

United States Department of the Interior
National Park Service



1164

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 Merwin House
other names/site number _____

2. Location

street & number 267 West State Street not for publication
city or town Pasadena vicinity
state California code CA county Los Angeles code 037 zip code 91105

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

Paul Robert Javi State Historic Preservation Officer 11/20/2012
Signature of certifying official/Title Date

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:)

Lee Johnson H. Beall 1-14-13
Signature of the Keeper Date of Action

Merwin House
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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		buildings
		sites
		structures
		objects
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

N/A

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 Century American
Movements: Craftsman

Materials
(Enter categories from instructions.)

foundation: Brick
walls: Wood shingle
roof: Wood shingle
other: _____

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7. Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Merwin House is a two-story Craftsman residence with American Colonial Revival details in Pasadena. It was designed for Reverend Alexander M. Merwin and his family by the nationally-renowned architectural firm led by brothers Charles Sumner Greene (1868-1957) and Henry Mather Greene (1870-1954), and constructed by contractor Peter Hall (1867-1939). The Merwin House appears to be primarily the work of Henry Greene, as evidenced by the classicized portico and proportions of the primary façade which are more in keeping with other known examples of Henry's work.¹ The design draws on Merwin's New England roots, and includes ecclesiastical design details that reflect his profession. The initial plans were drawn in 1904 and the residence was completed in 1905; the total construction cost was \$7,195. The Merwin House is 3,843 square feet on a raised brick foundation with a basement. It is wood-frame construction clad in untreated wood shingles with a wood shingle roof. The property never had a garage, as the Merwins owned an electric car that was stored offsite. There are original character-defining features throughout the interior and exterior, and despite some in-kind replacement of materials due to damage and deterioration, the Merwin House retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

Site and Setting

The Merwin House is located in a primarily residential neighborhood in west Pasadena. The property slopes gently upward from State Street, and there is an Arroyo stone retaining wall with a brick cap that runs across the front of the site and along the west side of the driveway. Small stone pillars are located at each end of the driveway. There is an original brick pathway with a diagonal running bond field and a triple brick border in the front yard. Landscaping on the site has changed over time, but in general reflects the character of the original site plan. State Street is a quiet street tucked between the major north-south corridors of Orange Grove Avenue to the west and Pasadena Avenue to the east. The neighborhood is characterized by large residential properties with generous setbacks and mature landscaping, many of which were designed by prominent Pasadena architects in the early 20th century. The Westridge School for Girls neighbors the Merwin House to the north and west. The school was founded in 1913 as a girls school serving the west side of Pasadena; it moved to a residential property to the north of the Merwin House shortly after it was founded. The main school building was designed by prominent local architects Marston and Van Pelt in 1923. The campus has expanded over time and now includes the Pitcairn House, designed by Greene and Greene in 1906, which is located immediately next door to the Merwin House to the west.

Exterior

The Merwin House is rectangular in plan, with a side gable roof that emphasizes its length and horizontality. The eaves project on the north and south façades. There are original screens with exposed wood trusses in a starburst pattern in the gable ends. Four layers of incompatible roof materials were recently removed and replaced with wood shingles compatible with the original design. The wood shingle wall cladding has been replaced in select locations; replacement was undertaken in those areas that had incompatible replacements, or where the original shingles were significantly deteriorated and could not be repaired.² There is a classically-inspired portico centered on the primary (south) façade. The portico has a flat roof supported by simple Doric columns in the front and pilasters at the rear; it includes a lintel with a decorative design and dentil molding. The portico and exterior trim were recently repainted to reflect the original paint

¹ Bosley, Edward. *Greene & Greene*. London: Phaidon Press, 2000. (74)

² Wall shingles were only replaced when they could not be repaired, and the new shingles are compatible but clearly identifiable from the originals. Original shingles are untreated; replacements have been painted to match the original appearance.

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colors specified by the Greene brothers.³ The front door has Tiffany art glass framed by wooden Gothic arches; above the door is an art glass transom window. There is an open porch on the west end of the south façade. The design of the portico is mimicked by the columns and lintel at the east end of the porch, and there are two additional columns framing the brick stairs leading to the porch at the west end. The railings at the porch stairs were recently added. The brickwork at the front of the house and on the stairs leading to the main entry and the porch is original. Fenestration is asymmetrically arranged and primarily consists of divided light, wood casement windows in groups or pairs. The windows include original wood screens and hardware; the mesh screen material has been replaced due to wear and tear to the original fabric. The light fixture on the portico is a replacement; the original mail box and copper house numbers have been removed and placed in storage on site. On the primary façade there is a prominent bay with four wood casement windows to the west of the portico. An enclosed sleeping porch projects from the east end of the rear (north) façade. On the east façade a new, compatible door replaces the original that was badly damaged. The entry stair on the east façade was added to aid accessibility to the house, and the windows in the service porch replace incompatible jalousie windows.

Interior

The Craftsman style is fully integrated into the interior design, which features an extensive use of wood throughout, including original quarter sawn oak flooring and Port Orford cedar woodwork. The main entry opens into a stair hall that bisects the first floor and creates a strong visual axis to the rear of the house. The enclosed stairwell has a cross motif carved into the wood panels and a built-in bench at the base. There is an expansive living room with a smooth plaster ceiling with exposed wood beams. There are large windows on the north and south walls, providing views of the front and rear gardens. The living room has a prominent fireplace with clay tile surround and a mahogany inlay in the mantle columns. The wall opposite the fireplace features an original floating bookcase. There have been few alterations to the interior, primarily in secondary spaces such as the kitchen and bathrooms. Original details including window seats, door and window surrounds and other wood details, light fixtures, interior doors (including two bathroom doors with art glass) and the associated hardware, window shades, and other decorative details remain throughout the house. On the first floor there is a small hallway that has not been repainted since 1905, and there is some original cabinetry in the butler's pantry. There is a second fireplace on the first floor, in the den located immediately to the east of the entry hall.

