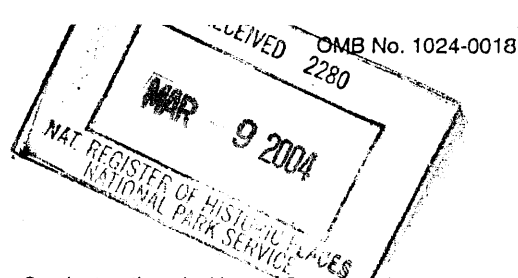


United States Department of the Interior
National Park Service

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 House at 1240 North Los Robles

other names/site number _____

2. Location

street & number 1240 North Los Robles Avenue NA not for publication

city or town Pasadena NA vicinity

state California code CA county Los Angeles code 037 zip code 91104

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.)

K. M. Ellison SHPO 3/4/04
Signature of certifying official/Title Date

California Office of Historic Preservation
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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this 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

_____	_____
_____	_____
_____	_____
_____	_____

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	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement

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 EARLY 20TH AMERICAN
MOVEMENTS/Late Victorian/Shingle

Materials
(Enter categories from instructions)

foundation River rock
roof Composition Shingle
walls Wood Shingle

other Brick

Narrative Description

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

Please see continuation sheet.

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

(Cite the books, articles, and other sources used 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

1896

Significant Dates

1896 (original construction)

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary Location of Additional Data

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

Name of repository:

City of Pasadena Design and Historic Preservation/Planning Department

10. Geographical Data

Acreage of Property

Less than 1 acre.

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	394840	3781200	3	---	---	---
2	---	---	---	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 Jennifer Mermilliod, M.A. & Janet Hansen, M.A., revised from nomination by Christy McAvoy, Historic Resources Group

organization _____ date August 4, 2003

street & number 802 Kilmarnock Way telephone (909) 789-8564

city or town Riverside state CA zip code 92508

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

(Complete this item at the request of the SHPO or FPO.)

name James Kohel

street & number 1240 North Los Robles Avenue telephone (626) 398-1855

city or town Pasadena state CA zip code 91104

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 18.1 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 7 Page 1

Narrative Description

House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement

Section 7 Narrative Description

This two story, Shingle style single-family residence is located on the east side of North Los Robles Avenue, facing west, two lots north of East Claremont Street, within the Claremont Tract on Pasadena's north side. The dwelling is moderately set back on a slightly elevated lot that is landscaped with turf and mature shrubs and trees, including palm and pine species. A non-contributing 2-car garage (1935) is positioned along the eastern property boundary, to the rear of the residence. The original lot extended to East Claremont Street in the south, but this southern portion was sold in 1912. At that time, the dwelling was turned from its original southward orientation to face west on North Los Robles Avenue, and a residence has since been constructed on the now separate lot to the south. The residence has undergone a few exterior alterations since its construction including the addition of a rear laundry room and possible rear entry porch enclosure (1940s). In addition, a bedroom was added to the northeast corner of the residence (date unknown), and the large multi-paned, wood-framed window on the front façade (left) appears to be a 1940s replacement that does not detract from the building's overall integrity. The roof was partially replaced in 1933 and 1936. A complete reroof in 2000 revealed five layers of wood shingles, which were removed at that time. In the same year, the foundation was retrofitted to current standards, and an interior sister wall was added to the partial basement. The driveway approach from North Los Robles Avenue has been altered to conform to modern width and approach standards, although the driveway itself appears original in width. The residence is painted a light gray-green color and trimmed in white. It is in excellent condition and retains a high degree of architectural integrity.

The irregularly shaped, wood-framed dwelling is supported by a river rock wall foundation, which surrounds a partial basement. The cross-gabled roof has a medium pitch, and is topped with brown composition shingles. Moderate to wide eaves are boxed, and gable ends that flare at the base project far over the second story and are supported by solid, shingle-clad brackets with a slight curvature in profile on the front (west) façade and by shingled columns over a balcony on the side (north) elevation. Similarly, the second story volume flares modestly to cap the first floor walls, which also project at the base over the foundation. Walls are clad in coursed wood shingles, and the central portion of shingles in gable ends are laid in a wave pattern, which appear as undulating courses. At the apex of the front and side (south) gable ends, a bowed hood, covered in shingles, shelters a row of three small windows, which lights the attic.

