

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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



1. Name

historic Prospect Park Tract and Arroyo Park Tract

and/or common Prospect Historic District

2. Location

street & number Various (List attached) N/A not for publication

city, town Pasadena N/A vicinity of congressional district 22

state California code 06 county Los Angeles code 037

3. Classification

| | | | |
|--|---|---|---|
| Category | Ownership | Status | Present Use |
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input type="checkbox"/> building(s) | <input type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input checked="" type="checkbox"/> both | <input type="checkbox"/> work in progress | <input checked="" type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" 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 type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input checked="" 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 Multiple ownership (List attached)

street & number _____

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Recorder

street & number 227 North Broadway

city, town Los Angeles state California 90012

6. Representation in Existing Surveys

title National Register of Historic Places has this property been determined eligible? yes no

and Historic Property Survey/ Prospect Boulevard Bridge federal state county local

depository for survey records Urban Conservation Department, City Hall

city, town Pasadena, state California 91101

7. Description

Condition
 excellent
 good
 fair

deteriorated
 ruina
 unexposed

Check one
 unaltered
 altered

Check one
 original alte
 moved

date N/A

Describe the present and original (if known) physical appearance

The Prospect Historic District contains 108 single family residences constructed between 1906 and 1930. Seventeen additional houses and a private day school have been built since 1930. The homes are of a variety of styles including the Revival styles (Colonial, Spanish, French and English Medieval, Mission, Mediterranean, Spanish Colonial, and Classic), Craftsman bungalows (California Stick, English Arts & Crafts, Chalet), and California Ranch Style. The newer structures are of either Contemporary or Revival Styles.

The District encompasses all of the Prospect Park and Arroyo Park (#1032) tracts, except for those lots facing Forest and Seco Streets. (These lots were omitted because of either their smaller size or more recent vintage, as well as their visual separation from the other homes.) Also included are five lots adjoining the Prospect Park Tract.

The houses in the Prospect Park Tract are generally older, as reflected in the mixture of Craftsman and Revival styles. The newer Arroyo Park Tract is almost entirely built with Revival Style homes. The streets in both tracts are lined with mature trees, with the exception of Prospect Crescent. Only two vacant lots remain in the District, lots 5 and 6 of the Arroyo Park Tract (next to each other on Prospect Boulevard.)

The streets in the District are 60 feet wide, with the exception of Prospect Crescent (30 feet), Rosemont Avenue (50 feet) and Fremont Drive (40 feet).

The houses are built on larger than average lots which rise above, fall below, or are even with the curb depending on their location, because of the sloping topography of the area. With the exception of 780 Prospect Boulevard, none of the structures have been significantly altered. Alterations, in general, have been limited to the back sides of the structures. Without exception, the newer buildings are compatible in scale and setback, if not styling.

Except where noted, the information given for the following structures as to their date of construction, original owner, architect, contractor, and cost came directly from the original permits on file in the Urban Conservation and Zoning departments of the City of Pasadena, City Hall, 100 North Garfield.

1. 535 Fremont Drive (formerly 575 Rosemont) Date: 1919
Original owner: A.G. Reynolds
Architect: Louis Dup. Millar
Contractor: Austin-Murphy Co. Cost: \$10,000
Two-story Cottswold Cottage with shingled roof and half-timber, built over Victorian farmhouse (circa 1889 by Alfred Hutchins, information from assessor's field books for 1888-1895), "thatched" style roof.

(NC=Non-contributing property)

8. Significance

| Period | Area of Significance—Check and justify below | | | |
|---|--|---|--|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input checked="" 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 1906-1930 **Builder/Architect** Various (See Descriptions)

Statement of Significance (In one paragraph)

The proposed Prospect Historic District encompasses two of Pasadena's earliest exclusive subdivisions, the Prospect Park and Arroyo Park Tracts, both improved during the first decade and a half of the twentieth century. This period, also known as the Craftsman Era, saw the development of the California Craftsman Bungalow, a style represented in almost every Pasadena neighborhood as well as throughout the West Coast. The innovative and carefully crafted work of several Pasadenans, including architects Charles and Henry Greene and tilemaker Ernest Batchelder, elevated the bungalow to a high art form.

The gently curving streets, attractive landscaping, and generously apportioned parcels reflect both the Craftsman emphasis on nature and the gracious lifestyle of early Pasadena upper class. The landscaping, especially the camphor street trees, represents the single most important unifying element in the District. The vegetation, now mature, ties together a wide variety of residential styles ranging from Craftsman to Modern. These homes represent the work of a number of the region's finest architects and master builders, many important in the development of the city during the first quarter of the twentieth century. Works by certain nationally famous architects are also located in the District. The houses they designed have been well-maintained with original character preserved, although rear rooms and swimming pools have been added. The unique of the District and its structures have helped the area survive both real and artificial crises, such as red-lining and real estate speculation, and flourish, continuing to be one of the city's most handsome and desirable neighborhoods.

Development of Prospect Park, the older southern tract, began in 1904 with the purchase of the 32-acre old Cooly Tract by three prominent Pasadena businessmen, J. C. Brainerd, Nyles Eaton, and John C. Bentz. Surveyed in February 1906, by the Allen Brothers, and officially recorded on May 4, 1906, the subdivision included 64 spacious lots, averaging 80 feet by 150 feet, laid out along wide (60-foot) curved streets. Although the gentle curve of Prospect Boulevard reflected the curve of the adjacent Salt Lake and Los Angeles Railroad spur, the placement of the streets and individuals parcels convey the general feeling that they were designed to respond to the natural irregularity of the site. The developers further enhanced the vast arid site along the Arroyo Seco by planting camphor and palm street trees. Now mature, the trees provide a continuous arbor (see photo 1) which both cools the local microclimate and helps tie the area's diverse mixture of residential styles together. As was the practice for exclusive subdivisions, all streets, except for the easement granted for the north side of Rosemont Avenue, were originally private, all referred to as "Prospect Square". The developers further distinguished the tract by the

9. Major Bibliographical References

- 1) City of Pasadena, Urban Conservation Department, Building permits, Assessors' books, Architect and building files.
 - 2) Historic Property Survey, Prospect Boulevard Bridge, June 1979, Ultrasystems, Inc. for City of Pasadena Public Works Department.
- Others (List attached)

10. Geographical Data

Acreege of nominated property 68.94 acres

Quadrangle name Pasadena

Quadrangle scale 1:24000

UMT References

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| 3 | 7 | 7 | 9 | 4 | 6 | 0 |
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Zone Easting Northing

C

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| 3 | 7 | 7 | 9 | 3 | 9 | 0 |
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Verbal boundary description and justification This area is located in the City of Pasadena along Prospect Boulevard, Prospect Square, Rosemont Avenue, Fremont Drive, Prospect Crescent, Prospect Terrace, Armada Drive, and La Mesa Place between Orange Grove Boulevard and Westgate Street approximately 1 mile northwest of the Pasadena Civic Center as seen in the attached maps.