Character-defining Features

The Merwin House has been carefully rehabilitated and retains significant character-defining features on the exterior and interior. Exterior features include:

- Horizontal emphasis with wide and low proportions
- Asymmetrical composition
- Use of natural materials, including wood and brick, and the use of local materials such as Arroyo stone to create a harmonious relationship between the house and the site
- Wood shingle exterior cladding
- Wood shingle roof
- Prominent side-facing gable roof with exposed wood trusses in the gable ends
- Wood casement windows
- Original front door with Tiffany art glass in the door and transom window
- Arroyo stone retaining wall with brick cap
- Original brick pathway with diagonal running bond field and triple brick border

Character-defining features of the interior include:

- Overall arrangement of interior spaces
- Prominent stair hall and its associated decorative features
- Original quarter-sawn oak flooring
- Original Port Orford cedar trim
- Wood detailing including door and window surrounds, beamed ceilings, built-ins, cabinetry, and light fixtures
- Fireplaces
- Wood interior doors with original hardware

³The trim throughout the exterior has recently been repainted; prior to the selection of paint colors a historic paint analysis was completed.

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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

1905

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Greene, Charles Sumner and Henry Mather
(architects); Hall, Peter (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 period of significance is 1905, the year construction was completed on the house.

Criteria Considerations (explanation, if necessary)

None

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Merwin House is eligible for listing in the National Register of Historic Places under Criterion C at the local level of significance as the work of master architects Charles and Henry Greene, and as an excellent example of Craftsman residential architecture in Pasadena. The Merwin House exemplifies the values of design, craftsmanship, and materials which embodied the philosophy of Arts and Crafts period residential architecture as outlined in the Multiple Property Submission "The Residential Architecture of Pasadena, CA 1895-1918: The Influence of the Arts and Crafts Movement."⁴ The period of significance is 1905, when construction was completed on the house.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C: Architecture

The Merwin House is a significant example of the work of the nationally renowned architectural firm Greene and Greene. It exemplifies the tenets of the California Arts and Crafts movement identified in the 1999 Multiple Property Submission "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement:"

*Originating in England during the second half of the nineteenth century, the Arts and Crafts movement was born out of a reaction to the deleterious effects of industrialization on the quality of manufactured goods and the separation of the worker from his product. Pasadena was one of three American centers of Arts and Crafts architecture that emerged at the turn of the century. During the period 1895-1918, the city excelled in both the quality and quantity of its Arts and Crafts residential architecture. The influence of the movement was first evidenced in the Shingle style houses which date from the mid-1890s. By the early twentieth century, Pasadena's Arts and Crafts residences encompassed a variety of architectural styles including the Craftsman, Swiss Chalet, Prairie School, Anglo-Colonial Revival, Mission Revival and English Influenced (Tudor, Cotswold Cottage). Their simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and rubble masonry, were a regional interpretation of the socio-economic and aesthetic reforms espoused by the movement's founder, William Morris. By the conclusion of World War I, in 1918, the most significant of the city's Art and Crafts residences had been built, although the movement continued to influence residential architecture into the next decade.*⁵

The Craftsman architectural style that developed during the Arts and Crafts period has become strongly identified with the development of Pasadena in the early 20th century. Although there were many local practitioners whose works received national recognition, the Greenes were the best known architects to come out of the Arts and Crafts movement in Pasadena, and they rank along with Bernard Maybeck in the San Francisco Bay Area and Frank Lloyd Wright in Chicago as the premier architects of the movement in the United States. The Merwin House is a rare, early example of their work constructed during the transitional period that led to the development of their mature style. Although the classically-inspired portico and some decorative details represent the preferences of the client, the house has significant characteristics of Arts and Crafts period architecture, including references to the Swiss and Japanese traditions of domestic architecture with the aesthetic values of the Arts and Crafts movement. Distinctive exterior features include the wide and low proportions, informal arrangement of architectural features, front porch, wood, stone, and brick details, and a natural or earthen color palette of materials. The interior features built-in furniture, cabinetry, and light fixtures designed by the Greene brothers as part of the "total environment" they sought for their clients.

Charles and Henry Greene

Charles Sumner Greene (1868-1957) and Henry Mather Greene (1870-1954) were born in Brighton, Ohio, outside Cincinnati. They spent part of their childhood living on their mother's family farm in West Virginia where they developed a love of nature. When they were teenagers the family relocated to St. Louis where they were enrolled in the Manual Training School of the University of Washington. The director of the school followed the teachings of John Ruskin and

⁴ Bricker, Lauren Weiss et al. "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement." Multiple Property Submission, 1999.

⁵ "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement."

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William Morris, and instilled in the brothers an appreciation for handcraft. Following high school, at their father's suggestion both brothers studied architecture at the Massachusetts Institute of Technology. They completed their architectural certification in 1891, and apprenticed at Boston firms before joining their parents in Pasadena in 1893. On their way west the brothers passed through the World's Columbian Exposition in Chicago and saw for the first time the Japanese architecture that would later influence their work. When they arrived in Pasadena they opened an architectural office; they would practice together from 1893-1914. During the first ten years of their practice they largely designed conventional single-family residences in popular styles of the period. In 1904 the Greenes completed the first two commissions that would explore their desire for a new California architecture – the Reeve House and the Tichenor House, both in Long Beach. At the Reeve House they worked with structural expression and broad, sheltering gable roofs. They also designed furniture, light fixtures, and leaded glass windows and doors in an early attempt at creating a whole environment. At the Tichenor House they explored their interest in Japan that began in Chicago in 1893 and was reignited with a visit to the St. Louis World's Fair at the client's request in 1904. During this same period they started receiving larger commissions from wealthier clients, and their style continued to evolve into the innovative forms for which they would become famous. In 1952 they were presented with an award from the American Institute of Architects, which hailed the Greenes as "formulators of a new and native architecture," that established a new paradigm for the art of architecture in the United States.⁶

Contractor Peter Hall

The work of Greene and Greene was further refined as a result of their long-time collaboration with contractor Peter Hall (1867-1939), and his brother, furniture-maker John Hall (1864-1940). The Merwin House was only the second collaboration between the Greenes and the Halls. Peter and John Hall would become the favored craftsmen of the Greenes and would be closely associated with their work. Peter and John Hall immigrated to the United States from their native Sweden with their family when they were young children. Peter came to Pasadena when he was 19 to work as a stair builder. After a short stint in Port Townsend, Washington, he returned to Pasadena and began working with John at the Pasadena Manufacturing Company. In 1900, Peter left the business to become an independent contractor. John remained with the Pasadena Manufacturing Company until 1906 when he left the company to build furniture for the houses his brother constructed. The Hall brothers had learned woodworking traditions in their native Sweden, and the high quality of their work appealed to the Greene brothers. The Halls' skills far exceeded what the Greenes' had obtained from previous contractors, and from 1904 onward, the Halls worked with Greene and Greene on some of the finest achievements of the Arts and Crafts movement.⁷

Developmental history/additional historic context information (if appropriate)

City of Pasadena

Pasadena's beginning dates to 1873 when a group of settlers from Indiana formed the San Gabriel Orange Grove Association and purchased land that was part of the Rancho San Pasqual. Many of the earliest settlers who came to the new colony saw the potential for agricultural enterprises, while many became land speculators. By 1875 the colony was named Pasadena. By this time there were more than forty residences and over 10,000 acres of citrus in cultivation, together with deciduous fruit trees, olives and grapes and a variety of row crops. A commercial center known as "the Corners" was developed by 1880 at the intersection of Fair Oaks Avenue and Colorado Boulevard. Additional commercial development continued along Colorado Boulevard, which became the principal axis through Pasadena and remains the heart of the city's central business district. Pasadena was incorporated as a city in 1886.