Two projecting, three-sided bays punctuate the second story front façade below the main gable. The northern bay has obtuse angles in plan and a single-pane, double-hung window on each face. The southern bay has ninety-degree angles in plan and a pair of double-hung windows surmounted by a multi-paned toplight with rounded corners. The south elevation has a large, ninety-degree angle bay with one off-centered, double-hung window. The open porch on the north elevation is floored with decking and sheeting and capped by the side gable end overhang, which is supported by shingled columns that form arched openings to the north, east, and west. Fenestration throughout is mainly single-paned, wood-framed, double-hung windows trimmed with narrow boards and simple wood sills, though a fixed, multi-paned window, possibly added in the 1940s, is located on the first story primary façade and a pair of multi-paned windows is found on the second story south elevation. Two brick chimneys rise from the interior.

A recessed, partial façade porch wraps around the south elevation and is eclipsed by mature shrubbery. The raised, wood porch is capped by a hip roof, which is supported by six 6x6 posts with simple capitals. A projecting, front-facing gable supported by two matching posts and three stacked, concrete steps mark the entrance to the porch in the center of the façade. Wood lattice decorates the apex of the shingled gable end. Two similar doors allow access to the dwelling from the front porch, which confirms building permit records that indicate the residence supported multi-family use at least in 1978.

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

**National Register of Historic Places
Continuation Sheet**

A rear entry raised by five concrete steps faced with river rock is found on the east elevation and accesses the laundry room added in the 1940s, which may have enclosed a rear porch. The multi-paned glass rear entry door is not original (date unknown) and the small size of the river rock is inconsistent with that used in the walled foundation and the low retaining wall that fronts the property and lines the driveway.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

Narrative Descript

House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement

Section 7 Narrative Description

On the interior, the first floor offers two living rooms, kitchen, laundry, and bedroom; the second floor has additional bedroom and a kitchen, and a full attic remains unfinished. Many original details remain intact on the interior, such as built-in window seating, gas lighting, Victorian and Craftsman detailing around doors, pine and maple hardwood flooring, and an elaborate, turned spindle stairway balustrade.

A non-contributing 2-car garage was constructed in 1935 along the eastern property boundary, to the rear of the residence. The building is irregular in shape and rests on a concrete foundation. The side-gabled building is topped with brown composite shingle and clad in clapboard and wider, horizontal board siding. The building houses vehicles in the southern most portion, with the remainder is used as a workshop. The garage is painted to match the residence.

This Shingle style residence boasts many character defining details, particularly in the use of a bowed hood over the attic light, wood shingle cladding on walls, roof (originally) and some columns, rounded corners of the beam-to-column juncture, and absence of corner boards. Borrowed from the Queen Anne style, its combination of shingle patterns and cutaway bay windows provide discontinuity of wall texture and plane.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

Statement of Significa

House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement

Section 8 Statement of Significance

Built in 1896 in the Claremont Tract, the architect, builder, and original owner of the house at 1240 North Los Robles Avenue unknown, although early owners include W.D. Richards and later, James Cooper. The dwelling represents the property type "Arts and Crafts Single-Family Residences in Pasadena" and is an excellent example of the Shingle style within the subtype "two-story Arts and Crafts period house." It meets the registration requirements under Criterion C, as it exemplifies the values of design, craftsmanship and materials, which embody the philosophy and practice of Arts and Crafts period residential architecture in Pasadena, and the property retains integrity. This residence is one of a few houses in Pasadena to exhibit Shingle style features. Distinguishing features associated with the Shingle style include the use of curved hoods and toplight, the shingle-clad columns, the second story north porch, the rounded corners of the beam-to-column juncture, and the absence of corner boards. The residence borrows some detailing from the Queen Anne style, such as the combination of shingle patterns, which appears as undulating waves in overhanging gable ends, cutaway bay windows, and the interior turned spindle balustrade.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9, 10 Page 4

Major Bibliographical References
Geographical

House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement

Section 9 Major Bibliographical References

Pasadena, City of.:
Address files
Architectural and Historical Inventory
Assessor's Records
Building permits on microfiche

Pasadena City Directories.

