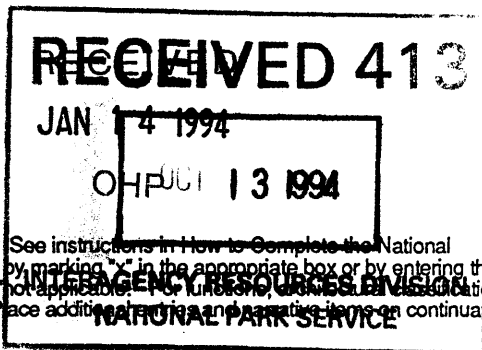


United States Department of the Interior National Park Service

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 unusual or difficult 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 638-650 North Mar Vista Avenue

other names/site number N/A

2. Location

street & number 638-650 North Mar Vista Avenue

not for publication N/A

city or town Pasadena

vicinity N/A

state California

code CA

county Los Angeles

code 037

zip code 91106

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:

- 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 of the Keeper

Date of Action

Signature of the Keeper: Paul R. Ferguson

Date of Action: 11/15/94

Name of Property

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)

Table with 2 columns: Contributing, Noncontributing and 5 rows: buildings, sites, structures, objects, 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)

Colonial Revival

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

1927

Significant Dates

1927

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Valentine, Karl (Architect, 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 638-650 North Mar Vista Avenue

Los Angeles, California

Name of Property

County and State

10. Geographical Data

Acreage of Property 0.38 acres

UTM References

(Place additional UTM references on a continuation sheet.)

UTM grid with Zone, Easting, and Northing columns for 1, 2, 3, and 4. Includes a checkbox for '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.).

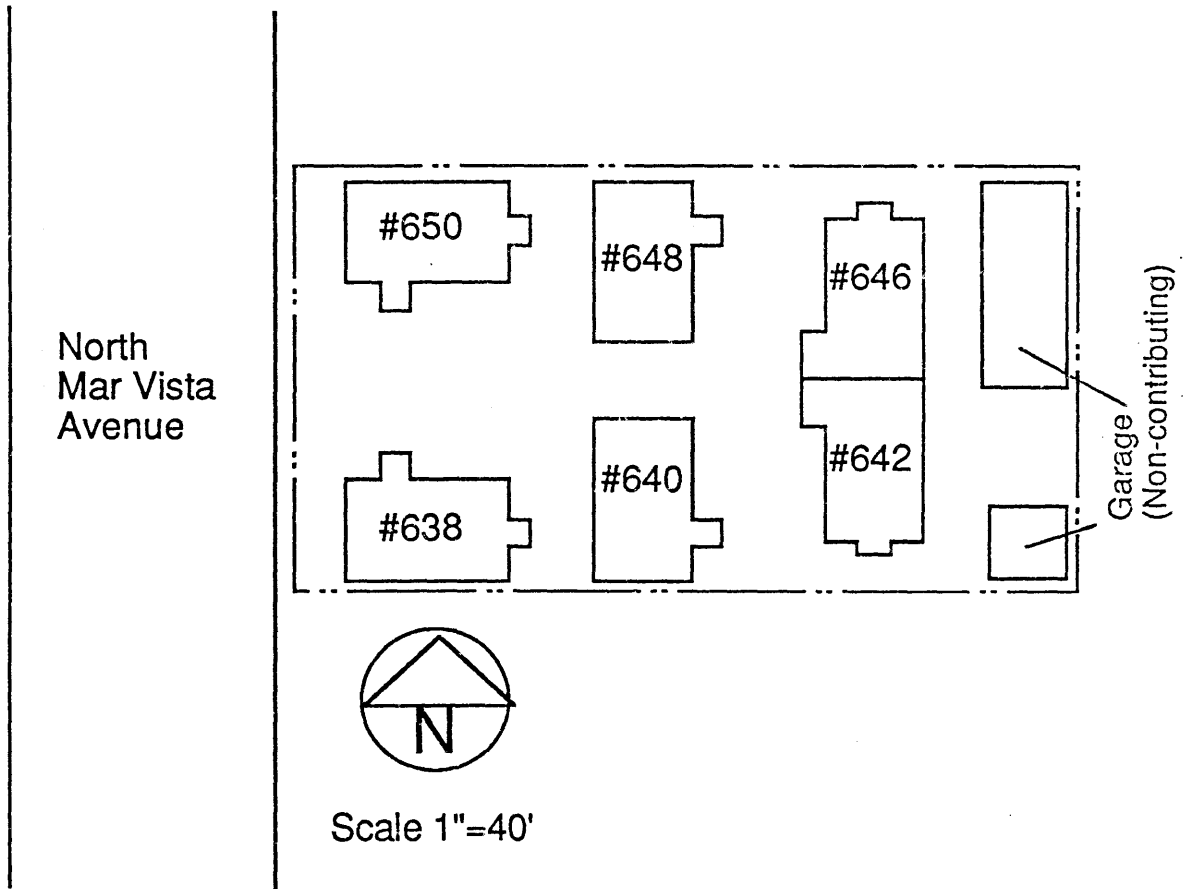
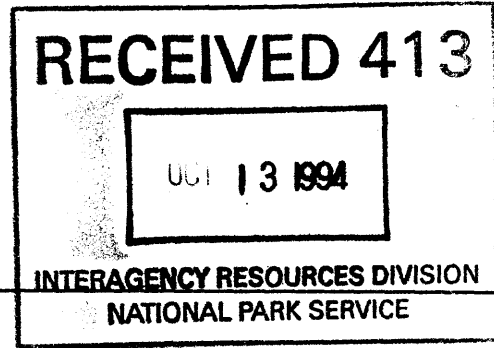
Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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 638-650 North Mar Vista 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