With the coming of the railroad in the 1880s the region experienced a real estate boom. Pasadena attracted wealthy Easterners and Mid-Westerners who came to California to escape the harsh winters back home. The earliest tourists came in response to aggressive promotion of Southern California's "curative" climate. The foothills above Pasadena were especially popular as they were believed to offer particularly healthful properties associated with mountain air. Pasadena gained a national reputation as a destination for wealthy, intellectual, culturally inclined and socially advantaged Easterners

⁶ Bosley, Edward and Anne Mallek, ed. Introduction to *A New and Native Beauty: The Art and Architecture of Greene & Greene*, as excerpted on the Gamble House website <http://www.gamblehouse.org/nnb/introduction/index.html>. Accessed April 20, 2012.

⁷ Bosley. *Greene & Greene*. (74)

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and Mid-westerners. By 1890 Pasadena had grown from a sparsely populated agricultural village into a major resort town. Grand hotels were built to accommodate the seasonal visitors, many of whom decided to settle permanently in Pasadena. Charles and Henry Greene opened their practice in January 1894 on the corner of Colorado Street and Raymond Avenue. Following the New York Stock Exchange crash of 1893, the brothers had elected to leave Boston — the "Athens of America" — and its less promising professional prospects to join their parents in this new Southern California community.

In the early twentieth century, early settlers and landowners began selling large tracts of land to developers who removed orchards and agricultural fields and divided it into standard fifty- or sixty-foot lots. Between 1900 and 1920 the population of Pasadena grew from 10,000 to 45,000 residents,⁸ and the city experienced a building boom and rapid increase in residential development. By the turn of the twentieth century, Pasadena was attracting a large number of well-trained architects who achieved a fierce local following.

Original Owners

Alexander Moss Merwin (1839-1905) was born in Norwalk, Connecticut. He graduated from the Princeton Theological Seminary in 1866, and that same year married Elizabeth Burnham (d. 1932). Shortly after their marriage, Reverend Merwin and his wife were sent on a mission to Valparaiso, Chile. The Merwins spent seventeen years in Chile, during which time they raised five children, founded Spanish Protestant congregations in Santiago and Valparaiso, and established the first orphanage in the country.⁹ In 1885, following the deaths of their two youngest daughters, the Merwins decided to return to the United States. They lived briefly in Florida before relocating to California, likely due to its advertised health benefits, in 1886. After a short stay in Santa Barbara, they moved to South Pasadena and purchased a five-acre property on South Fair Oaks Avenue known as *Miraflores* ("look at the flowers") before commissioning the Greene brothers to build their new home in Pasadena in 1904. While in Southern California Reverend Merwin established Protestant congregations in Alhambra, Lamanda Park, and South Pasadena; he was also affiliated with Spanish congregations in Azusa, San Gabriel, and Los Angeles. The Merwins were active community members and philanthropists. Reverend Merwin was one of the founding members and the first president of the Twilight Club, which endeavored to give men an opportunity to "find surcease from their daily business and professional lives and invade the higher realms of science, philosophy, literature, or even the more prosaic problems of everyday existence."¹⁰ Other early members of the Twilight Club included Charles and Henry Greene, which is undoubtedly where they met Reverend Merwin and several other important clients. Reverend Merwin was one of the founders of the South Pasadena Library, served on the board of the Pasadena Hospital Dispensary, and was a member of the Society of Colonial Wars and the Sons of the American Revolution.¹¹ Elizabeth Merwin was on the board of directors for both the Pasadena Red Cross and La Viña Sanatorium.

Reverend Merwin died in February 1905, before construction was completed on the house. Elizabeth Merwin lived in the house until her death in 1932. Her niece, Martha Burnham, remained in the house until 1948 when it was purchased by the current owner.

Conclusion

The Merwin House is a significant early example of the work of master architects Charles and Henry Greene, who are recognized as leading proponents of the Arts and Crafts movement in the United States. It is the second collaboration between the Greene brothers and their long-time contractor Peter Hall. It meets the eligibility standards identified in the Multiple Property Submission "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement." It exemplifies the values of design, craftsmanship, and materials of the Arts and Crafts period in Pasadena, while exhibiting design characteristics of the Greene and Greene firm and decorative details that reflect the

⁸ Lund, Ann Scheid. *Pasadena: Crown of the Valley*. Northridge, CA: Windsor Publications, 1986. (96)

⁹ Vecchio, Holly Lee. *Forward through the Ages Volume 1*. Self-published, 2011. (13)

¹⁰ "The Twilight Club: 1895-1970," Unpublished manuscript, Pasadena Heritage archive.

¹¹ Carew, Harold David. *History of Pasadena and the San Gabriel Valley: with Personal Sketches of those Men and Women, Past and Present, who have Built this "Glorious Empire within an Empire."* Chicago: S.J. Clarke Publishing Company, 1930. (129)

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original owner. The property was purchased by the second and current owner in 1948 and has seen little alteration since that time. There are significant character-defining features remaining on the interior and exterior, and the property overall retains sufficient historic integrity to convey its significance.

