

United States Department of the Interior  
National Park Service



497

# 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Lacey, Friend House

other names/site number N/A

### 2. Location

street & number 679 E. Villa Street  not for publication

city or town Pasadena  vicinity

state California code CA county Los Angeles code 37 zip code 91101

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

national  statewide  local

[Signature]  
Signature of certifying official

6/21/11  
Date

State Historic Preservation Officer  
Title

California Office of Historic Preservation  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:)

[Signature]  
Signature of the Keeper

8/9/2011  
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
		district
		site
		structure
		object
1	1	<b>Total</b>

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

Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Development &  
Architecture in Pasadena

**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 VICTORIAN  
\_\_\_\_\_  
Other: Hipped Cottage  
\_\_\_\_\_  
Queen Anne  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation: CONCRETE  
\_\_\_\_\_  
walls: WOOD  
\_\_\_\_\_  
roof: ASPHALT  
\_\_\_\_\_  
other: \_\_\_\_\_  
\_\_\_\_\_

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## Narrative Description

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### Summary Paragraph

This one-story, 1,600 square-foot vernacular hipped cottage with Queen Anne detailing was built in 1893. The site, a flat interior lot, is on the north side of E. Villa Street three lots east of N. El Molino Avenue, in a neighborhood of mixed single- and multi-family houses. The house, at the front of the lot, is set back approximately 36 feet from the sidewalk, similar in setback to other houses on the street. A detached one-story carport, which extends west into the adjacent property, is at the rear of the property, and is a non-contributing feature. A concrete driveway with strips of brick in the west side yard connects the rear yard with carport to the street.

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## Narrative Description

The house is an example of a Vernacular Hipped Cottage with Queen Anne detailing. It is one story, roughly square in plan with an asymmetrical front facade. The primary hipped roof has a gable at the peak and a central hipped roof dormer that has a pair of wood double-hung windows, adjacent to which is a newer brick chimney. At the east end of the south (street-facing) elevation, as well as the center of the east elevation, is a projecting polygonal bay with a gable-with-shed roof that has a decorative attic vent of curvilinear patterned cutout wood. The base of the gables has a row of spindles with a pendant at the angled sides of the bays. The gable ends and the side walls of the dormer are clad in diamond-shaped wood shingles. All roof edges on the house are corniced and portions have a frieze of fish-scale shingles below. The half-width front porch has a hipped roof which engages the main roof, is supported by turned-wood posts and has a turned-wood balustrade which continues to the handrails of the concrete steps and terminates in newel posts with classical detailing. The house has a composition shingle roof; walls clad in wood drop channel siding with corner boards; a concrete foundation with wood tongue-and-groove skirting above; wood fixed, transom and double-hung windows in wood-framed openings; and an original wood front door with a rectangular light, also in a wood-framed opening. Above the front door is and leaded and stained glass transom with a stylized rose.

A detached one-story carport, which extends into the adjacent westerly property, is at the rear of the property. It is a simple building with a flat roof. The construction date is unknown; the earliest maps that include the property date from 1910. This map depicts a smaller building in the same location straddling the property line. Because it appears that this building has been expanded and it does not exhibit characteristics that identify it as an accessory building from the period, it is a non-contributing feature.

The front yard of the property is elevated from the street by a concrete retaining wall, topped by a wood picket fence with ornamental posts matching the newel posts on the porch. As depicted in a circa 1978 photograph on file with the city, the retaining wall and fence are new, as are the chimney and balustrade on the house. Although new, they are all compatible with the design of the house. This photograph also shows a portion of the rear structure, which as an enclosed structure and may have been a carriage house or barn.

The adjacent house at 669 E. Villa Street is a virtual mirror image of the house and was owned by Friend Lacey's father Robert, who built both of the houses.

**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.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1893

**Significant Dates**

1893 – house construction

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Robert Lacey (builder)

**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 grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

The house at 679 E. Villa Street was constructed in 1893.