Sanborn Fire Insurance Maps. *Pasadena, California*. 1910-1928; 1931 corrected to 1958.

Section 10 Geographical Data

Verbal Boundary Description:

The property is defined by the current lot lines, which is described as the north 63 feet of the south 127 feet of Lot 1 and the west 52 feet of the south 116 feet of Lot 2 of the Claremont Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 19, Pages 49 of Maps in the office of the County Recorder of said county.

Boundary Justification:

The boundary excludes the original southern portion, which extended to East Claremont Street. The current lot and boundary, which reflects its reconfiguration in 1912 when the residence was turned from its original southward orientation to face west on North Robles Avenue, has been historically associated with the residence from that time. The boundary includes the house at 1240 North Robles Avenue and the detached garage.

United States Department of the Interior
National Park Service

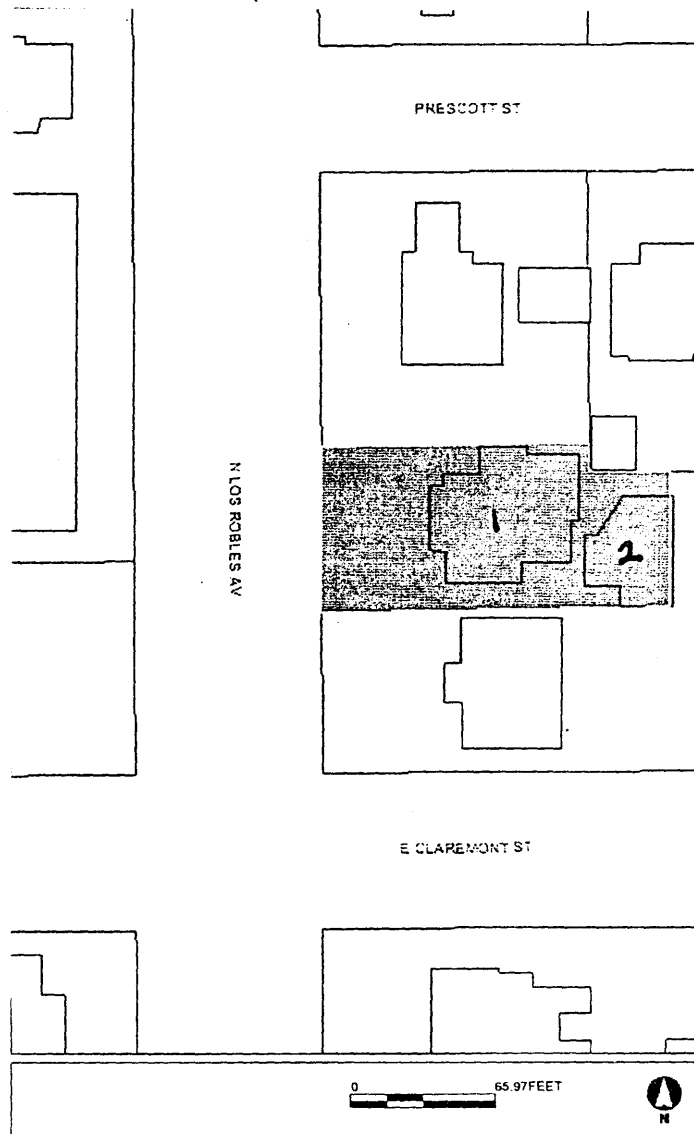
National Register of Historic Places
Continuation Sheet

Section -- Page 5

Sketch 1

House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement

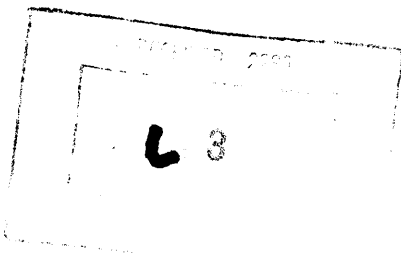
Sketch Map



- 1 - House at 1240 N. Los Robles Avenue
- 2 - Non-contributing Garage

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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1. Name of Property

historic name **House at 1240 North Los Robles**

other names/site number

2. Location

street & number **1240 North Los Robles Avenue** NA not for publication

city or town **Pasadena** NA vicinity

state **California** code **CA** county **Los Angeles** code **037** zip code **91104**

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.)