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

| | | | | | |
|-------|-----|------|--------|-----|------|
| state | N/A | code | county | N/A | code |
|-------|-----|------|--------|-----|------|

| | | | |
|-------|------|--------|------|
| state | code | county | code |
|-------|------|--------|------|

11. Form Prepared By With the assistance of the residents of the

area by:

name/title John Christopher Terrell, Member

organization East Arroyo Residents Association
Pasadena Heritage date June 15, 1981

street & number 2695 North Marengo Avenue telephone (213) 798-4578

city or town Altadena state California 91001

12. State Historic Preservation Officer Certification

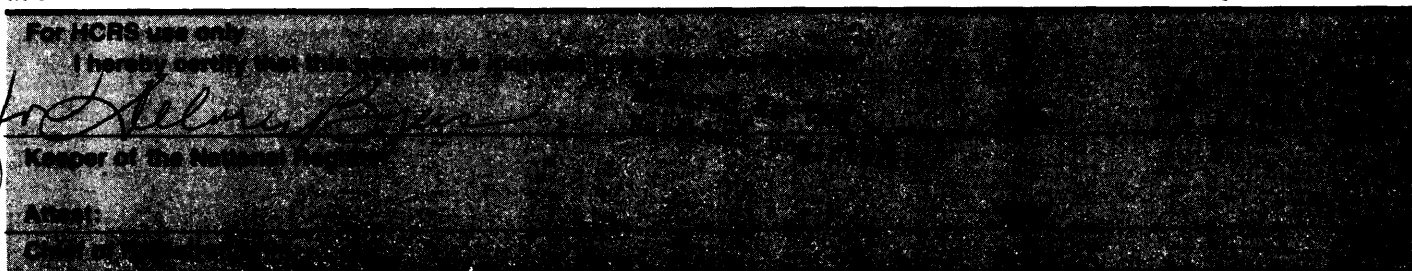
The evaluated significance of this property within the state is:

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K M Ellon

title State Historic Preservation Officer date 2/28/83



FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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400 to 1000 blocks of Prospect Boulevard
400 block of Prospect Square
500 and 600 blocks of Rosemont Avenue
500 block of Fremont Drive
600 block of Prospect Crescent
400 and 500 blocks of Prospect Terrace
1000 and 1100 blocks of Armada Drive
500 block of La Mesa Place

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1. Young, Robert T. and Asenath K.
535 Fremont Drive
Pasadena, CA 91103
2. Mello, Clarence E. and Mary
541 Fremont Drive
Pasadena, CA 91103
3. Sklar, Keland and Maureen
585 Rosemont Avenue
Pasadena, CA 91103
4. Stack, Jean W.
607 Rosemont Avenue
Pasadena, CA 91103
5. Smithdeal, Charles D. and
Odell, Stephen
639 Rosemont Avenue
Pasadena, CA 91103
6. Clarke, Idelle
596 Rosemont Avenue
Pasadena, CA 91103
7. Scott, Robert F. and Cathleen M.
584 Rosemont Avenue
Pasadena, CA 91103
8. Bennett, Arlene, Dec'd, Estate of
568 Rosemont Avenue
Pasadena, CA 91103
9. Robertson, Thomas N. and
Virginia L.
560 Rosemont Avenue
Pasadena, CA 91103
10. Cornelius, Philip G. and
Patricia S.
546 Rosemont Avenue
Pasadena, CA 91103
11. Crandell, David M.
536 Rosemont Avenue
Pasadena, CA 91103
12. Reed, David R. and Bonnie J.
514 Rosemont Avenue
Pasadena, CA 91103
13. Corey, Fred M. et al.
510 Rosemont Avenue
Pasadena, CA 91103
14. Marootian, Dorothy Z.
500 Rosemont Avenue
Pasadena, CA 91103
15. Ellen Wright
301 E. Colorado Blvd., No. 900
Pasadena, CA 91101
c/o A. Hale Dinsmoor
421 Prospect Square
Pasadena, CA 91103
16. Carnes, R. Nelson and Monica R.
472 Prospect Square
Pasadena, CA 91103
17. Krieg, Allan D. and Marjorie E.
454 Prospect Square
Pasadena, CA 91103
18. Beaird, Jack W. and Ruth L.
400 Prospect Square
Pasadena, CA 91103
19. Westfall, Lawrence S. and
Marjorie L.
445 Prospect Square
Pasadena, CA 91103
20. Wier, Daniel C. and Susan B.
509 Prospect Boulevard
Pasadena, CA 91103

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- | | |
|--|--|
| 21. Calleton, Elizabeth B. 525 Prospect Boulevard Pasadena, CA 91103 | 31. Castle Investments Inc. 679 Prospect Boulevard Pasadena, CA 91103 |
| 22. Ritchie, Douglas G. and Margaret L. 535 Prospect Boulevard Pasadena, CA 91103 | 32. Carlson, Robert E. and Maureen E. 695 Prospect Boulevard Pasadena, CA 91103 |
| 23. Bennett, Thomas Jr. and Lorraine M. 551 Prospect Boulevard Pasadena, CA 91103 | 33. York, Ray and Elaine F. 18422 Villa Drive Villa Park, CA 92667 |
| 24. Ronay, Eugene E. and Anne Marie 567 Prospect Boulevard Pasadena, CA 91103 | 34. Mitchell, George A. 687 Prospect Crescent Pasadena, CA 91103 |
| 25. Little, William 6161 Temple Hill Drive Los Angeles, CA 90068 | 35. Thornton, Henry F. and Janet B. 685 Prospect Crescent Pasadena, CA 91103 |
| 26. Meehan, Richard J. and Joan M. 587 Prospect Boulevard Pasadena, CA 91103 | 36. Maynard, Beverly B. 665 Prospect Crescent Pasadena, CA 91103 |
| 27. Knudsen, Theodore P. and Susan J. 599 Prospect Boulevard Pasadena, CA 91103 | 37. Blinkenberg, Robert L. and Marilyn J. 655 Prospect Crescent Pasadena, CA 91103 |
| 28. Dixon, Brendan and Joanne 615 Prospect Boulevard Pasadena, CA 91103 | 38. Bank of America Exec. Daniels, Donald P., Dec'd, Estate of P.O. Box 3635 Terminal Annex Los Angeles, CA 90051 |
| 29. Lublin, Irwin and Shirley A. 625 Prospect Boulevard Pasadena, CA 91103 | 39. Schmir, Maurice and Judy B. 1145 Yale Street, Apt. 8 Santa Monica, CA 90401 |
| 30. Savoie, Raoul and Patricia 657 Prospect Boulevard Pasadena, CA 91103 | 40. Nicholson, Edwin D. and Elizabeth G. 484 Prospect Terrace Pasadena, CA 91103 |

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- | | |
|---|---|
| 41. Pruitt, Samuel O. Jr. 470 Prospect Terrace Pasadena, CA 91103 | 51. Iwata, Frank T. and Dorothy T. 760 Prospect Boulevard Pasadena, CA 91103 |
| 42. Calhoun, Mack and Vivian R. 535 Prospect Terrace Pasadena, CA 91103 | 52. Kossick, Mildred P. 750 Prospect Boulevard Pasadena, CA 91103 |
| 43. Mackin, Kathleen R. 517 Prospect Terrace Pasadena, CA 91103 | 53. Aria, Parviz and Joann 730 Prospect Boulevard Pasadena, CA 91103 |
| 44. Chiang, Dr. Stephen and Judy 499 Prospect Terrace Pasadena, CA 91103 | 54. Teissen, Grace 714 Prospect Boulevard Pasadena, CA 91103 |
| 45. Van De Kamp, John K. and Andrea 489 Prospect Terrace Pasadena, CA 91103 | 55. MacQuoid, Clyde E. and Lynn D. 700 Prospect Boulevard Pasadena, CA 91103 |
| 46. Hibbs, Albert R. and Marka O. 781 Prospect Boulevard Pasadena, CA 91103 | 56. Delaney, Daniel D. and Mary J. 690 Prospect Boulevard Pasadena, CA 91103 |
| 47. Villicana, Alexander Co-Tr A. and M.S. Villicana Trust and Hogue, Thomas D. 802 Prospect Boulevard Pasadena, CA 91103 | 57. Kursinski, E. Robert 680 Prospect Boulevard Pasadena, CA 91103 |
| 48. Villicana, Alexander Co-Tr A. and M.S. Villicana Trust and Hogue, Thomas D. 60 So. San Rafael Avenue Pasadena, CA 91105 | 58. Donaldson, John A. and Dorothy A. 662 Prospect Boulevard Pasadena, CA 91103 |
| 49. Robinson, Ross U. and Barbara A. 790 Prospect Boulevard Pasadena, CA 91103 | 59. Burns, Hugh F. and Rosemary 640 Prospect Boulevard Pasadena, CA 91103 |
| 50. Carr, Ollie M. 780 Prospect Boulevard Pasadena, CA 91103 | 60. Knowles, Jimmy L. and Marian B. 636 Prospect Boulevard Pasadena, CA 91103 |
| | 61. Kinder, Ronald L. and Lorelei C. 630 Prospect Boulevard Pasadena, CA 91103 |

