

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received AUG 14 1984

date entered SEP 13 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Villa Verde

and/or common Villa Verde

2. Location

street & number 800 South San Rafael

N/A not for publication

city, town Pasadena

N/A vicinity of

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"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. Richard Ney

street & number 800 South San Rafael

city, town Pasadena

N/A vicinity of

state California 91105

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Assessor, County of Los Angeles

street & number 300 East Walnut Street

city, town Pasadena

state California

6. Representation in Existing Surveys

title None

has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

Eight Hundred South San Rafael is a two-story, L-shaped caretaker's residence in Spanish Colonial Revival styling, with a two-story garage/residence of compatible design. The main residence has a low-pitched, terra cotta roof with natural exposed beams. Ornate wrought iron is used extensively on the windows, doors, and balconies; cast stone pieces ornament the house's north exposure and many garden walkways. The residence is set far above street level on a large, landscaped lot, with a retaining wall of varied levels surrounding portions of all sides of the building, and a wrought iron gate marking the formal entrance to the property. Integrity remains very high for the entire property.

The front facade bears the dignified simplicity found in high quality Spanish Colonial Revival residences. Windows vary in size and are asymmetrically disposed between broad expanses of wall. An iron grille covers a small first story window. To its right is the dwelling's main entrance. Here, an arched wooden door with raised paneling is outlined by boldly rusticated reveals. A canvas awning, supported by wrought iron posts, covers the front stoop. A wrought iron balconet stands in front of a tall single-paned window with louvered shutters above. Around the corner, the northeast elevation is dominated by a Gothic ribbed vault on the first story level. The portico is comprised of Tuscan columns with a brick floor surface complementing the red tile roof above. An open air sleeping porch, also topped by a canvas overhang, is set above the portico. Windows on this exposure are casement with enlarged architrave trim and sills at the first story level. Sash-type windows appear above.

Oriented toward a view of the hills behind the Arroyo Seco, the southeast exposure makes the residence's most formal statement. Except for its lack of a main entryway, this section bears the detailing and symmetry usually associated with a streetfront elevation. An opening in the balustrated retaining wall contains a cast stone stairway which directs one to the bay on the northeast side of this exposure. Balancing the two-story portion is a more understated bay on the dwelling's opposite side in the rear. Three arched openings are carved from the smaller bay, forming another porch at the first story level. Below, single paned glass doors open onto a canvas covered patio. Original copper downspouts and striking cast stone ornaments are also visible on the southeast exposure.

An austere, two-flight stairway with cast stone balusters and a wrought iron gate approaches the patio from the driveway on the southwest side. At the foot of the stairway are two large ornamental cast stone planters. In front of the pots, the driveway has an oval-shaped area of inlaid bricks marking an official stopping point for visitors. North of the stairway is a wrought iron balcony supported by sturdy cast stone braces. The basement level is above ground on this side, thus exposing all three stories of the massive residence. There are two wood paneled doors at ground level; the one to the south providing a delivery entrance, and the other leading to the basement and main kitchen on the first floor. Small casement windows are interspersed between the doors. Further up the drive, a double-arched portico embellishes the northeast corner of this elevation. And, continuing the pattern of the patio stairway, a masonry wall winds with the driveway as it nears the building's front.

Continued on Continuation Sheet Item #7, Page 1.

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 type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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 1927 **Builder/Architect** R.Wescott Company/Marston, Van Pelt & Maybur.

Statement of Significance (in one paragraph)

Eight Hundred South San Rafael, an estate built in the late 1920s, exemplifies another era and style of life very much a part of Pasadena's cultural heritage. Built for a man who made his fortune in the Midwest, this mansion overlooking the Arroyo Canyon was among many constructed for wealthy newcomers to Pasadena in the 1920s. Pasadena, with its warm climate and rare natural beauty, was a magnet for successful business families during the early 20th century. Steady growth of this "well-to-do" population called for a new breed of architect, and ultimately a new form of architecture that would satisfy the tastes and needs of the city's transplanted Easterners. Sylvanus Marston and his partners Garrett Van Pelt and Edgar Maybury responded to this demand and designed hundreds of custom homes in Pasadena. Examples of their residential work are numerous, but their Spanish Colonial work is perhaps best represented at 800 South San Rafael. Unlike other twenties estates in the area, the property at 800 South San Rafael has not been subdivided, nor has its original character been altered by renovation.