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9. Major Bibliographical References

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

- Andersen, Timothy J., Eudorah M. Moore, Robert W. Winter, ed. *California Design 1910*. Los Angeles: California Design Publications, 1974.
- Avery Architectural and Fine Arts Library, Columbia University.
- Bosley, Edward. *Greene & Greene*. London: Phaidon Press, 2000.
- Bosley, Edward and Anne Mallek, ed. *A New and Native Beauty: The Art and Craft of Greene & Greene*. London: Merrell Publishers, 2008.
- Carew, Harold David. *History of Pasadena and the San Gabriel Valley: with Personal Sketches of those Men and Women, Past and Present, who have Built this "Glorious Empire within an Empire."* Chicago: S.J. Clarke Publishing Company, 1930.
- City of Pasadena. Planning and Development Department Archives.
- Greene and Greene Archive, Huntington Library, Art Collection and Botanical Gardens, San Marino, California.
- Lund, Ann Scheid. *Pasadena: Crown of the Valley*. Northridge, CA: Windsor Publications, 1986.
- "New Building in Course of Erection," *Pasadena Evening Star*, December 9, 1904.
- "The Reverend Alexander M. Merwin House," Unpublished tour script, Pasadena Heritage, no date.
- "The Twilight Club: 1895-1970," Unpublished manuscript, Pasadena Heritage archive.
- Scheid, Ann. *Downtown Pasadena's Early Architecture*. Charleston, SC: Arcadia Press, 2006.
- Vecchio, Holly Lee. *Forward through the Ages Volume 1*. Self-published, 2011.

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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 # _____
- recorded by Historic American Landscape Survey # _____

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): _____

10. Geographical Data

Acreage of Property 23,000 square feet
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>11</u>	<u>393480</u>	<u>3776520</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)
Lot 35, the eastern 20 feet of Lot 34, and the western 40 feet of Lot 36 of the Chapman Tract per the Office of the County Recorder of Los Angeles County.

Boundary Justification (Explain why the boundaries were selected.)
The boundary represents the property historically and currently associated with the Merwin House.

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11. Form Prepared By

name/title Redacted
organization _____ date _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____
e-mail _____

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. Key all photographs to this map.
- Attachments**
Attachment 1: Site Plan
Attachment 2: Sanborn Map, 1910
Attachment 3: Historic Photograph
Attachment 4: Photo Log
- Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Type and Number of Photographs: 16 archival 5x7" color photographic prints

Name of Property: Merwin House

City or Vicinity: Pasadena

County: Los Angeles

State: California

Photographer: Tavo Olmos

Date Photographed: April 2012

Description of Photograph(s) and number: See Photo Log (Attachment 4)

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Property Owner:

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

Name Redacted
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.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.

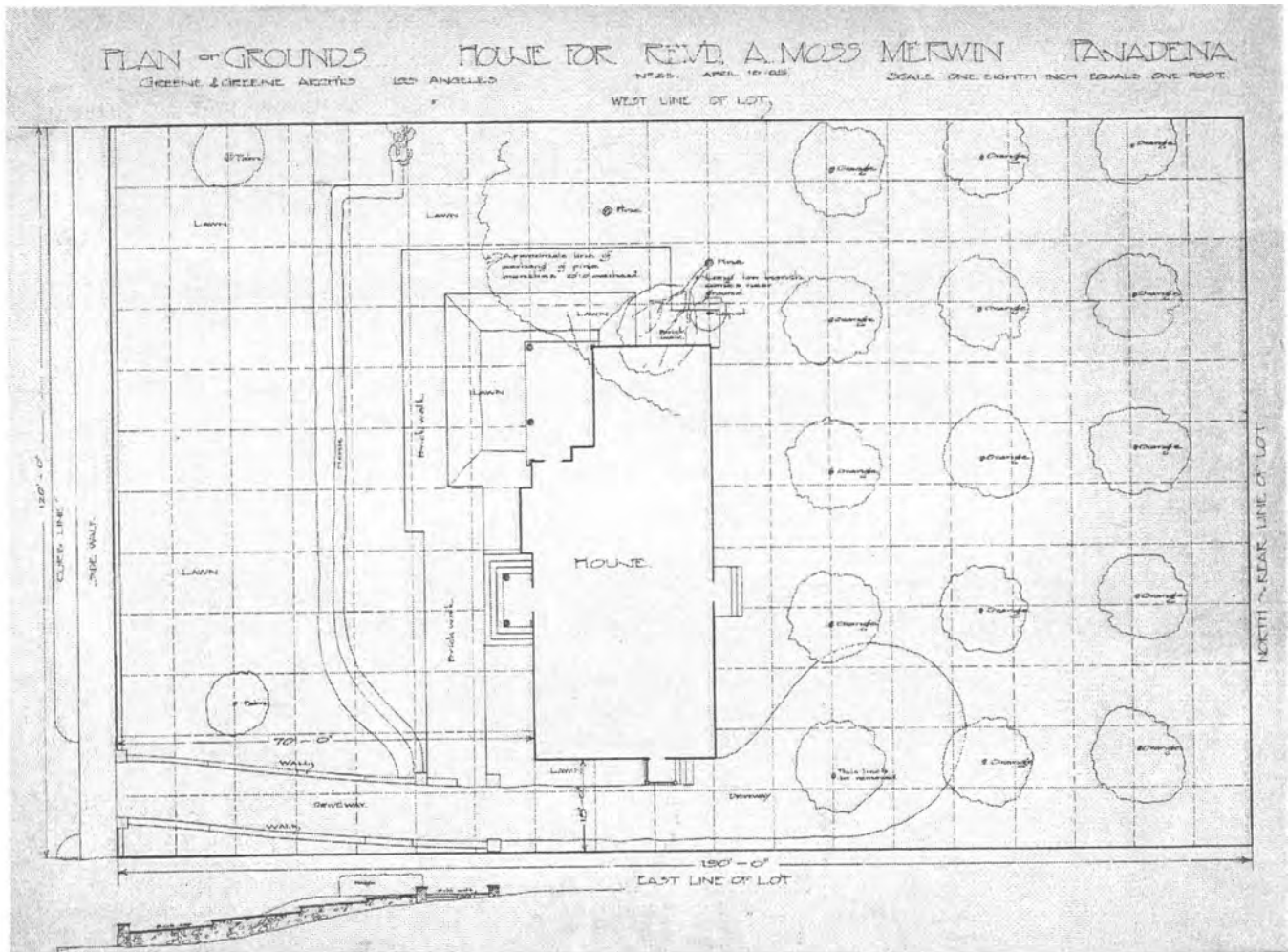
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Name of multiple listing (if applicable)

Attachment 1: Site Plan



Merwin House Plan, April 18, 1905. Source: Avery Architectural and Fine Arts Library, Columbia University.