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- | | |
|--|--|
| 62. Diamond, Greg and Elise 610 Prospect Boulevard Pasadena, CA 91103 | 73. Johnson, Ronald M. and Barbara J. 1000 Prospect Boulevard Pasadena, CA 91103 |
| 63. Wortz, Melinda 580 Prospect Boulevard Pasadena, CA 91103 | 74. Smith, R. William and Phyllis N. 1010 Prospect Boulevard Pasadena, CA 91103 |
| 64. Gaulding, John R. and Rita V. 572 Prospect Boulevard Pasadena, CA 91103 | 75. Hartman, Merritt B. and Judith C. 1020 Prospect Boulevard Pasadena, CA 91103 |
| 65. Spears, Lester, Jr. and Millar, Donald W. 556 Prospect Boulevard Pasadena, CA 91103 | 76. Newcomb, Norman B. 1024 Prospect Boulevard Pasadena, CA 91103 |
| 66. Edwards, Vern A. and Doreen L. 530 Prospect Boulevard Pasadena, California 91103 | 77. Siegel, Arnold I. and Susan Futterman 1030 Prospect Boulevard Pasadena, CA 91103 |
| 67. Kikuchi, David K. and Rachel T. 510 Prospect Boulevard Pasadena, CA 91103 | 78. Barragato, Stefano and Catherine 1038 Prospect Boulevard Pasadena, CA 91103 |
| 68. Oakes, Rodney and Jeannette 500 Prospect Boulevard Pasadena, CA 91103 | 79. Darakjy, David and Emina 1044 Prospect Boulevard Pasadena, CA 91103 |
| 69. Dickerson, Carl E. and Jean V. 490 Prospect Boulevard Pasadena, CA 91103 | 80. Lasalle, Jean K. 1060 Prospect Boulevard Pasadena, CA 91103 |
| 70. Mojahedi, Iradj and Donna 480 Prospect Boulevard Pasadena, CA 91103 | 81. Christensen, Stanley R. and Anne V. 1070 Prospect Boulevard Pasadena, CA 91103 |
| 71. Garrett, Cottrell C. and Barbara E. 470 Prospect Boulevard Pasadena, CA 91103 | 82. Lester, Herbert and Katharine S. 1074 Prospect Boulevard Pasadena, CA 91103 |

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- | | |
|--|---|
| 83. Byrd, William D. and Bastyr, Robert C. 1080 Prospect Boulevard Pasadena, CA 91103 | 93. Woods, John and Dorothy 1051 Prospect Boulevard Pasadena, CA 91103 |
| 84. Bonds, Manville M. 1086 Prospect Boulevard Pasadena, CA 91103 | 94. Cooper, Frances Douglass 1041 Prospect Boulevard Pasadena, CA 91103 |
| 85. Turrentine, Freddie L. and Ocie O. 1094 Prospect Boulevard Pasadena, CA 91103 | 95. Walker, John P. and Linda J. 1035 Prospect Boulevard Pasadena, CA 91103 |
| 86. Kohorst, Robert 1099 Prospect Boulevard Pasadena, CA 91103 | 96. Eisenstein, Samuel A. and Bettyrae 1015 Prospect Boulevard Pasadena, CA 91103 |
| 87. Perry, Randall G. and Barbara N. 1089 Prospect Boulevard Pasadena, CA 91103 | 97. Chandler School 1004 Armada Drive Pasadena, CA 91103 |
| 88. Coble, Doris A. 1083 Prospect Boulevard Pasadena, CA 91103 | 99. The Chandler School 1005 Armada Drive Pasadena, CA 91103 |
| 89. Clifford, H.H. 523 W. 6 Street Los Angeles, CA 90014 | 100. Gell Mann, Murray and J. Margaret 1024 Armada Drive Pasadena, CA 91103 |
| 90. Clifford, Henry H. and Lucetta A. 523 W. 6 Street Los Angeles, CA 90014 | 101. Hooker, Lee A. 1030 Armada Drive Pasadena, CA 91103 |
| 91. Coelho, Gary J. and Nancy L. 1063 Prospect Boulevard Pasadena, CA 91103 | 102. Galvin, Keith 150 Quail Street Ukiah, CA 95482 |
| 92. Moylan, John J. and Mary L. 1057 Prospect Boulevard Pasadena, CA 91103 | 103. Treweek, Gordon P. 1040 Armada Drive Pasadena, CA 91103 |
| | 104. Lo, Fred and Helen 1044 Armada Drive Pasadena, CA 91103 |

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- | | |
|---|--|
| 105. Clifford, H.H. 523 W. 6 Street Los Angeles, CA 90014 | 115. Sims, Oliver L. and Doris M. 1096 Armada Drive Pasadena, CA 91103 |
| 106. Blackwell, Richard J. and Frances M. 1054 Armada Drive Pasadena, CA 91103 | 116. Sloman, Ernest E. and Nancy L. 1100 Armada Drive Pasadena, CA 91103 |
| 107. Cates, Clifton B. III and Nancy I. 1064 Armada Drive Pasadena, CA 91103 | 117. Driggers, Jerry 1106 Armada Drive Pasadena, CA 91103 |
| 108. Kennedy, David W. and Marilynne J. 550 La Mesa Place Pasadena, CA 91103 | 118. Peckham, E. Kellogg and Betty J. 1110 Armada Drive Pasadena, CA 91103 |
| 109. Munroe, Dr. Garfield 501 La Mesa Place Pasadena, CA 91103 | 119. Marshall, Frank V. 1116 Armada Drive Pasadena, CA 91103 |
| 110. Larson, Charles H. and Christina C. 511 La Mesa Place Pasadena, CA 91103 | 120. Garrison, Irving M. and Marjorie King 1122 Armada Drive Pasadena, CA 91103 |
| 111. Kleine, Michael and Barbara 521 La Mesa Place Pasadena, CA 91103 | 121. McLane, Christopher and Catherine H. 1126 Armada Drive Pasadena, CA 91103 |
| 112. Herndon, Walter S. 449 S. Beverly Dr., Room 107 Beverly Hills, CA 90212 | 122. Hibbs, Eugene I. and Helen C. 1125 Armada Drive Pasadena, CA 91103 |
| 113. McIntyre, Donald F. and Nancy E. 1086 Armada Drive Pasadena, CA 91103 | 123. Wyatt, Joseph L. Jr. 611 W. 6 St., Room 2220 Los Angeles, CA 90017 |
| 114. Miller, John S. and Jean A. 1090 Armada Drive Pasadena, CA 91103 | 124. Bratenahl, Alexander and Roberta B. 1111 Armada Drive Pasadena, CA 91103 |

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125. Cheatham, John B. IV and
Demitra A.
1105 Armada Drive
Pasadena, CA 91103
126. Finnell, Maribel H.
P.O. Box 439 Trust Department
Pasadena, CA 91102
c/o Lloyds Bank California
127. Bresnahan, Dana F. and Mary A.
1095 Armada Drive
Pasadena, CA 91103
128. English, Steve and Molly Munger
1085 Armada Drive
Pasadena, CA 91103
129. Kiesel, Laurence R. and
Shores, Allen G.
1075 Armada Drive
Pasadena, CA 91103
130. MacCready, Paul B. Jr. and
Judith L.
1065 Armada Drive
Pasadena, CA 91103
131. City of Pasadena
100 North Garfield
Pasadena, CA 91101