**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph**

The Friend Lacey House, built in 1893, is a locally significant example of a Vernacular Hipped Cottage with Queen Anne detailing. It meets National Register Criterion C registration requirements listed in the Multiple Property Documentation Form "Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Development and Architecture in Pasadena," single-family residence property type, Vernacular Hipped Cottage and Queen Anne subtypes.

**Narrative Statement of Significance**

The Friend Lacey House is locally significant under Criterion C. Under this criterion, the house is a notable example of the Vernacular Hipped Cottage and Queen Anne subtypes of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Development and Architecture in Pasadena." The house exhibits elements of the Vernacular Hipped Cottage subtype including one-story height, boxy plan, hipped roof with shallow boxed eaves, centrally located dormer, partial-width front porch and bay and double-hung windows. Elements of the Queen Anne subtype include decorative millwork detailing (turned posts, spindlework, cutout ornament, consoles), wood tongue-and-groove skirting, diamond and fish-scale shingles, leaded and colored glass transom and gable-with-shed roofs over polygonal bays). The house has a high level of architectural integrity through its location, design, setting, materials, and workmanship and feeling. It is in its original location and, remarkably, retains a significant amount of decorative detailing. The elements and proportions of the house that represent its design are intact as are the materials used in its original construction. The house exhibits evidence of techniques employed in residential construction in the late 19<sup>th</sup> century in Pasadena and clearly expresses the historic sense of this time period.

Friend Lacey was the son of Robert Lacey who built this house and the adjacent, almost identical, house at 669 E. Villa Street. The land on which the houses were built was purchased from Alexander Grogan who owned 5,000 acres of land in eastern Pasadena for the purposes of farming.

**Developmental history/additional historic context information (if appropriate)**

N/A – Historic context documented in Multiple Property Documentation Form "Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Development and Architecture in Pasadena."

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form)

Permit research materials and assessor's records in files, Planning Department, City of Pasadena (referenced in August 2010).

**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 # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- \_\_\_\_\_  
Name of repository:

Historic Resources Survey Number (if assigned):     N/A    

**10. Geographical Data**

**Acreage of Property**     0.24

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>11</u>	<u>395340</u>	<u>3779680</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>11</u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description**

The property is bound by East Villa Street on the south and property lines of 679 East Villa Street on the east, west and north. The Los Angeles County Assessor's Parcel Number of the property is 5731-017-016 and the boundaries are depicted on the attached Sketch map, "Friend Lacey House."

**Boundary Justification**

The boundaries were selected because they encompass the extent of resources associated with the Friend Lacey House.

**11. Form Prepared By**

name/title Kevin Johnson, Planner

organization City of Pasadena date August 30, 2010

street & number 175 N. Garfield Avenue telephone 626-744-7806

city or town Pasadena state CA zip code 91101

e-mail kevinjohnson@cityofpasadena.net

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map:** "Friend Lacey House."

**Photographs:**

The following is the same for all photographs:

Name of Property: Friend Lacey House

City: Pasadena

County: Los Angeles

State: California

Name of Photographer: Kevin Johnson

Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

1. Looking northeast, August 2010
2. Looking northwest, August 2010
3. Front porch detail, looking northwest, August 2010
4. Gable vent detail, looking north, August 2010
5. Dormer detail, looking north, August 2010
6. Entry detail, looking north, August 2010
7. Historical photo, looking northeast, date unknown