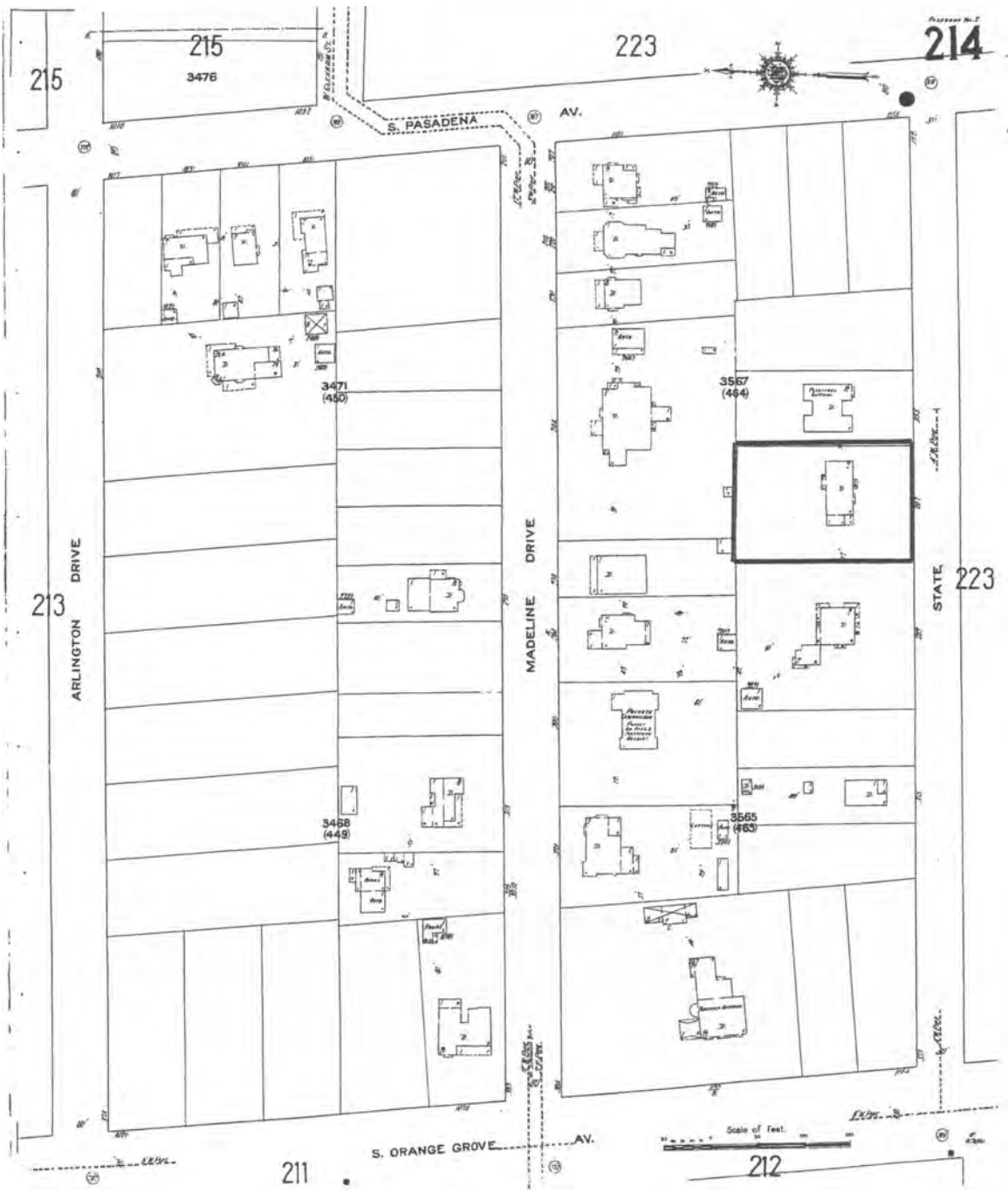
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National Park Service

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Name of multiple listing (if applicable)

Attachment 2: Sanborn Map, 1910



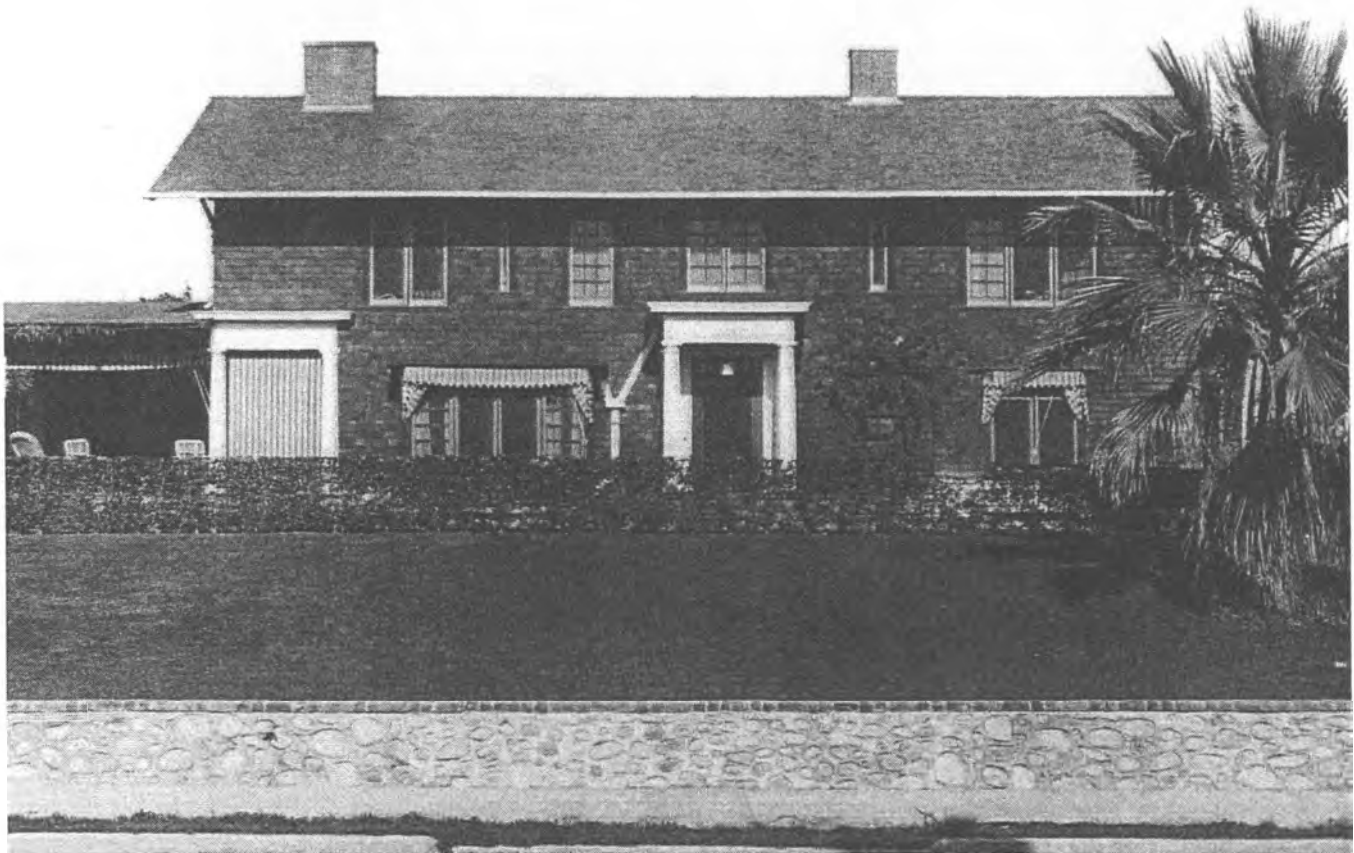
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number AD Page 3