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PAGE 2

2. 541 Fremont Drive Date: 1956
NC Original owner: C.E. Mello
Architect: Straub & Jacobowsky
Contractor: Owner Cost: \$30,000
One-story contemporary, not visible from street.
3. 585 Rosemont Avenue (Lester Avenue till 1932) Date: 1930
Original owner: S.H. Clinedinst
Architect: Millar & Hayes
Contractor: Fred Schallaw Cost: \$40,000
Two-story stucco and brick Elizabethan Revival surrounded by high stucco wall
with iron gates at corner.
4. 607 Rosemont Avenue Date: 1930
Original owner: S.H. Clinedinst
Architect: Millar & Hayes
Contractor: Fred Schallaw Cost: \$2,800
One-story chauffeur's cottage for 585 Rosemont.
5. 639 Rosemont Avenue Date: 1916
Original owner: Mrs. Gertrude P. Daniels
Architect: Allison & Allison
Contractor: James P. Dawson Cost: \$28,764
Two-story stucco Georgian with Mediterranean influence. French Normandy
Revival gatehouse, iron gates, and tall hedge shield house from street.
6. 596 Rosemont Avenue Date: 1918
Original owner: Idelle Clarke
Architect: Reginald Johnson
Contractor: Daniel Whetstine Cost: \$11,500
Two-story Spanish Colonial Revival with walled court on right side.
7. 584 Rosemont Avenue Date: 1929
Original owner: Mrs. Isaac Reynolds
Architect: Breo Freeman
Contractor: C.E. Polikowsky Cost: \$12,000
Two-story Monterey Colonial Revival with wrought iron balcony.

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| 8. | 568 Rosemont Avenue | Date: 1932 |
| | Original owner: Mrs. E. L. Dickinson Architect: Allen Rouft Contractor, Howden & Howden | Cost: \$7,500 |
| | Two-story symmetrical Colonial Revival with stucco first floor and clapboard second floor. | |
| 9. | 560 Rosemont Avenue | Date: 1927 |
| | Original owner: Yates Owsley Architect: David Ogilvie Contractor: C. R. Greenough | Cost: \$10,000 |
| | One-story French Normandy Revival with high pitched roof. | |
| 10. | 546 Rosemont Avenue | Date: 1925 |
| | Original owner: Edgar P. Mitchell Architect: Unknown Contractor: Karl Moller | Cost: \$17,300 |
| | Two-story Mediterranean with tile roof. | |
| 11. | 536 Rosemont Avenue | Date: 1927 |
| NC | Original Owner: Donald Dickey Architect: Unknown Contractor: E. D. Tyler | Cost: \$2,300 |
| | Originally a specimen room for 514 Rosemont, the majority of this one-story residence dates from 1939 (living room, sleeping porch, kitchen, two bedrooms, and garage added). The present contemporary French Provincial styling dates primarily from the 1963 remodel and addition (new entry and carport). A laundry, bath, and lab were added in 1965. | |
| 12. | 514 Rosemont Avenue | Date: 1920 |
| | Original owner: H. A. Streater Architect: Reginald Johnson Contractor: Daniel Whetstine | Cost: \$5,600 |
| | Originally an artist's studio, the structure was enlarged by Streater and Johnson in 1921 and 1924 into a two-story French Normandy Revival with 1-1/2 story wing on right side. | |
| 13. | 510 Rosemont Avenue | Date: 1954 |
| NC | Original owner: Fred Corey Architect: Harold Bissner Contractor: Chris Mowry | Cost: \$17,600 |
| | One-story ranch-style contemporary. | |

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14. 500 Rosemont Avenue Date: 1922
NC Original owner: Gertrude Thomas
Architect: Cyril Bennett
Contractor: Karl J. Moller Cost: \$3,800
Two-story Mediterranean with large center window and wrought iron gates and concrete gateposts. Originally built as a tearoom and studio for 421 Prospect Square.
15. 421 Prospect Square Date: 1915
Original owner: M.J. McDonald
Architect: Reginald Johnson
Contractor: W.A. Taylor Cost: \$9,380
Two-story symmetrical Mediterranean with stucco exterior. Screened from Rosemont and Prospect Square by tall hedges. Tall retaining wall along Rosemont, which descends into the Arroyo Seco at this point. Second story added by Johnson in 1919.
16. 472 Prospect Square (formerly #430) Date: 1909
Original owner: Laura Eddy
Architect: Unknown
Contractor: B.M. Wotkyns Cost: \$6,700
1-1/2 story stucco English Arts and Crafts with brick porch wall and pillared loggia on right (south) side. Vented brick wall encircles the house along with 454 Prospect Square.
17. 454 Prospect Square Date: 1909
Original owner: Laura Eddy
Architect: Unknown
Contractor: B.M. Wotkyns Cost:
Two-story modernized English Arts and Crafts with brick trellis leading to 472 Prospect Square, for which it was originally a garage and servant's quarters.
18. 440 Prospect Square Date: 1925
Original owner: Alice M. Skinner
Architect: Harold Bissner
Contractor: Allen & Bird Cost: \$16,298
Two-story Mediterranean with tile roof.

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19. 445 Prospect Square Date: 1924
Original owner: F. & H.M. Hamilton
Architect: Marston, Van Pelt & Maybury
Contractor: Daniel Whetstine Cost: \$23,364
2-1/2 story symmetrical stuccoed Colonial Revival with dormers and "widow's walk" on steep gabled roof, brick side walls, double chimneys.
20. 509 Prospect Boulevard Date: 1917
Original owner: E.L. Roberts
Architect: Marston & Van Pelt
Contractor: John H. Simpson Cost: \$13,000
Two-story symmetrical stucco Classic Revival.
21. 525 Prospect Boulevard Date: 1916
Original owner: Milton H. Wilson
Architect: G. Lawrence Stimson Co.
Contractor: Same Cost: \$7,400
Two-story stucco Classic Revival with door pediment supported by elaborate scrolls and with modified broken pediment over center window.
22. 535 Prospect Boulevard Date: 1916
Original owner: S.F. Wilson
Architect: G. Lawrence Stimson Co.
Contractor: Same Cost: \$7,300
2-1/2 story stucco Classic Revival with dormers.
23. 551 Prospect Boulevard Date: 1926
Original owner: Ralph Quinlan
Architect: John Paul Jones
Contractor: Towar-Franklin Cost: \$12,500
Two-story Spanish Colonial Revival with walled courtyard on right side and balcony over entry.
24. 567 Prospect Boulevard Date: 1924
Original owner: Banson A. Talbot
Architect: George Strout
Contractor: Owner Cost: \$14,000
Two-story symmetrical Mediterranean with stucco walls and painted shutters.

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25. 575 Prospect Boulevard Date: 1923
Original owner: Sophia Babillion
Architect: Unknown
Contractor: Unknown Cost: \$7,500
1-1/2 story stucco French Normandy Revival with steep roof and dormer.
26. 587 Prospect Boulevard Date: 1922
Original owner: Mrs. Luella P. Phelps (Bailey)
Architect: Unknown
Contractor: Harlan Phelps Cost: \$8,500
Two-story stucco French Normandy Revival with steep hipped roof and Mediterranean influences.
27. 599 Prospect Boulevard Date: 1913
Original owner: Harriet R. Whitcomb
Architect: Unknown
Contractor: N.O. Whitcomb Cost: \$7,200
2-1/2 story symmetrical California Stick Style bungalow with Chalet influence. Stone foundation; dormers; Colonial Revival entry.
28. 615 Prospect Boulevard Date: 1909
Original owner: Samuel Barling
Architect: Unknown
Contractor: R.F. Foss Cost: \$5,500
Two-story California Stick Chalet bungalow with natural shingle siding and Classic styling around entry. Original front porch was removed in 1940.
29. 623 & 625 Prospect Boulevard Date: 1906
Original owner: J.C. Brainerd
Architect: J.J. Blick
Contractor: John Erikson Cost: \$6,800
2-1/2 story stucco Craftsman with French Normandy Revival influence; dormers. Servant's quarters (#623) added in 1924.
30. 657 Prospect Boulevard Date: 1906
Original owner: Mrs. Louise Bentz
Architect: Greene & Greene
Contractor: Garwood & Verge Cost: \$5,600
2-1/2 story California Stick Chalet bungalow on raised brick foundation; natural shingle siding. This was the first house built in the Prospect Part Tract.