Court at 638-650 North Mar Vista Avenue
Los Angeles County, California

NARRATIVE DESCRIPTION

This is a simplified Colonial Revival bungalow court designed in a "U"-shaped configuration. There are four one-story units (each measuring 26' x 32') on raised concrete foundations, facing each other in pairs across a central courtyard. Two parallel walkways with a landscaped center lead back to the rear unit, which is a 26' x 64' duplex. Each bungalow is gable roofed with composition roofing (the original roofing material), and has exterior clapboard siding, wood corner boards and vertical wood attic vents. The duplex has a shed roof canopy centered on the building, covering both doorways. Each single unit has an offset entry portico with a gable roof supported by paired wood posts. Within these porticos, the entry doors are divided by muntins into square and rectangular panes. Flanking the doors are similar sidelights. Other windows are typically three-over-one and two-over-one wood frame double-hung with wide board trim, which are found as a single unit, paired and in groups of three.

A flat roofed garage and storage building (both now used as carports) are located at the rear of the site. These buildings are counted as non-contributing, due to extensive alterations including the removal of garage doors and addition of metal cornices. Landscaping consists of small trees, lawn and formally clipped hedges. Three hedges have separate low concrete curbs surrounding them at the front of the court. With its spacious planning and detached residences, this bungalow court fits very well into its neighborhood of small single family homes.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

Court at 638-650 North Mar Vista Avenue
Los Angeles County, California

NARRATIVE STATEMENT OF SIGNIFICANCE

The Court at 638-650 North Mar Vista 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 638-650 North Mar Vista 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 bungalow court is significant for its site planning and high degree of integrity. Sited on a 100-foot wide lot, this court is unusually spacious for a bungalow court of the late 1920s. By this time, the wide central yard and detached houses popular in earlier courts were giving way to narrow courts and half courts which could contain six housing units on a 50-foot wide lot.

The Colonial Revival style, which was very popular in small houses of the early and mid-1920s, is illustrated in a simplified, stripped-down manner in this bungalow court. Classical influences, evident in the entry porticos, are mixed with Craftsman detailing such as exposed rafters and wide eave overhangs. The court was designed and built in 1927 by owner Karl Valentine. The small bungalows were constructed at a cost of \$1,500 each, while the duplex cost \$3,000. Valentine was also architect, contractor, and owner of a similar Colonial Revival bungalow court located at 1274-1280 North Raymond Avenue (1924-25) which is included within the Bungalow Courts in Pasadena Multiple Property Nomination as well.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Court at 638-650 North Mar Vista 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 #16184

Building Permit #4322D, 4621D, 5414-5416D

City Directories

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Court at 638-650 North Mar Vista Avenue
Los Angeles County, California

VERBAL BOUNDARY DESCRIPTION

Tract #3019, all of Lots 12 and 13; south 10 ft. of Lots 14, 15, 16.

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 _____

Court at 638-650 North Mar Vista 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. Center of court looking east from N. Mar Vista Avenue.
2. Southwest elevation of Unit #650.
3. West elevation of Unit #642-646 (duplex), looking east.
4. Garage at northeast corner of site (non-contributing), looking east.
5. Garage at southeast corner of site (non-contributing), looking east.