Merwin House
Name of Property
Los Angeles, California
County and State
The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement
Name of multiple listing (if applicable)

Attachment 3: Historic Photograph



Merwin House, c. 1950s. Source: Hayden family.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Merwin House
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Section number AD Page 4

Attachment 4: Photo Log

PHOTO NO.	DESCRIPTION/VIEW
0001	Exterior. South façade, facing northeast.
0002	Exterior. South façade, facing north.
0003	Exterior. South façade detail, facing north.
0004	Exterior. South façade, facing northwest.
0005	Exterior. South façade, facing northeast.
0006	Exterior. South façade, detail of portico and bay window, facing northwest.
0007	Exterior. South façade, portico detail, facing north.
0008	Exterior. South façade, porch detail, facing east.
0009	Exterior. North façade, facing southwest.
0010	Exterior. North façade, facing southeast.
0011	Exterior. North façade, facing south.
0012	Interior. Stair hall, facing north.
0013	Interior. Stair hall, facing northeast.
0014	Interior. Living room, facing south.
0015	Interior. Living room, facing northwest.
0016	Interior. Second floor bedroom, facing south.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Merwin House
NAME:

MULTIPLE Residential Architecture of Pasadena: Influence of the Arts
NAME: and Crafts Movement MPS

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 11/28/12 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/14/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12001164

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1.14.13 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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.