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31. 679 Prospect Boulevard Date: 1907
Original owner: William T. Davies
Architect: Unknown
Contractor: J.D. Lanning Cost: \$5,300
2-1/2 story stucco Craftsman bungalow on raised stone foundation; dormer;
Classic Revival front porch.
32. 695 Prospect Boulevard Date: 1910
Original owner: J.E. Hinds
Architect: Sylvanus B. Marston
Contractor: Crowell & Seward Cost: \$9,500
2-1/2 story California Stick Chalet bungalow with brick porch wall and columns
on raised brick foundation; natural shingle siding; second floor balcony over
entry. A porte cochere with second story sunroom is located on the right side.
33. 715 Prospect Boulevard Date: 1921
Original owner: Ethel S. Wingate
Architect: Gordon
Contractor: E.H. Whittaker Cost: \$12,000 + \$2,000
Two-story asymmetrical Mediterranean with tile roof and painted shutters.
34. 687 Prospect Crescent Date: 1937
Original owner: George Mitchell
Architect: Unknown
Contractor: Warnell Engineering & Const. Co. Cost: \$10,500
Two-story stucco residence with Colonial Revival detail on elevated lot.
Residence faces Prospect Crescent as does non-descript two-story garage at
front of lot. Tall stone retaining wall along Prospect Terrace and Rosemont
Avenue frontages. The wall is the most visible architectural element on the
property.
35. 685 Prospect Crescent Date: circa 1908
Original owner: Mabel Ashley
Architect: Unknown
Contractor: Unknown Cost :
2-1/2 story California Stick Style bungalow on elevated lot facing Rosemont;
stone gateposts face Prospect Crescent. Natural clapboard and shingle siding;
tall stone retaining wall on Rosemont frontage. House was completely renovated
in 1979. Date of construction based on assessor's slip for 1915 and 1908
photograph.

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| 36. | 665 Prospect Crescent (650 Lester) | 7 8 |
| | | Date: 1920 |
| | Original owner: Edwin W. Clark Architect: J. D. Hill Contractor: J. H. Woodworth | Cost: \$15,000 |
| | One-story Spanish Colonial Revival with front porch facing Rosemont Avenue. The stucco "H-shaped" plan residence is on an elevated lot with a tall buttressed concrete retaining wall on Rosemont frontage; stucco wall and garage front on Prospect Crescent. Minor additions in 1922 (enclosed sleeping porch) and 1936 (extend garage). Minor remodeling in 1959 including enlargement of two windows into picture windows. | |
| 37. | 655 Prospect Crescent (632 Lester) | Date: 1928 |
| | Original Owner: Frank Bacon Architect: Roland Croate Contractor: C. R. Greenough | Cost: \$18,500 |
| | Two-story stucco Monterey Colonial Revival with balcony facing Rosemont Avenue; elevated lot with tall retaining wall along Rosemont frontage. Minor addition to dining room (4' x 24') in 1929 for original owner. | |
| 38. | 645 Prospect Crescent (formerly 606 Lester) | Date: 1923 |
| | Original owner: Alice Millard Architect: Frank Lloyd Wright Contractor: A. C. Parker | Cost: \$18,000 |
| | Two-story intricate concrete block structure with dominant Mayan influence. Separate studio fronting on Prospect Crescent constructed 1926 and studio addition 1932 both by Lloyd Wright. | |
| 39. | 496 Prospect Terrace | Date: 1980 |
| NC | Original owner: Unknown Architect: Buff & Hensman Contractor, Unknown | Cost: |
| | Two-story International Style with stucco and wood siding; still under construction. | |
| 40. | 484 Prospect Terrace | Date: 1922 |
| | Original owner: J. J. Farnsworth Architect: Farnsworth Brothers, Designers Contractor: Same | Cost: \$20,000 |
| | Two-story symmetrical Mediterranean with wrought iron balconies and stone entry detail; elevated lot; tile roof; stucco. | |

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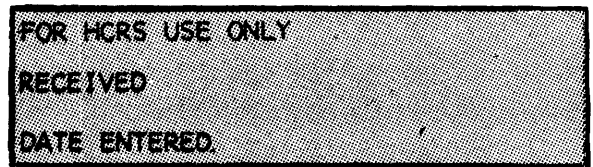
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41. 470 Prospect Terrace Date: 1924
Original owner: Mary Palmer Story
Architect: Wallace Neff
Contractor: Hogan Co. Cost: \$28,954
Two-story asymmetrical Mediterranean with false wrought iron balconies; tile roof; elevated lot; stucco.
42. 535 Prospect Terrace Date: 1925
Original owner: Mary Dobbins
Architect: Wallace Neff
Contractor: Jean & Dowd Cost: \$11,845
Two-story stucco French Normandy Revival with 1-1/2 story left wing and conical roof tower entry.
43. 517 Prospect Terrace Date: 1924
Original owner: Mrs. Alice Beardsley
Architect: Wallace Neff
Contractor: H.F. Kemp Cost: \$9,770
1-1/2 story French Normandy Revival with stucco walls and front facing center gable.
44. 499 Prospect Terrace Date: 1911
Original owner: Frank J. McMurrin
Architect: attributed to F. L. Roehrig
Contractor: Owner Cost: \$5,000
Two-story Mission Revival with massive arched entry with intricate wrought iron; arched loggia on either side of entry; stucco walls.
45. 489 Prospect Terrace Date: 1911
Original owner: Frank J. McMurrin
Architect: attributed to F. L. Roehrig
Contractor: Owner Cost:
Two-story contemporary Mediterranean built between 1927 and 1979 (four stages) hidden behind original Mission Revival garage; iron gates and tall hedge at street frontage.

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46. 781 Prospect Boulevard Date: 1909
Original owner: Mrs. Mary Hindry
Architect: A.S. Heineman
Contractor: C.N. Stanley Cost: \$17,000
One and two-story stucco Mission Revival with Craftsman influence; tile roof.
47. 802 Prospect Boulevard Date: 1924
Original owner: Frederick C. Brinton
Architect: J.F. Hare
Contractor: Hare & Sowerly Cost: \$9,925
Two-story stucco Spanish Colonial Revival with 1-1/2 story with massive chimney projecting out from front center; corner balconies.
48. 800 & 800-1/2 Prospect Boulevard Date: 1921
Original owner: H.G. Peabody
Architect: Same
Contractor: Same Cost: \$3,000 + \$600
One-story stucco bungalow with tile roof and Craftsman detailing.
49. 790 Prospect Boulevard Date: 1924
Original owner: Katherine & Crowell Beech
Architect: Wallace Neff
Contractor: Owner Cost: \$20,000
Two-story asymmetrical stucco Mediterranean with window balcony and painted shutters; tile roof.
50. 780 Prospect Boulevard Date: 1913
Original owner: George Grant
Architect: Unknown
Contractor: Henry McKeen Cost: \$4,000
1-1/2 story altered bungalow with large front dormer. Structure later stuccoed and faced with slumpstone destroying most of original character.
51. 760 Prospect Boulevard Date: 1960
Original owner: Ellwood N. Hough
NC Architect: Edward Reshs (plans)
Contractor: Owner Cost: \$20,000
One-story wood and slumpstone contemporary Ranch Style.