Marston & Van Pelt was one of the largest architectural firms in Southern California in 1925. The firm designed a variety of schools, churches, and civic buildings in Pasadena which include: many of the cottages for the Vista del Arroyo Hotel, the Grace Nicholson Building, the remodeling of the Pasadena YMCA and Shakespeare Club. Marston & Van Pelt (after 1926, Marston, Van Pelt, and Maybury) were also well known for the beautiful private homes they completed for two of the first local land developers: Frank Hogan and Thomas & Stevenson. Although many of these homes have been demolished, some are still on view on Grand, Oakland, and Oak Knoll Avenues in Pasadena.¹

While stationed in France during the First World War, Sylvanus Marston gained an appreciation for European architecture. Having made etchings and illustrations in Europe, he later applied these ideas to his work in California. In Pasadena, Marston built in a wide variety of styles -- from Italian Villas to French Chateaux -- each of which was adapted to the landscape and lifestyle of its surroundings. Eight Hundred South San Rafael is an excellent example of the Spanish-California style that Marston and Garrett Van Pelt, Jr. utilized in the 1920s. Probably more the effort of Van Pelt (1879-1975), who was well acquainted with the architecture of Europe and Mexico, the San Rafael dwelling is close in character to Europe's finest homes. Its red tile roof and blank white walls are reminiscent of Spain's native architecture, while formal gardens and cast stone ornamentation are the markings of a formal Italian residence. The house's layout, however, was influenced entirely by local conditions.

Continued on Continuation Sheet Item #8, Page 1.

¹Pasadena's Architectural and Historical Inventory. Marston File: 100 North Garfield Avenue, Urban Conservation Department.

9. Major Bibliographical References

House Beautiful, "Four Stucco Houses in Pasadena, California." D.M. Jennison. April, 1930.
 Pasadena's Architectural and Historical Inventory. Marston File: 100 North Garfield
 Avenue/Department of Urban Conservation.
 Pasadena Heritage F.A. Hardy Biographical Information File: 54 W. Colorado

10. Geographical Data

Acreeage of nominated property 1.75

Quadrangle name Pasadena, CA

Quadrangle scale 1:24000

UTM References

A

1	1	3	9	2	3	2	0	3	7	7	7	1	6	0
Zone		Easting				Northing								

B

Zone		Easting				Northing							

C

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D

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Verbal boundary description and justification Commence at southermost corner of lot 5, then procede northwest on the northeast line of San Rafael Ave. 53.65' thence north 110', next east 25.7', next north 76.93', turn east 152', then southeast 221.35', finally southwest 362.75' to point of origin. Boundaries encompass the historic estate on its original lot. Assessor's Map Book 5717, Page 019, Parcel 003.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	n/a	code
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state	n/a	code	county	n/a	code
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11. Form Prepared By

name/title Marget Elaine Long (OHP Revision 4/84)

organization Pasadena Heritage date September 13, 1983

street & number 54 West Colorado Boulevard telephone (818) 793-0617

city or town Pasadena state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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 Margaret Elaine Long

title Special State Historic Preservation Officer date 7/16/84

For NPS use only	
I hereby certify that this property is included in the National Register	Entered in the National Register
<u>Margaret Elaine Long</u> Keeper of the National Register	date <u>9-13-84</u>
Attest:	

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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DATE ENTERED

CONTINUATION SHEET

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Each room and accompanying balcony is oriented to the formal gardens outside, and the Arroyo below. The mansion also embodies the spirit of economy and simplicity that is unlike its more extravagant European counterparts. Though large, none of the residence's 22 rooms lack a feeling of warmth and utility.

The house at 800 South San Rafael was built for F. A. Hardy. Born in England in 1852, he emigrated from that country when still very young, settled in various parts of the United States, and achieved a reputation as a successful businessman and horticulturist. On retiring as Chairman of the Goodrich Tire and Rubber Company, he moved to Augusta. Then, in 1927, he left Georgia where he had already become recognized as an authority on rose gardens. Rejecting more formal traditions, Mr. Hardy conceived a garden at 800 South San Rafael which remains today.¹

As an intact estate, and excellent example of Marston, Van Pelt & Maybury's contribution to an architectural style and movement in early Pasadena, Villa Verde is worthy of nomination to the National Register of Historic Places.

¹ Richard Ney, Description of Gardens at 800 South San Rafael.
Pasadena Heritage File: 54 West Colorado Boulevard. Sept., 1983.

