

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" for "yes" or "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.

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

1. Name of Property

historic name Court at 533-549 North Lincoln Avenue

other names/site number N/A

2. Location

street & number 533-549 North Lincoln 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not for publication · N/A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 of certifying official

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:

Signature of the Keeper

Date of Action

- 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): \_\_\_\_\_

*Paul R. Ferguson*

11/15/94

Court at 533-549 North Lincoln 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	
4	0	buildings
0	0	sites
0	0	structures
0	0	objects
4	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)

Bungalow/Craftsman  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
walls WOOD  
roof ASPHALT  
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.

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

1922-1925

Significant Dates

1922, 1923, 1925

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

G. Tombleson (Architect)

Whitescarver & Pieton, Joseph G. Roth (Builder)

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 533-549 North Lincoln Avenue  
Name of Property

Los Angeles, California  
County and State

10. Geographical Data

Acresage of Property 0.32 acres

UTM References  
(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing	3	Zone	Easting	Northing
2	11	39,374,0	3,779,620	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/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 Remarks

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

Property Owner

name/title \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city/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.).

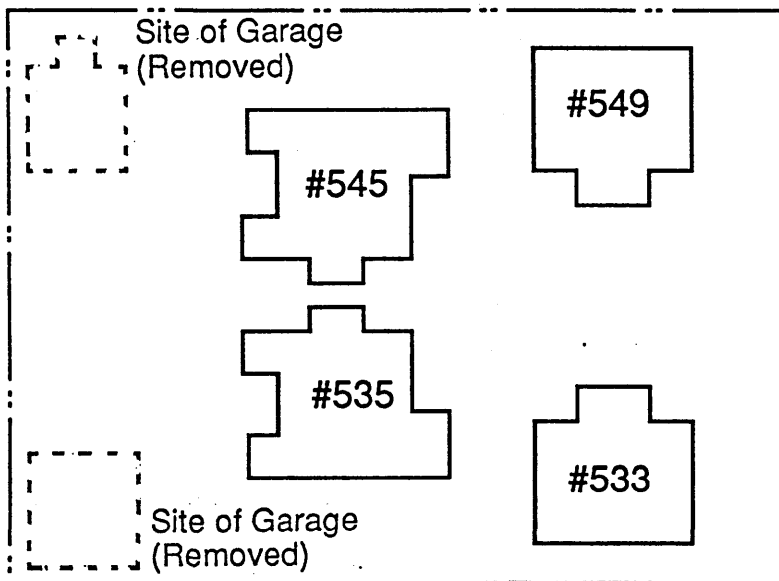
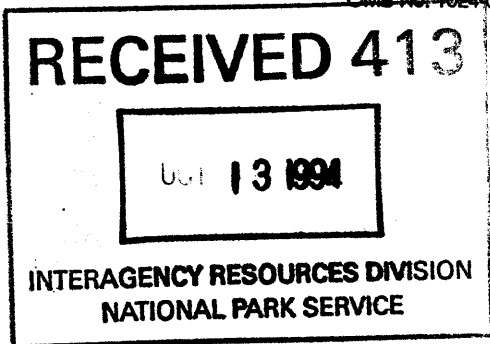
Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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 (1024-0015), Washington, DC 20503.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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Court at 533-549 North Lincoln Avenue  
Los Angeles County, California



North  
Lincoln  
Avenue

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National Park Service

National Register of Historic Places  
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Court at 533-549 North Lincoln Avenue  
Los Angeles County, California

NARRATIVE DESCRIPTION

This court consists of four one-story detached bungalow units on a lot 120 feet wide by 161 feet deep. The bungalows are organized in a "U"-configuration around a common central courtyard, with a driveway running through the center of the property. Several trees, shrubs and an expansive lawn comprise the landscaping. Two garages originally situated at the rear of the property have been removed.

Number 533, at the southeast corner of the site, has a symmetrical facade with a centered entrance occurring off of a low concrete stoop. The stoop is located under an extension of the house's main roofline. Two Doric columns support the roof near its front corners. The entrance is flanked by two matching wood casement windows which have a top border of rectangular lights. The house has a moderately pitched gable roof with exposed rafter tails. A low centrally placed shed dormer at the front facade contains horizontal wood attic louvers. Both casement and double-hung windows are present. Latticed attic vents are located at the side elevations. A large hedge partially obscures the front of the building. This, as well as all of the other bungalows, is of wood frame construction with wood clapboard siding.

Number 549, at the northeast corner, matches the design of number 533, and is directly across from it on the parcel. These two homes closely resemble Pacific Ready Cut style 79 of the 1923 catalog.

Number 535 has a centrally placed entrance that occurs from an offset, cross-gabled, porticoed porch. The roof is low-pitched and has a moderate overhang, with exposed rafter tails. Windows and porch columns are the same as those above. A hedge partially obscures the front of the building. Number 545 is the reverse of number 535.

Composition roofing replaces the original roofing material, most likely wood or asphalt shingles. There is a general lack of maintenance about the property. Other alterations are minor, such as aluminum window screens, and do not significantly affect the integrity of the site.

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National Park Service**

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Court at 533-549 North Lincoln Avenue  
Los Angeles County, California

**NARRATIVE STATEMENT OF SIGNIFICANCE**

The Court at 533-549 North Lincoln 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 533-549 North Lincoln 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 wide court (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 court was constructed between 1922 and 1925 for owner T. G. Grabham. Each house was within the cost range of \$3,000 (number 535) to \$3,525 (number 533 plus garage). The first homes to be built on the site, numbers 533 and 535, were designed by G. Tombleson in 1922. In that same year, Tombleson was the architect for the Kozy Knook Court at 830 Brooks Avenue (also included within the Bungalow Courts in Pasadena multiple property nomination). In early 1923, number 545 was built, with no architect listed (Whitescarver & Pieton were the contractors). Lastly in 1925, number 549 was built with Joseph G. Roth as contractor.

The design of this bungalow court is representative of the late Craftsman style. By 1922-25 (the date of the court's construction) many distinctive Craftsman characteristics were simplified, modified or completely omitted. This was especially true in smaller, lower-cost bungalows. These houses do not include the level of Craftsman detailing often found in the previous decade, but they do illustrate the style through readily apparent features. These include low pitched gable roofs; exposed rafter tails; and the use of vertical wood attic vents at gables.

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Court at 533-549 North Lincoln 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 #7239, 7240

Building Permit #461D, 3667C, 7854B, 9358B

City Directories



**United States Department of the Interior  
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Court at 533-549 North Lincoln Avenue  
Los Angeles County, California

**VERBAL BOUNDARY DESCRIPTION**  
Subdivision of A.O. Bristol Tract, Lot 9 and Lot 10.

**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  
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Court at 533-549 North Lincoln 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. View of court looking west from N. Lincoln Avenue.
2. South elevation of Unit #549.