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52. 750 Prospect Boulevard Date: 1925
Original owner: Julia Lockwood & Marjorie Lewis
Architect: Joseph Kucera & George H. Daniels Associates
Contractor: C.C. Johnson & Son Cost: \$20,000
One-story French Normandy Revival with steep hipped roof. Half-timber detail and conical roof tower entry; walled front between two projecting side wings.
53. 730 Prospect Boulevard Date: 1926
Original owner: Julia Lockwood & Marjorie Lewis
Architect: John Byers
Contractor: John Pittendregh (or Pittendrich) Cost: \$14,000
One and two-story Spanish Colonial Revival with massive chimney, wrought iron balconies, canvas awnings, and intricate grillwork. Two-center pointed garage with inset panel wood doors with wrought iron braces and detailing.
54. 714 Prospect Boulevard Date: 1911
Original owner: J.C. Brainerd
Architect: Louis Dup. Millar
Contractor: John Erikson Cost: \$7,500
Two-story painted California Stick Style bungalow with vented gables, dormer, and first floor left side bay. Porch and balcony extend to right into porche cochere.
55. 700 Prospect Boulevard Date: 1922
Original owner: Helen Mears McLoughlin
Architect: Myron Hunt
Contractor: Taylor M. Uhler Cost: \$10,000
One-story English Revival bungalow with offset bay and entry porch; stucco walls. This residence is unique for its low, horizontal lines, a feature of the later California Ranch Style architecture.
56. 690 Prospect Boulevard Date: 1923
Original owner: H. W. Buckingham
Architect: Unknown
Contractor: J. H. Woodworth & Son Cost: \$19,266
1-1/2 story French Normandy Revival on raised foundation; offset gable on left side projecting entry porch with gablet.

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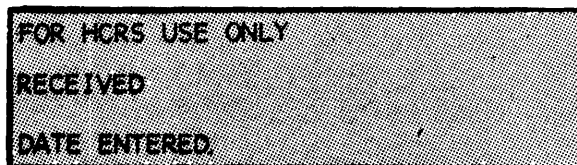
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57. 680 Prospect Boulevard Date: 1927
Original owner: F.D. Marshall
Architect: George Cavell
Contractor: Owner Cost: \$12,000
Two-story stucco English Revival with half timber detail; porte cochere on left side.
58. 662 Prospect Boulevard Date: 1910
Original owner: E.L. Martin
Architect: Unknown
Contractor: Clark & Bell Cost: \$5,625
One and two-story California Stick Style bungalow with painted shingle siding and asphalt roof.
59. 640 Prospect Boulevard Date: 1909
Original owner: H.G. Peabody
Architect: Unknown
Contractor: C.E. Billings Cost: \$6,400
Two-story stucco English Arts and Crafts with Classic Revival treatment of front porch and balcony; raised stone foundation.
60. 636 Prospect Boulevard Date: 1915
Original owner: B.D. Folwell
Architect: Reginald Johnson
Contractor: Charles M. Urton Cost: \$8,000
1-1/2 story symmetrical stucco Colonial Revival with hipped gable roof, hipped dormers.
61. 630 Prospect Boulevard Date: 1911
Original owner: W.M. Eason (Eaton)
Architect: Sylvanus B. Marston
Contractor: John Erikson Cost: \$8,700
Raised two-story stucco English Arts and Crafts bungalow with brick front porch, stone foundation, and left side porte cochere.
62. 610 Prospect Boulevard Date: 1923
Original owner: Mrs. F.E. Drake
Architect: Wallace Neff
Contractor: Karl G. Moller Cost: \$15,000
Two-story symmetrical French Normandy Revival with shuttered recessed windows and two-center pointed entry; stucco walls.

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63. 580 Prospect Boulevard Date: 1932
Original owner: Eleanor M. Bissell
Architect: John D. Atchison
Contractor: Owner Cost: \$12,000
Ivy-covered two-story Elizabethan Revival with stone porch and front wall with gateposts; brick and stucco walls. 1-1/2 story wing extends out in front.
64. 572 Prospect Boulevard Date: 1906
Original owner: Ella F. Bartlett
Architect: W.J. Saunders
Contractor: Owner Cost: \$5,000
2-1/2 story symmetrical painted California Stick Chalet bungalow with gingerbread detail, full stone basement, and corner porch-balconies. On elevated lot with stone retaining wall.
65. 556 Prospect Boulevard Date: 1907
Original owner: Elenor Meyer
Architect: J.J. Blick
Contractor: E.D. Tyler Cost: \$8,000
Two-story stucco house with French Normandy Revival and Craftsman details. Front porch has stone wall and flat roof (added 1927). On elevated lot with stone retaining wall.
66. 530 Prospect Boulevard Date: 1928
Original owner: H. Grandin (from Boston)
Architect: David Ogilvie
Contractor: Peter Hall Cost: \$32,733.34
Two-story French Normandy Revival with stone detail around entry and leaded glass bay over entry; stucco walls. On elevated lot.
67. 510 Prospect Boulevard Date: 1911
Original owner: J.M. Porter
Architect: G. Lawrence Stimson Co.
Contractor: Same Cost: \$7,900
One-story stucco bungalow with Mediterranean styling; tile roof; porte cochere leading off right side from front porch.

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68. 500 Prospect Boulevard Date: 1907
Original owner: Hattie M. Vetter
Architect: W.B. Edwards
Contractor: G.S. Bliss Cost: \$6,000
2-1/2 story stucco and shingle Craftsman bungalow with half timber detail in eaves and columned loggia on left side.
69. 490 Prospect Boulevard Date: 1921
Original owner: Modern Construction Co. (H.A. Louie)
Architect: Cyril Bennett
Contractor: H.O. Clarke Cost: \$5,000
Two-story symmetrical Colonial Revival with columned porte cochere on left side; clapboard siding.
70. 480 Prospect Boulevard Date: 1920
Original owner: Austin-Murphy Co.
Architect: Unknown
Contractor: Owner Cost: \$15,000
One-story symmetrical Mission Revival with central entry porch, arched porte cochere on left side, and cylindrical vents in eaves; tiled roof and stucco walls.
71. 470 Prospect Boulevard Date: 1964
NC Original owner: C.C. Garret
Architect: Unknown
Contractor: S.C.M. Construction Corp. Cost: \$24,800
One-story stucco contemporary.
72. Stone and brick gateposts at Orange Grove Boulevard entrance to Prospect Park Tract. Built 1906; architect Greene and Greene.

Arroyo Park Tract

73. 1000 Prospect Boulevard Date: 1925
Original owner: Mrs. L.C. Rose (from Chicago)
Architect: Everett Phipps Babcock
Contractor: J.J. Brintnall Cost: \$25,000
Two-story asymmetrical stucco Spanish Revival with recessed windows; balcony with exposed carved beams. Original awning vent resembles dove cote. Low walls recently added in front blend with original design; elevated lot.

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74. 1010 Prospect Boulevard Date: 1925
Original owner: Leo G. McLaughlin
Architect: Leon C. Brockway
Contractor: J. Milton Harvey Cost: \$14,300
Two-story symmetric Colonial Revival with hipped roof and classical entry columns; clapboard siding; shutters.
75. 1020 Prospect Boulevard Date: 1914
Original owner: Mrs. Frances McLaughlin
Architect: Sylvanus B. Marston
Contractor: A.C. Parlee Cost: \$6,500
Two-story stucco French Normandy Revival with a variety of loosely applied medieval European details including turreted bay window on right side.
76. 1024 Prospect Boulevard Date: 1924
Original owner: Robert D. Watson
Architect: Howard P. Hess
Contractor: H.E. Tabor Cost: \$8,200
One-story English Revival with exaggerated peaked roof, stucco walls.
77. 1030 Prospect Boulevard Date: 1923
Original owner: Dr. & Mrs. George Weyl
Architect: Rex D. Weston, Bungalow Craft Co.
Contractor: L.L. Karus Cost: \$8,000
One-story stucco Spanish Revival cottage with tile roof and vent; arched garden gate and entry; "buttressed" corner; wood grillwork on windows (rejas) and wood lintels.
78. 1038 Prospect Boulevard Date: 1924
Original owner: George W. Weyl
Architect: Bruce Potter
Contractor: Owner Cost: \$8,000
1-1/2 story stucco English Tudor Revival with peaked roof, half timber detail, and brick archivolt around entry. Still has original awnings.
79. 1044 Prospect Boulevard Date: 1933
Original owner: Merritt V. Eusey
Architect: Richard F. King
Contractor: J. Leslie Ramey Cost: \$5,965
Two-story, nearly symmetrical stucco Mediterranean with tile roof; classic detailing of entry; wood shutters and window hoods.