Friend Lacey House  
Name of Property

Los Angeles County, CA  
County and State

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**Property Owner:**

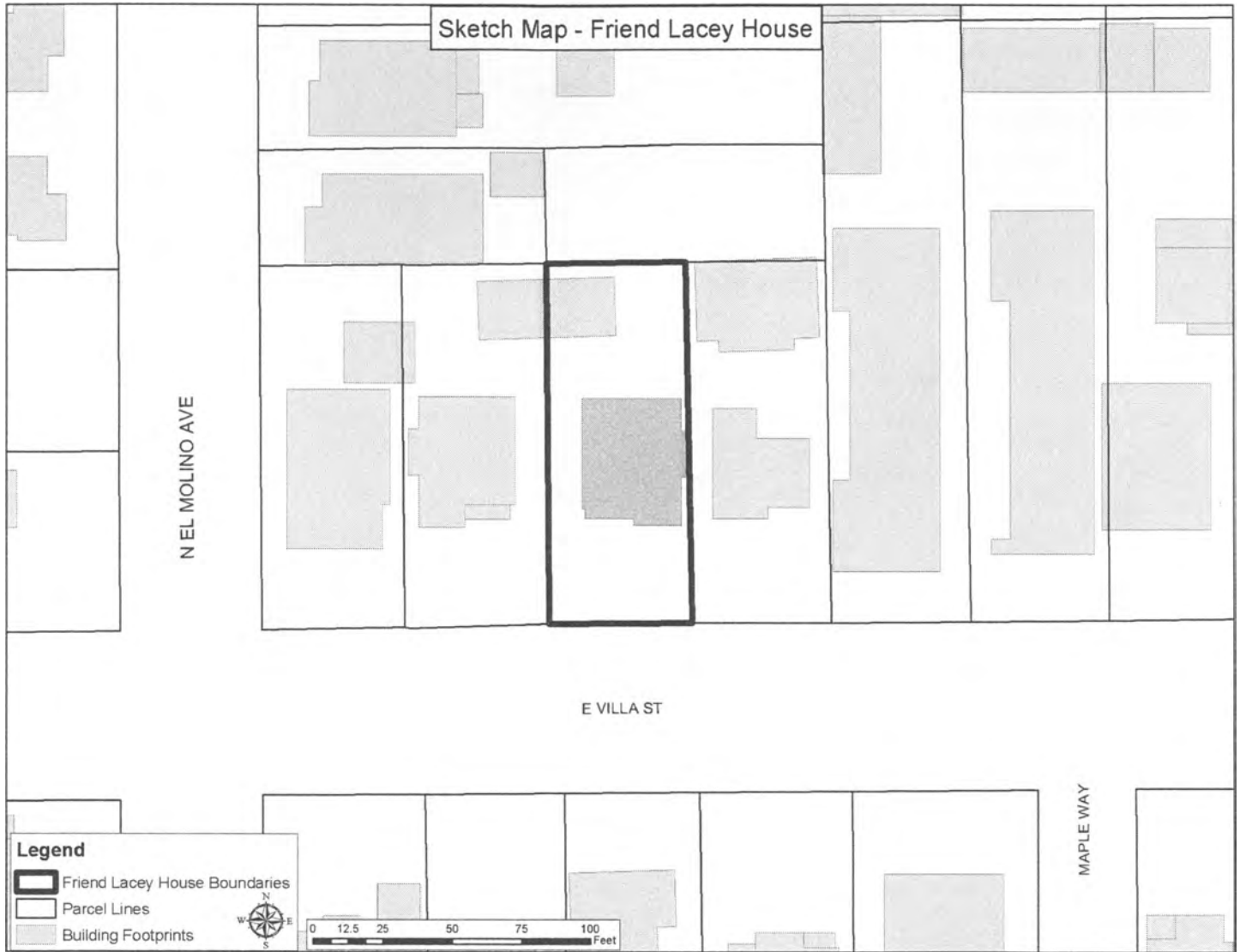
(complete this item at the request of the SHPO or FPO)

name Kristopher Wittry  
street & number 679 E. Villa Street telephone 626-793-5496  
city or town Pasadena state CA zip code 91101

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**SKETCH MAP**





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lacey, Friend, House

MULTIPLE NAME: Late 19th and Early 20th Century Development and Architecture in Pasadena MPS

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 6/24/11      DATE OF PENDING LIST: 7/20/11  
DATE OF 16TH DAY: 8/04/11      DATE OF 45TH DAY: 8/09/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000497

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: Y    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

\_\_\_ ACCEPT    \_\_\_ RETURN    \_\_\_ REJECT    \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

The Friend Lacey House is locally significant under National Register Criterion C (Architecture). Completed in 1893, the residence is a fine local example of a vernacular, hipped cottage/Queen Anne-style design from the community's late nineteenth century development period.