Stephan M. DSK/PO 7-8-04
Signature of certifying official/Title Date

California Office of Historic Preservation
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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

hereby certify that this 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

[Signature] 8/20/04

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	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing

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

The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement

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 EARLY 20TH AMERICAN
MOVEMENTS/Late Victorian/Shingle

Materials

(Enter categories from instructions)

foundation River rock
roof Composition Shingle
walls Wood Shingle

other Brick

Narrative Description

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

Please see continuation sheet.

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

(Cite the books, articles, and other sources used 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

1896; 1912

Significant Dates

1896 (original construction)
1912 (moved to current location)

Significant Person

(Complete if Criterion B is marked above)

N/A
Cultural Affiliation
N/A

Architect/Builder

Unknown

Primary Location of Additional Data

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

Name of repository:

City of Pasadena Design and Historic Preservation/Planning Department

House at 1240 North Los Robles Avenue
Name of Property

Los Angeles, California
County and State

10. Geographical Data

Acreage of Property

Less than 1 acre.

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	394900	3781100	3	—	—	—
2	—	—	—	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 Jennifer Mermilliod, M.A. & Janet Hansen, M.A., revised from nomination by Christy McAvoy, Historic Resources Group

organization _____ date August 4, 2003

street & number 802 Kilmarnock Way telephone (909) 789-8564

city or town Riverside state CA zip code 92508

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

(Complete this item at the request of the SHPO or FPO.)

name James Kohel

street & number 1240 North Los Robles Avenue telephone (626) 398-1855

city or town Pasadena state CA zip code 91104

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 18.1 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 7 Page 1

Narrative Description

**House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Section 7 Narrative Description

This two story, Shingle style single-family residence is located on the east side of North Los Robles Avenue, facing west, two lots north of East Claremont Street, within the Claremont Tract on Pasadena's north side. The dwelling is moderately set back on a slightly elevated lot that is landscaped with turf and mature shrubs and trees, including palm and pine species. A non-contributing 2-car garage (1935) is positioned along the eastern property boundary, to the rear of the residence. The original lot extended to East Claremont Street in the south, but this southern portion was sold in 1912. At that time, the dwelling was turned from its original southward orientation to face west on North Los Robles Avenue, and a residence has since been constructed on the now separate lot to the south. The residence has undergone a few exterior alterations since its construction, including the addition of a rear laundry room and possible rear entry porch enclosure (1940s). In addition, a bedroom was added to the northeast corner of the residence (date unknown), and the large multi-paned, wood-framed window on the front façade (left) appears to be a 1940s replacement that does not detract from the building's overall integrity. The roof was partially replaced in 1933 and 1936. A complete reroof in 2000 revealed five layers of wood shingles, which were removed at that time. In the same year, the foundation was retrofitted to current standards, and an interior sister wall was added to the partial basement. The driveway approach from North Los Robles Avenue has been altered to conform to modern width and approach standards, although the driveway itself appears original in width. The residence is painted a light gray-green color and trimmed in white. It is in excellent condition and retains a high degree of architectural integrity.

The irregularly shaped, wood-framed dwelling is supported by a river rock wall foundation, which surrounds a partial basement. The cross-gabled roof has a medium pitch, and is topped with brown composition shingles. Moderate to wide eaves are boxed, and gable ends that flare at the base project far over the second story and are supported by solid, shingle-clad brackets with a slight curvature in profile on the front (west) façade and by shingled columns over a balcony on the side (north) elevation. Similarly, the second story volume flares modestly to cap the first floor walls, which also project at the base over the foundation. Walls are clad in coursed wood shingles, and the central portion of shingles in gable ends are laid in a wave pattern, which appear as undulating courses. At the apex of the front and side (south) gable ends, a bowed hood, covered in shingles, shelters a row of three small windows, which lights the attic.

