the lot. Each garage, intact with two bays and clay tile vent detailing, is considered a contributing building.

Each of the units measures 29' x 21' and has an "L"-shaped plan. The houses have a stucco finish, gabled clay tile roofs, and multi-pane casement windows with brick sills. The gables feature clay tile vents in a triangular pattern. At the rear of each unit is a stucco covered chimney. The elevations facing Raymond Avenue have canvas awnings above the windows. The main entry door of each unit is recessed into an arched opening and has a wrought iron lantern-type light fixture and a decorative ceramic tile inlaid in the wall nearby.

This bungalow court retains its original features and character. One casement window has been removed for the installation of an air conditioner.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1

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Court at 940-948 North Raymond Avenue  
Los Angeles County, California

NARRATIVE STATEMENT OF SIGNIFICANCE

The Court at 940-948 North Raymond 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 940-948 North Raymond Avenue meets the registration requirements for its property type both in terms of representing the bungalow court form ideal, as an example of the detached narrow court (open) 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 is one of the most intact and attractive bungalow courts in the North Pasadena area. It was built in 1929 and designed by architect N. S. Bungus for owner H. R. Pompeyon. The bungalows were built for the cost of \$2,000 each.

The Court at 940-948 North Raymond Avenue is significant for its style, design and overall integrity. It combines some of the basic materials (white stucco, clay tile) and design elements (gabled roofs, recessed arched entryways, canvas awings) of the Spanish Colonial Revival style with elaborate, yet authentic features such as the decorative ceramic tiles and wrought iron light fixtures. When compared to the pared down Spanish Vernacular style which was prevalent in low-cost courts of the time, this bungalow court is uncommon with its high level of stylistic detail.

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

**National Register of Historic Places  
Continuation Sheet**

Section number 9 Page 1

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Court at 940-948 North Raymond 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 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 #14583-1

Building Permit #128-132, 438 E

City Directories

Historic Resources Inventory - State of California, January 1985. Reference Number S28.56.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 1

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Court at 940-948 North Raymond Avenue  
Los Angeles County, California

VERBAL BOUNDARY DESCRIPTION  
Michener and Curtis Subdivision, Lot 19.

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 \_\_\_\_\_

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Court at 940-948 North Raymond 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. Northwest elevation of unit #948.
2. Center of court looking east from N. Raymond Avenue.
3. Garage at northeast corner of site, looking north.
4. Garage at southeast corner of site, looking south.