RECOM./CRITERIA Accept Criterion C  
REVIEWER Paul R. Lusignea    DISCIPLINE Historian  
TELEPHONE \_\_\_\_\_    DATE 8/9/2011

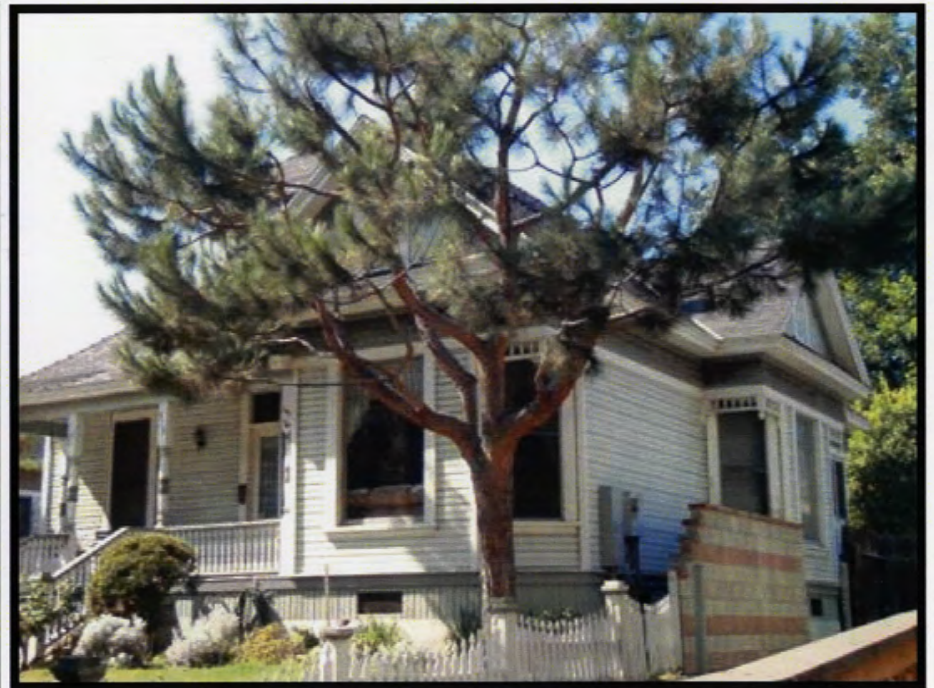
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Friend Lacey House  
Pasadena, Los Angeles County, CA