Two projecting, three-sided bays punctuate the second story front façade below the main gable. The northern bay has obtuse angles in plan and a single-pane, double-hung window on each face. The southern bay has ninety-degree angles in plan and a pair of double-hung windows surmounted by a multi-paned toplight with rounded corners. The south elevation has a large, ninety-degree angle bay with one off-centered, double-hung window. The open porch on the north elevation is floored with tin sheeting and capped by the side gable end overhang, which is supported by shingled columns that form arched openings to the north, east, and west. Fenestration throughout is mainly single-paned, wood-framed, double-hung windows trimmed with narrow boards and simple wood sills, though a fixed, multi-paned window, possibly added in the 1940s, is located on the first story primary façade and a pair of multi-paned windows is found on the second story south elevation. Two brick chimneys rise from the interior.

A recessed, partial façade porch wraps around the south elevation and is eclipsed by mature shrubbery. The raised, wood porch is capped by a hip roof, which is supported by six 6x6 posts with simple capitals. A projecting, front-facing gable supported by two matching posts and three stacked, concrete steps mark the entrance to the porch in the center of the façade. Wood lattice decorates the apex of the shingled gable end. Two similar doors allow access to the dwelling from the front porch, which confirms building permit records that indicate the residence supported multi-family use at least in 1978.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Narrative Description

**House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Section 7 Narrative Description

A rear entry raised by five concrete steps faced with river rock is found on the east elevation and accesses the laundry room added in the 1940s, which may have enclosed a rear porch. The multi-paned glass rear entry door is not original (date unknown) and the small size of the river rock is inconsistent with that used in the walled foundation and the low retaining wall that fronts the property and lines the driveway.

On the interior, the first floor offers two living rooms, kitchen, laundry, and bedroom; the second floor has additional bedrooms and a kitchen, and a full attic remains unfinished. Many original details remain intact on the interior, such as built-in window seating, gas lighting, Victorian and Craftsman detailing around doors, pine and maple hardwood flooring, and an elaborate, turned spindle stairway balustrade.

A non-contributing 2-car garage was constructed in 1935 along the eastern property boundary, to the rear of the residence. The building is irregular in shape and rests on a concrete foundation. The side-gabled building is topped with brown composition shingle and clad in clapboard and wider, horizontal board siding. The building houses vehicles in the southern most portion, while the remainder is used as a workshop. The garage is painted to match the residence.

This Shingle style residence boasts many character defining details, particularly in the use of a bowed hood over the attic lights, wood shingle cladding on walls, roof (originally) and some columns, rounded corners of the beam-to-column juncture, and the absence of corner boards. Borrowed from the Queen Anne style, its combination of shingle patterns and cutaway bay windows provide discontinuity of wall texture and plane.

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Continuation Sheet**

Section 8 Page 3

Statement of Significance

**House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Section 8 Statement of Significance

Built in 1896 in the Claremont Tract, the architect, builder, and original owner of the house at 1240 North Los Robles Avenue are unknown, although early owners include W.D. Richards and later, James Cooper. The dwelling represents the property type "Arts and Crafts Single-Family Residences in Pasadena" and is an excellent example of the Shingle style within the subtype "two-story Arts and Crafts period house." It meets the registration requirements under Criterion C, as it exemplifies the values of design, craftsmanship and materials, which embody the philosophy and practice of Arts and Crafts period residential architecture in Pasadena, and the property retains integrity. This residence is one of a few houses in Pasadena to exhibit Shingle style features. Distinguishing features associated with the Shingle style include the use of curved hoods and toplight, the shingle-clad columns of the second story north porch, the rounded corners of the beam-to-column juncture, and the absence of corner boards. The residence borrows some detailing from the Queen Anne style, such as the combination of shingle patterns, which appears as undulating waves in overhanging gable ends, cutaway bay windows, and the interior turned spindle balustrade.

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

**National Register of Historic Places
Continuation Sheet**

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**Major Bibliographical References
Geographical Data**

**House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Section 9 Major Bibliographical References

Pasadena, City of.:

Address files

Architectural and Historical Inventory

Assessor's Records

Building permits on microfiche

Pasadena City Directories.