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Continuation sheet

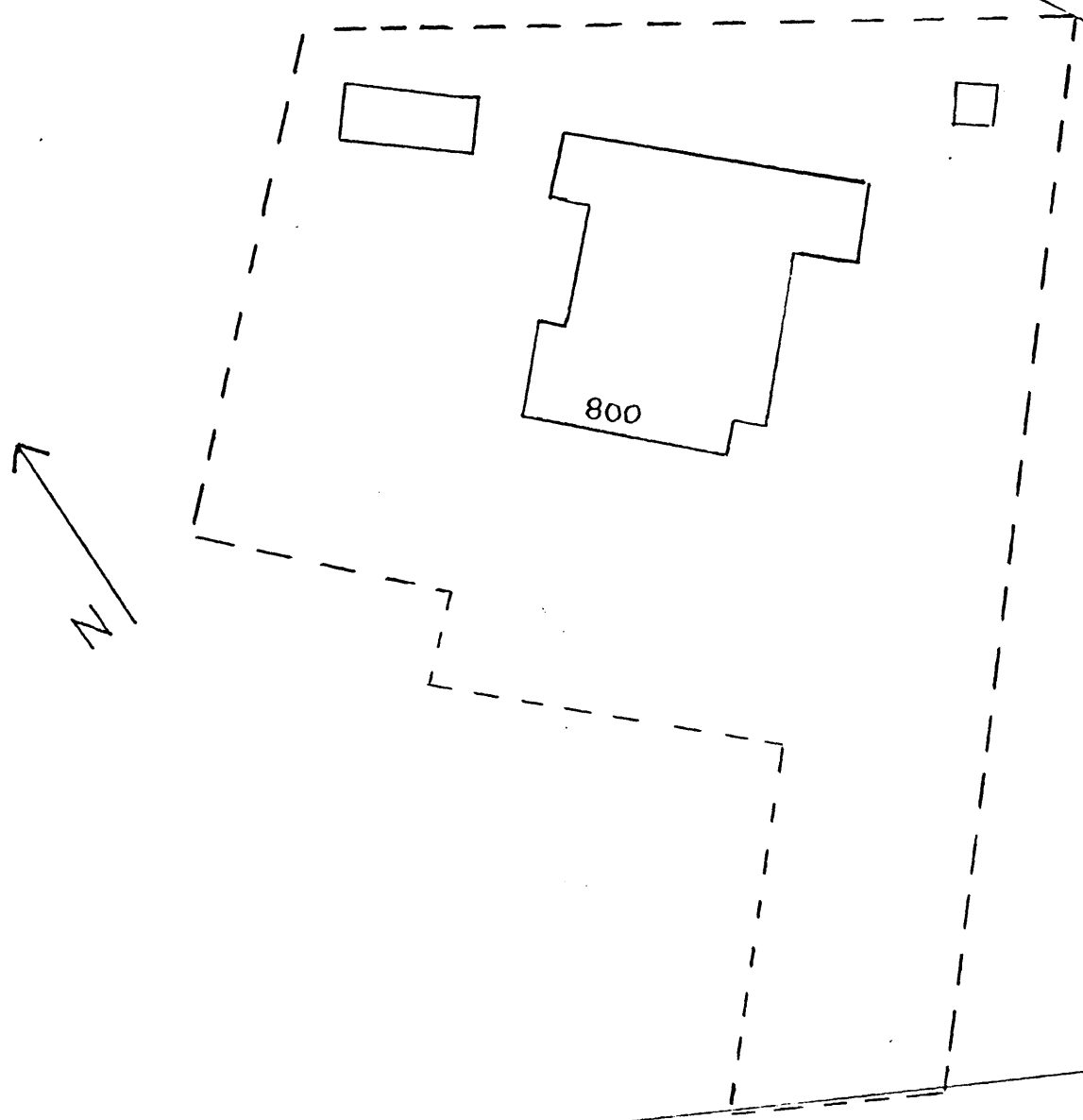
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The interiors of the Villa Verde retain the understated elegance of their original design. A long staircase winds over the entry which leads into spacious rooms. Oak floors, simplified classical moldings, and squared doorways and windows remain untouched. Clearly, the interiors of Villa Verde have retained their original integrity.

Situated on just under two acres, the grounds at 800 South San Rafael have a deliberate, yet naturally flowing design. Tall palms line the driveway and follow its path to the house. A sloping, park-like area on the southeast portion of the property has acacia, orchid trees, and a stately Montezuma cypress. This tree is reputed to be well over 100 years old, one of the tallest and oldest of its kind in Southern California. At the residence's front, a grass island contains an Italian-domed gazebo crowned with venerable wisteria, jasmine, and bougainvillea. Beneath the gazebo is a carved stone fountain original to the property. The east side of the grounds, bordered by a sandstone balustrade, is tastefully landscaped with pelargoniums and azaleas. Native oaks dominate this area, one of which holds Mr. Hardy's treehouse. The southern yard, like its accompanying facade, provides the residence's most formal statement. Here, another marble fountain with a glazed tile pool is encircled by hundreds of prize roses. Citrus trees (lemon, lime, and dwarf orange) and tall conifers are planted below the rose beds, the work of Mr. Hardy more than 50 years ago. Also located on the grounds north of the main house is a two-story building with stucco exterior, contemporary with the residence. The lower level is a garage, while residential quarters for the gardener or caretaker occupy the second story. The interior has been remodeled, but the exterior still retains its historic appearance.

Hillside



San Rafael

Villa Verde
800 South San Rafael Avenue
Pasadena, California

1 inch = 63 feet