CA\_Los Angeles County\_Friend Lacey  
House\_0001



CA\_Los Angeles County\_Friend Lacey  
House\_0002

# Friend Lacey House

## Pasadena, Los Angeles County, CA

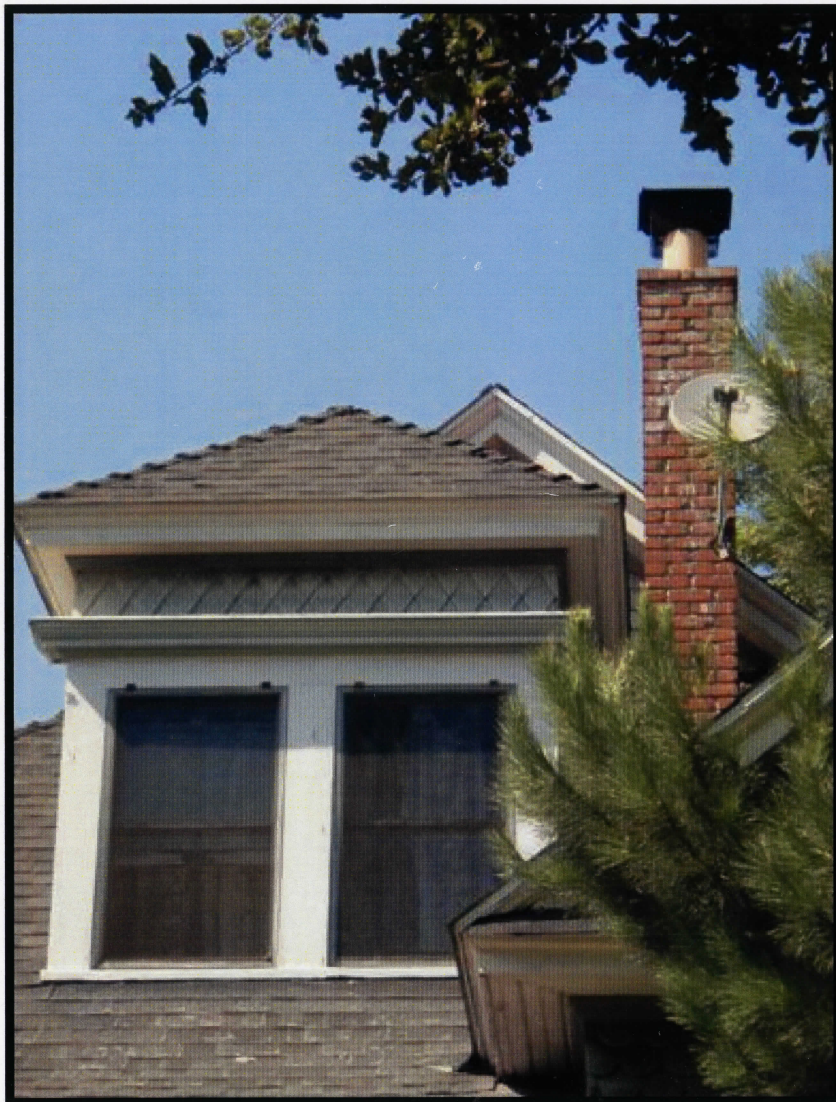


CA\_Los Angeles County\_Friend Lacey  
House\_0003



CA\_Los Angeles County\_Friend Lacey  
House\_0004

Friend Lacey House  
Pasadena, Los Angeles County, CA



CA\_Los Angeles County\_Friend Lacey  
House\_0005



CA\_Los Angeles County\_Friend Lacey  
House\_0006

Friend Lacey House  
Pasadena, Los Angeles County, CA



CA\_Los Angeles County\_Friend Lacey  
House\_0007

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64501116

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street Suite 100  
SACRAMENTO, CA 94296-0001  
(916) 445-7000 Fax: (916) 445-7053  
calshpo@ohp.parks.ca.gov



June 21, 2011

Ms. Carol Shull, Keeper  
National Register of Historic Places  
National Park Service 2280  
1201 I (Eye) Street, NW  
Washington, DC 20005

**Subject: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena National Register of Historic Places Multiple Property Documentation Form and Nominations**

Dear Ms. Shull:

Enclosed please find the **Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena** multiple property documentation form (MPD), and National Register nominations for twelve properties submitted under cover of the MPD. On May 19, 2011, at its regular quarterly meeting, the California State Historical Resources Commission unanimously approved the MPD and the following nominations:

**Mrs. J. H. Hood House  
John S. Hartwell House  
House at 1360 Lida Street  
George B. Post House  
Benjamin Jarvis House  
New Fair Oaks Historic District**

**Mary E. Denham House  
James Fielding Cosby House  
Hillmont  
Friend Lacey House  
Raymond-Summit Historic District  
Bristol-Cypress Historic District**

The City of Pasadena is a Certified Local Government (CLG) and also the applicant. The MPD and district nominations were prepared with the assistance of a CLG grant from the California State Historic Preservation Office. Notably, the Historic Preservation Office received no letters of objection for these nominations.

If you have questions regarding this nomination, please contact Jay Correia of my staff at 916-445-7008 or [jcorr@parks.ca.gov](mailto:jcorr@parks.ca.gov).

Sincerely,

 Milford Wayne Donaldson

<sup>for</sup> Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer

Enclosures