Sanborn Fire Insurance Maps. *Pasadena, California*. 1910-1928; 1931 corrected to 1958.

Section 10 Geographical Data

Verbal Boundary Description:

The property is defined by the current lot lines, which is described as the north 63 feet of the south 127 feet of Lot 1 and the west 30 feet of the north 52 feet of the south 116 feet of Lot 2 of the Claremont Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 19, Pages 49 of Maps in the office of the County Recorder of said county.

Boundary Justification:

The boundary excludes the original southern portion, which extended to East Claremont Street. The current lot and boundary, which reflects its reconfiguration in 1912 when the residence was turned from its original southward orientation to face west on North Los Robles Avenue, has been historically associated with the residence from that time. The boundary includes the house at 1240 North Los Robles Avenue and the detached garage.

United States Department of the Interior
National Park Service

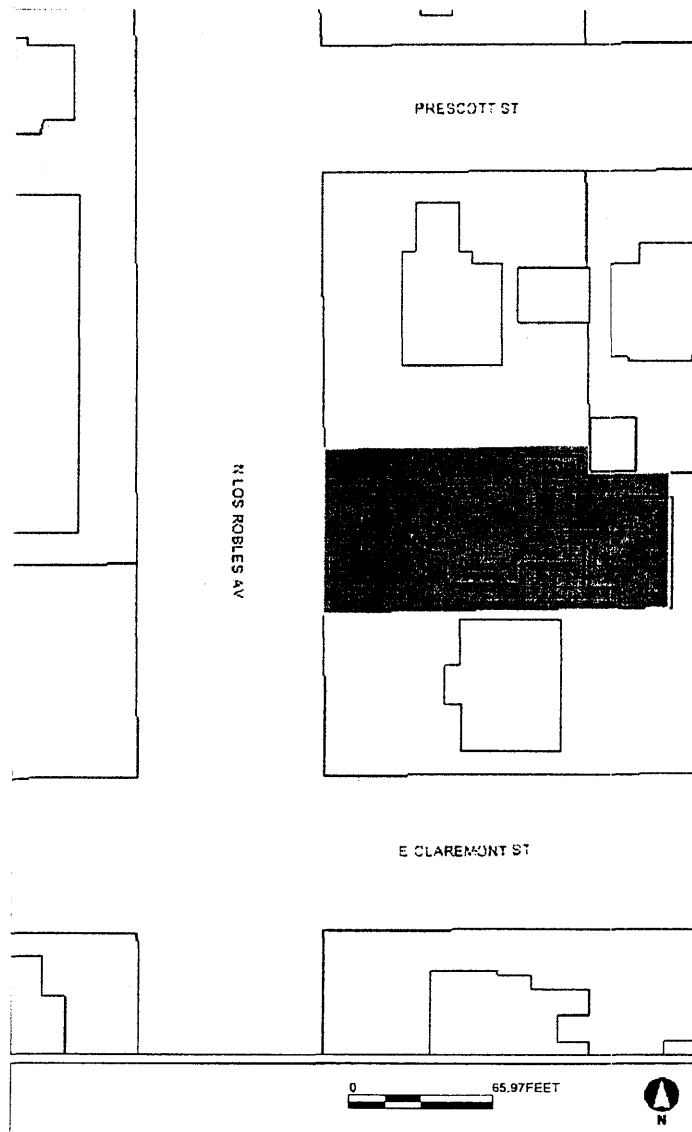
National Register of Historic Places
Continuation Sheet