CA_LA County_Merwin House_0001



CA_LA County_Merwin House_0002



CA_LA County_Merwin House_0003



CA_LA County_Merwin House_0004



CA_LA County_Merwin House_0005



CA_LA County_Merwin House_0006



CA_LA County_Merwin House_0007



CA_LA County_Merwin House_0008



CA_LA County_Merwin House_0009



CA_LA County_Merwin House_0010



CA_LA County_Merwin House_0011



CA_LA County_Merwin House_0012



CA_LA County_Merwin House_0013



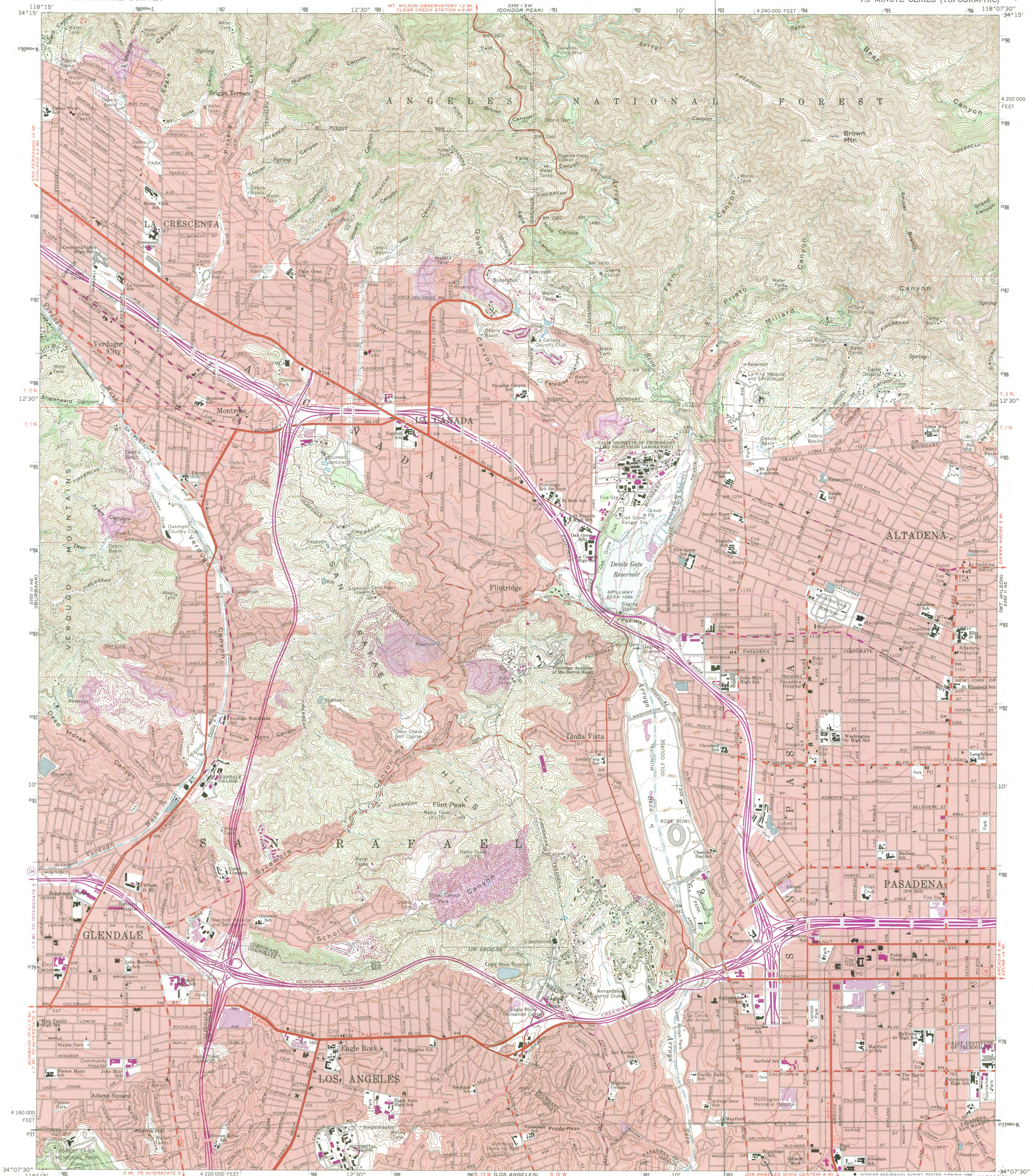
CA_LA County_Merwin House_0014



CA_LA County_Merwin House_0015



CA_LA County_Merwin House_0016



Mapped, edited, and published by the Geological Survey

Control by USGS, NOS/NOAA and Los Angeles Co

Topography by photogrammetric methods from aerial photographs taken 1964. Field checked 1966

Supersedes map surveyed 1924-34, revised 1953

Polyconic projection. 1927 North American Datum

10,000-foot grid based on California coordinate system, zone 7

1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue

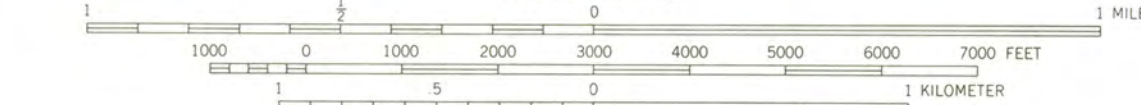
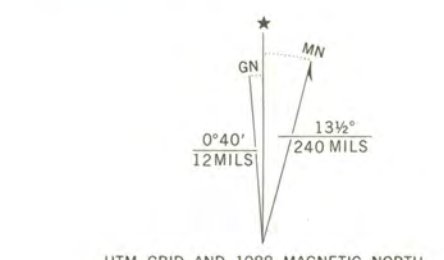
Red tint indicates areas in which only landmark buildings are shown

Dotted land lines established by private survey

Where omitted, land lines have not been established

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Areas covered by dashed light-blue pattern are subject to controlled inundation



CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MERWIN HOUSE
PASADENA, LOS ANGELES COUNTY ROAD CLASSIFICATION
VTM REFERENCE:
ZONE II
393480 ME
3776520 MN

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route
	Interstate Route

QUADRANGLE LOCATION
PASADENA, CALIF.
34118-82-TF-024
1966
PHOTOREVISED 1988
DMA 2352 II NW-SERIES V995



OFFICE OF THE MAYOR

September 12, 2012

Milford Wayne Donaldson, FAIA
California Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Dear Wayne:

In response to your request for comment, the City Council urges the Commission's favorable consideration on November 9 of the National Register nomination related to the Merwin House. This property is a significant early example of the work of master architects Charles and Henry Greene, and exemplifies the values of design, craftsmanship, and materials of the Arts and Crafts period in Pasadena.

There is no doubt in my mind that Pasadena's vibrancy and economic strength are based in large part on the celebration of the City's architectural resources. You are aware of Pasadena's commitment to historic preservation and what Pasadena's legacy of architectural and historic resources mean to the reputation of the City and the quality of life that it offers.

We look to your support on November 9 to advance this nomination to the Keeper of the Register. Thank you very much.

Sincerely,

BILL BOGAARD
Mayor

BB:jls



OFFICE OF THE MAYOR

October 29, 2012

Milford Wayne Donaldson, FAIA
California Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Dear Wayne:

I am writing in follow up to the City's previously submitted letter of support for the National Register nomination relating to the Merwin House that is being considered by the State Historic Resources Commission on November 9.

To augment that letter of support, our Historic Preservation Commission would like to submit the attached comments on the nomination, which are intended to aid the City's future management of the listed resources and to enhance the excellent work of Architectural Preservation Planning Services and Historic Resources Group in preparing the nomination forms.

We will appreciate your support on November 9 to advance this nomination to the Keeper of the Register. Thank you very much.

Sincerely,

BILL BOGAARD
Mayor

BB:jls

attachment

COMMENTS ON THE MERWIN HOUSE NOMINATION FOR LISTING IN THE
NATIONAL REGISTER OF HISTORIC PLACES

1. The description of the Merwin House should include a discussion of the site design and should indicate any specific site features are significant and contributing to the nomination.

The Merwin House property has site features that may be historic and may contribute to the historic designation of the property. The nomination includes a site plan prepared by Greene & Greene and a photograph showing a rock retaining wall along the southern property line. These site features should be discussed in the nomination form to ensure future stewardship of those resources that are significant.

Merwin House
Pasadena, Los Angeles County
Staff Report

Merwin House is a two-story Craftsman residence with American Colonial Revival details located in Pasadena, California. It was designed for Reverend Alexander M. Merwin and his family by the nationally renowned architectural firm led by Charles and Henry Greene and constructed in 1905. The design combines elements of the owner's New England roots and ecclesiastical profession with the Greens' characteristic elements of Craftsman home design.

The house resembles a Colonial Revival home in general outline and plan. The rectangular plan, side-gabled roof, two-story height and small entry portico supported by Doric columns, and paired, vertically oriented windows are all Colonial Revival elements. Details and finishes on the exterior and interior are executed in the Craftsman style, including wood shingled exterior siding, visible roof gables and protruding rafter tails and brackets at gable ends, and a one-story wing and porch on the west end of the south façade. The roof of the wing has a much lower pitch than the main building roof and projecting beams under the gable ends, characteristic of Craftsman design. A bay on the primary façade and sleeping porch on the building rear are also supported by brackets of Craftsman style. The gable ends of the primary roof feature elaborate diagonal stickwork.

The property is eligible under Criterion C at the local level of significance as the work of master architects Charles and Henry Greene, and as an excellent example of Craftsman residential architecture in Pasadena, expressed in a unique manner that combines New England Colonial form with California Craftsman details.

The property is nominated on behalf of its owner. The nomination has received three letters of support.

This property is nominated under the multiple property document, "The Residential Architecture of Pasadena, California, 1895-1918: The Influence of the Arts and Crafts Movement." Staff recommends the Commission determine the Merwin House eligible for the National Register under Criterion C. Staff further recommends the State Historic Preservation Officer approve the nomination or forwarding to the National Park Service for listing in the National Register.