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80. 1060 Prospect Boulevard Date: 1946
Original owner: W.G. Haas
NC Architect: Harold Bissner
Contractor: D.W. Illsley Cost: \$13,000
One-story stucco California Ranch Style with Colonial details. L-shaped with garage on short leg of L; shutters.
81. 1070 Prospect Boulevard Date: 1940
NC Original owner: Emily Kersey
Architect: Unknown
Contractor: S.O. Bennett Cost: \$5,500
One-story stucco bungalow dressed up with columns and shutters.
82. 1074 Prospect Boulevard Date: 1929
Original owner: F.J. Mills
Architect: David A. Ogilvie
Contractor: Reeves & Howes Cost: \$15,000
Two-story painted brick English Tudor Revival with half timber detail, recessed entry, and dormer which pierces the eaveline.
83. 1080 Prospect Boulevard Date: 1924
Original owner: Alice Cheney Smith
Architect: Neff & Babcock
Contractor: M.P. Mitchell Cost: \$10,240
One and two-story Mexican Monterey Revival with balcony using exposed beams; arched doorway; shutters; circular window with iron grill. Second story projects on corbels.
84. 1086 Prospect Boulevard Date: 1924
Original owner: Emma V. Post
Architect: Charles E. Post
Contractor: Same Cost: \$15,000
Two-story stucco Mediterranean with cast concrete around arched and recessed front door; tile roof; second floor sleeping porch. Two-story detached garage to left of main house.

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| 85. | 1094 Prospect Boulevard | Date: 1959 |
| NC | Original owner: Charles Ingram Architect: Unknown Contractor: Owner | Cost: \$19,800 |
| | One-story concrete block and redwood contemporary. Low brick and stone wall, apparently original to subdivision, lines entire frontage along sidewalk. Wall helps mark Lincoln Avenue entrance to subdivision. | |
| 86. | 1099 Prospect Boulevard | Date: 1922 |
| | Original owner: Charles E. Post Architect: Same Contractor: Same | Cost: \$9,000 |
| | Two-story symmetrical concrete Dutch Colonial Revival with gambrel roof, exaggerated arched hood on scroll brackets over entry; fanlight and sidelight on entry. Siting of this house is especially pleasing, in that it faces the Lincoln Avenue entrance to the subdivision. | |
| 87. | 1089 Prospect Boulevard | Date: 1923 |
| | Original owner: F.E. Simpson Architect: Same Contractor: Fred L. Petreguin | Cost: \$6,000 |
| | One-story concrete English Revival cottage with peaked roof and diamond paned windows. | |
| 88. | 1083 Prospect Boulevard | Date: 1922 |
| | Original owner: Miss Josephine Todd Architect: Herbert A. Hamm Contractor: Same | Cost: \$7,800 |
| | One-story stucco Mediterranean with awnings, hipped dormers. | |
| 89. | Vacant | |
| 90. | Vacant | |
| 91. | 1063 Prospect Boulevard | Date: 1977 |
| NC | Original owner: Gary & Nancy Coelho Architect: George Stokes Contractor: Fred H. Lewis | Cost: \$60,000 |
| | One-story California Ranch Style; subdued--blends well with neighborhood. | |

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92. 1057 Prospect Boulevard Date: 1934
Original owner: Mrs. H.S. Boice
Architect: Wallace Neff
Contractor: A.J. Spindt Cost: \$23,000
Two-story symmetrical stucco Mediterranean with tile roof, arched loggia, balcony, wood shutters, and quoined corners.
93. 1051 Prospect Boulevard Date: 1924
Original owner: Luther Newby
Architect: L.C. Brockway
Contractor: W.A. Taylor & Sons Cost: \$19,565
Two-story stucco Mediterranean with tile roof; arches and classical enrichment around doorway (festoons); turned wood columns between windows.
94. 1041 Prospect Boulevard Date: 1923
Original owner: J.S. Gibson
Architect: The Littleton Co. (E. Brett)
Contractor: Same Cost: \$13,000
Two-story symmetrical clapboard Colonial Revival with gable roof, painted shutters, and brick front porch.
95. 1035 Prospect Boulevard Date: 1925
Original owner: Mr. & Mrs. E.F. Jackson
Architect: Charles Ruhe
Contractor: Frederick "Fritz" Ruppel Cost: \$11,500
One-story poured concrete Spanish Colonial Revival which looks like adobe. Tile roof with tile vents in gables; arched entry; terracotta tile entry steps.
96. 1015 Prospect Boulevard Date: 1913
Original owner: Arroyo Park Corporation
Architect: Sylvanus B. Marston
Contractor: John H. Simpson Cost: \$14,000
Two-story stucco English Tudor Revival with hipped roof with eyebrow eaves; half timber detail; extensive tie rod from roof to chimney. Especially attractive siting at the southern entrance to the Arroyo Park Tract--has an English country atmosphere. First house built in the Arroyo Park Tract.

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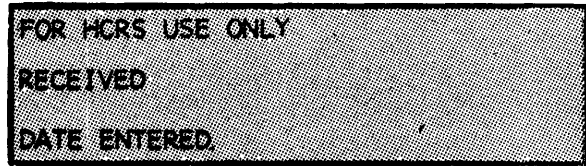
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97. 1005 Armada Drive Date: 1958-1979
NC Original owner: Chandler School
Architect: Henry Eggers & W. Wilkinson (original)
Contractor: Ted Tyler (original) Cost:
One and two-story wood and stucco school buildings with Oriental and Craftsman influences. Shielded (below eave line) from street by used brick wall and heavy vegetation. Subdued design of campus fits in nicely with surroundings; all access to the school is through the District.
98. Prospect Boulevard Bridge Date: 1905?
Original owner: Arroyo Corporation
Designers/engineers: Mayberry and Parker Cost:
Exact date of construction is unclear because of conflicting evidence. The bridge was originally privately owned. The bridge connects the Prospect Park Tract to the south, with the Arroyo Park Tract. It has a slight curve over its 360+ foot span which precludes view of one end of the bridge from the other. Roadway is narrow, only 20 feet. Bridge was modified in 1966 with the replacement of railings and light standards, thus marring the design integrity of the bridge. Arched span of the bridge, visible from Seco Street 40 feet below the roadway, was left unchanged.
99. 1010 Armada Drive Date: 1931
Original owner: Willard C. Jackson
Architect: Unknown
Contractor: R.H. McCormick Cost:
Two-story Monterey Colonial Revival with tile roof, recessed windows and doors, and painted shutters. White picket fence on stone base along entire frontage next to sidewalk. Especially attractive siting, in that the house faces the Arroyo Seco and the San Rafael Hills visible across the street.
100. 1024 Armada Drive Date: 1956
NC Original owner: Mr. and Mrs. Lyman Thompson
Architect: Pleger, Blurock, and Hogan
Contractor: Merrill A. Wood Cost: \$100,000
Two-story flagstone and stucco contemporary with second story balcony, and recessed entry. Heavy vegetation shields house from street. Built on tennis court once shared by the neighboring properties. Subdued design--fits in well with neighboring houses.

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101. 1030 Armada Drive Date: 1922
Original owner: Wellslake D. Morse
Architect: Marston & Van Pelt
Contractor: Daniel Whetstine Cost: \$17,500
Two-story shingle Colonial Revival with broken pediment over Classic front door. Fluted Doric columns and coffered panelling on entry; painted shutters.
102. 1036 Armada Drive Date: 1922
Original owner: W.N. Van Nuys
Architect: George Strout
Contractor: Owner Cost: \$8,500
1-1/2 story stucco English Tudor Revival cottage with half timber detail and steep gable roof.
103. 1040 Armada Drive Date: 1924
Original owner: Mr. & Mrs. Walter S. Young
Architect: Wallace Neff
Contractor: C.C. Johnson & Son Cost: \$20,775
Two-story stucco Spanish Revival with recessed arches, delicate wrought iron details, and apertures which pierce the facade.
104. 1044 Armada Drive Date: 1920
Original owner: F.M. Griffith
Architect: Unknown
Contractor: J.H. Woodworth & Son Cost: \$20,000
One-story stucco English Revival of symmetrical design. Eyebrow eaves, segmental pediment, banks of French windows on either side of front door, and leaded glass fanlight and sidelight.
105. 1048 Armada Drive Date: 1920
Original owner: S.W. Royce
Architect: Unknown
Contractor: J.H. Woodworth & Son Cost: \$15,000
One-story English Revival cottage with tall narrow windows in four-sash combinations.