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Sketch Map

House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement

Sketch Map



- 1 – House at 1240 N. Los Robles Avenue
- 2 – Non-contributing Garage

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

**National Register of Historic Places
Continuation Sheet**

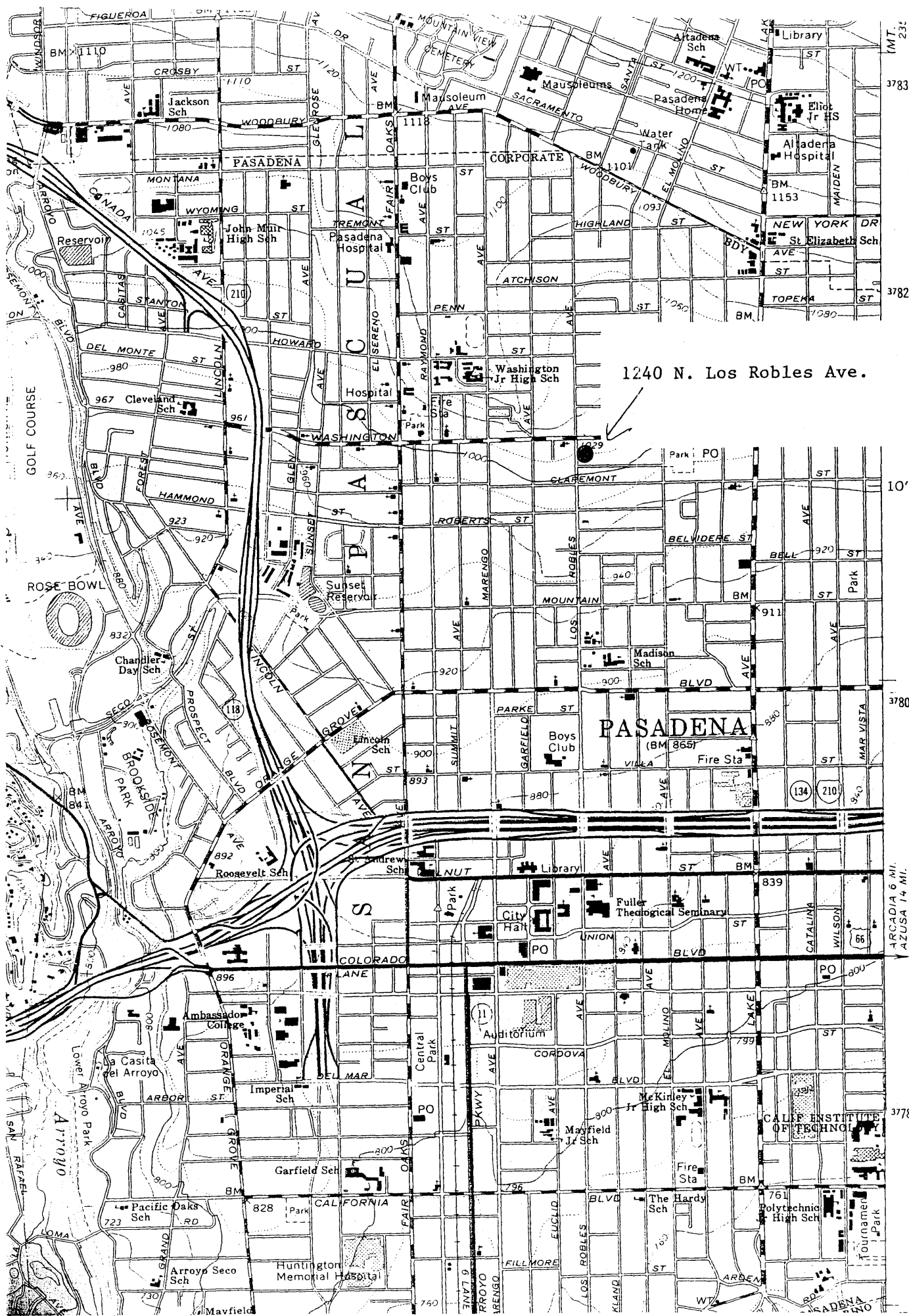
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Photograph

**House at 1240 North Los Robles Avenue
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Photographs:

Name of Property:	House at 1240 North Los Robles Avenue
City, County, and State:	Pasadena, Los Angeles County, California
Photographer:	Jennifer Minasian, Historic Resources Group
Date of Photograph:	July, 2000
Location of Negatives:	City of Pasadena, Design and Historic Preservation Section 175 North Garfield Avenue, Pasadena, CA 91109
View of Photograph:	Primary facade, view northeast
Photograph Number:	1



1240 N. Los Robles Ave.

3783
3782
10'
3780
3778
ARCADIA 6 MI.
AZUSA 14 MI.