William Burg
State Historian I
October 17, 2012



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: OCTOBER 1, 2012

TO: HISTORIC PRESERVATION COMMISSION

FROM: STEPHANIE DEWOLFE, DEPUTY DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: COMMENTS TO CITY COUNCIL ON THE NOMINATIONS OF THE SOUTHERN CALIFORNIA SANITARIUM HISTORIC DISTRICT (LAS ENCINAS HOSPITAL) & THE MERWIN HOUSE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

RECOMMENDATION

It is recommended that the Historic Preservation Commission:

Forward a recommendation to the City Council in support of the nominations of the Southern California Sanitarium Historic District and the Merwin House for listing in the National Register of Historic Places with the following comments that should be incorporated to improve management of potential future changes to the properties:

1. The description of the Merwin House should include a discussion of the site design and should indicate any specific site features that are significant and contributing to the nomination.
2. The Southern California Sanitarium Historic District nomination should include a map that numbers each building and the list of contributing and non-contributing buildings should be numbered to correspond to the map.
3. Consider removing the parcel with address of 2954 E. Del Mar Boulevard from the boundaries of the historic district because it does not include any contributing features.

BACKGROUND

The City recently received notification from the State Historic Preservation Officer (SHPO) about the review of the nominations of the Southern California Sanitarium Historic District and the Merwin House—both of which were submitted by the respective property owners—by the State Historical Resources Commission (SHRC). In accordance with the requirements of the National Park Service, the SHPO routinely notifies local officials and property owners about nominations to the National Register. The purpose of the notification is to allow time for public comment

before the SHRC holds a public hearing on the nomination and the SHPO forwards a recommendation to the National Park Service.

SHPO also notifies historic preservation commissions in local jurisdictions—such as Pasadena—which participate in the Certified Local Government program. Letters from the SHPO (dated May 6 and 7, 2012) ask the City to provide comments on the nominations through the City's Chief Elected Official and City Council no later than 15 days before the meeting of the State Historical Resources Commission (SHRC) where the nominations will be considered (scheduled for November 9, 2012 at Balboa Park Club Ballroom, San Diego).

The nominated historic district encompasses the bulk of the Las Encinas Hospital property that has frontage along East Del Mar Boulevard and El Nido Avenue. The boundaries include three separate Assessor's parcels with addresses of 2810, 2900 & 2954 E. Del Mar Boulevard. A parcel owned by Las Encinas Hospital at 300 S. San Gabriel Avenue is not included in the nomination because it has residential buildings that are not associated with the historic context of the hospital. The Merwin House is at 267 W. State Street and is already designated by the City as a structure designed by Greene & Greene.

Results of National Register Listing

The City Council approved an Amended Master Development Plan for Las Encinas Hospital in September 2009, which also included certification of an Environmental Impact Report. This approval recognized that the campus is eligible for listing in the National Register as a historic district and the conditions and mitigation measures that were adopted for the master plan will ensure that the new construction projects proposed on the campus will not adversely impact the historic district. A Certificate of Appropriateness is not required for projects that have been approved through a Master Plan or Environmental Impact Report; however, the Las Encinas Hospital Master Plan requires design review of all phases of construction that were approved in the master plan. When the historic district is listed by the Keeper of the Register, an application for Certificate of Appropriateness would only be required for projects not identified in the approved master plan and that are visible from a public street.

The regulations within Chapter 17.62 (Historic Preservation) of the Zoning Code already apply to the Merwin House because it has already been designated by the City Council as a Greene & Greene property. As such, when this property is listed by the Keeper of the Register, there will be no change in the procedures for review of proposed exterior and interior alterations to the building or site.

Comments on the Nominations

Staff has reviewed the nomination forms and recommends that the following comments be forwarded to the SHPO:

1. The description of the Merwin House should include a discussion of the site design and should indicate any specific site features are significant and contributing to the nomination.

The Merwin House property has site features that may be historic and may contribute to the historic designation of the property. The nomination includes a site plan prepared by Greene & Greene and a photograph showing a rock retaining wall

along the southern property line. These site features should be discussed in the nomination form to ensure future stewardship of those resources that are significant.

2. The Southern California Sanitarium Historic District nomination should include a map that numbers each building and the list of contributing and non-contributing buildings should be numbered to correspond to the map.

The nomination form lists each building in the district by name and references photographs that were not provided to the City for this review. Those that are unfamiliar with the site and the names of the buildings may find it difficult to identify buildings in the future. To ensure a clear understanding of the location of each of the buildings listed in the nomination, a map that includes a number for each building should be included and the list of buildings in the nomination form should be numbered to correspond to the map.

3. Consider removing the parcel with address of 2954 E. Del Mar Boulevard from the boundaries of the historic district because it does not include any contributing features.

The parcel is at the eastern end of the site along El Nido Avenue and includes two multi-unit residential buildings constructed circa 1979, along with associated circulation and parking. These buildings are not contributing to the district and, therefore, should not be included in the boundaries.

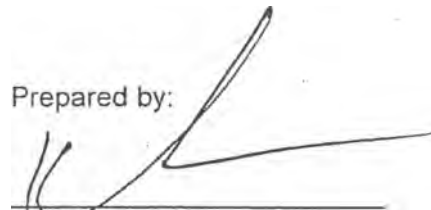
The comments above are intended to enhance the future management of the district and property in the future. Because the City will be responsible for administering the review of any changes that may be proposed, it is important that consideration be given to enhancing the nomination form to address these comments. With these modifications being made, City staff will be able to more easily identify buildings and contributing features of each property and advise the property owners of proper review procedures.

Respectfully Submitted,



Stephanie De Wolfe, AICP
Deputy Director of Planning & Community
Development Department

Prepared by:



Kevin Johnson
Planner

Reviewed by:



Leon White
Principal Planner

Attachment: National Register Nominations

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

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



November 20, 2012

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

Subject: **Merwin House**
Pasadena, Los Angeles County, California
National Register of Historic Places

Dear Ms. Shull:

Enclosed please find the **Merwin House** nomination to the National Register of Historic Places. This property is located in the city of Pasadena, Los Angeles County, California. On November 9, 2012, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criterion C at the local level of significance.

The property is nominated by the property owner. Three letters of support were received for this nomination.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-445-7004.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carol Roland-Nawi".

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

Enclosures