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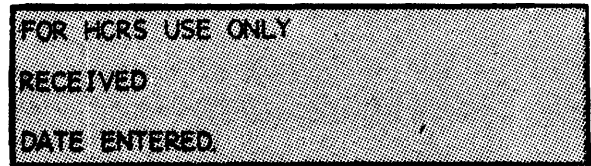
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106. 1054 Armada Drive Date: 1922
Original owner: Norman M. Lyons
Architect: Brelin & Son
Contractor: Fidroeff Brothers Cost: \$9,000
One-story English Revival with segmental window openings; brick archivolt around recessed entry.
107. 1064 Armada Drive Date: 1923
Original owner: Mrs. Antoinette Mervin
Architect: Charles F. Plummer
Contractor: Soderquist & McDonald Cost: \$20,000
Two-story asymmetric stuccoed Colonial Revival with large front door with fan and sidelights. Gabled roof with perpendicular gables. Behind tall hedge with break at corner framing entrance.
108. 550 La Mesa Place Date: 1921
Original owner: Charles E. Post
Architect: Same
Contractor: Same Cost: \$7,500
One-story stucco Spanish Revival cottage.
109. 501 La Mesa Place Date: 1925
Original owner: Dr. Adolph Boehm
Architect: Merle Ramsey
Contractor: Same Cost: \$12,000
One and two-story stucco Spanish Revival on a raised lot. House has arched front loggia, tile roof, left-side porte cochere, and front right-side hexagonal music room. Second story bedroom wing was added in 1932. Stone wall topped by hedge and wrought iron gate extends around corner along entire frontage at sidewalk--accentuates Lincoln Avenue entrance to Arroyo Park Tract.
110. 511 La Mesa Place Date: 1925
Original owner: Elizabeth A. Frost
Architect: Unknown
Contractor: M. Magnuson Cost: \$13,878
Two-story stucco Spanish Revival with recessed entry, tile roof, and rough wood shutters. Entry courtyard is on left side, and corner balcony on right side.



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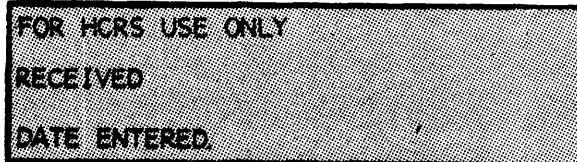
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111. 521 La Mesa Place Date: 1924
Original owner: Mr. E.K. Davis
Architect: Charles Ruhe
Contractor: Lee S. Davis Cost: \$6,000
One-story stucco English Revival cottage with half timber detail in eaves.
112. 1080 Armada Drive Date: 1924
Original owner: Charles R. Baynham
Architect: Glen E. Smith
Contractor: Owner Cost: \$7,500
Two-story stucco Mediterranean with medieval castle influence. House has crenulated tower and flat roof. Originally had shutters.
113. 1086 Armada Drive Date: 1927
Original owner: H.D. Lyman
Architect: W.C. Harrison
Contractor: Owner Cost: \$12,000
Two-story stucco Mediterranean with arched porte cochere, horizontal stucco molding.
114. 1090 Armada Drive Date: 1923
Original owner: Robert Slanderman
Architect: Unknown
Contractor: John H. Simpson Cost: \$9,700 + \$1,100
One-story stucco California Ranch Style with Mexican influence; segmented gable roof, painted shutters, and prominent chimney.
115. 1096 Armada Drive Date: 1924
Original owner: John Myrick
Architect: William C. Crowell
Contractor: Same Cost: \$6,000
One-story stucco Spanish Revival with tile roof, wrought iron arches repeated over doors and windows, and pilasters on either side of recessed front door; ironwork gate.

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116. 1100 Armada Drive Date: 1925
Original owner: Mrs. F.L. Dodge (Helen)
Architect: None
Contractor: S.F. Simpson Cost: \$5,000
Originally designed as a New England Salt Box, this two-story stucco house ended up Cape Cod Colonial after owner changed her mind in the middle of construction.
117. 1106 Armada Drive Date: 1923
Original owner: Marino E. Ormsby
Architect: G.P. Ormsby
Contractor: Owner Cost: \$5,000
Two-story New England Colonial Revival with columns and partial pediment around entry; large front door with sidelights; painted shutters. Columned porte cochere with balustrade.
118. 1110 Armada Drive Date: 1922
Original owner: Yates Owsley
Architect: Kemp & Haskett
Contractor: Same Cost: \$5,700
One-story stucco French Normandy Revival.
119. 1116 Armada Drive Date: 1924
Original owner: Frank K. Marshall
Architect: George Palmer Telling
Contractor: Fred W. Marshall (brother) Cost: \$10,000
One-story stucco Spanish Colonial Revival with tile roof.
120. 1122 Armada Drive Date: 1925
Original owner: George G. Yeomans
Architect: Kenneth A. Gordon
Contractor: J.H. Woodworth & Son Cost: \$12,000
One-story Spanish Colonial Revival; stucco walls.

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| 121. | 1126 Armada Drive | Date: 1924, 1926, 1927 |
| | Original owner: W. E. Moore | |
| | Architect: Bissner & Howard, Cyril Bennett (1926,1927) | |
| | Contractor: Alford Murray Co. | Cost: \$7,000 + \$4,500 + \$5,600 |
| | Two-story stucco Mediterranean with balcony and tile roof; Ogive arch over front door. House built in three stages by different owners. | |
| 122. | 1125 Armada Drive | Date: 1927 |
| | Original owner: H. V. Ogden | |
| | Architect: Marston & Maybury | |
| | Contractor: C. R. Greenough | Cost: \$25,000 |
| | One-story stucco California Ranch Style with Country English details. Decorative wrought iron around center courtyard. Won A.I.A. award in 1927. | |
| 123. | 1119 Armada Drive | Date: 1924 |
| | Original owner: Miss Caroline E. Wright | |
| | Architect: Harold H. Martin | |
| | Contractor: Frederick H. Ruppel | Cost: \$15,500 |
| | Two-story exposed reinforced concrete Spanish Revival with tile shed roof. | |
| 124. | 1111 Armada Drive | Date: 1936 |
| | Original owner: Dr. Elmer Staff | |
| | Architect: Ralph Flewellings | |
| | Contractor: J. Ernest Randall | Cost: \$10,500 |
| | One-story stucco California Ranch Style residence with French influence around courtyard and dentils; arched multisash windows. Low, horizontal lines. Flewellings is a noted Pasadena architect who designed several major structures on the campus of the University of Southern California and in other Southern California communities (e.g. Beverly Hills Post Office). | |
| 125. | 1105 Armada Drive | Date: 1923 |
| | Original owner: Walter F. Peacock | |
| | Architect: Everett Phipps Babcock | |
| | Contractor: J. J. Brintnall | Cost: \$26,500 |
| | Two-story stucco Monterey Colonial Revival with tower and corbelled balcony. | |
| 126. | 1103 Armada Drive | Date: 1922 |
| | Original owner: F. W. Procter | |
| | Architect: Harold H. Martin | |
| | Contractor: A. W. Krumm | Cost: \$15,000 |
| | Two-story concrete Mediterranean with Moorish influence; tile roof. Screened by tall hedge. | |

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127. 1095 Armada Drive Date: 1922
Original owner: Lon F. Chapin
Architect: George E. Strout
Contractor: C.S. Fry Cost: \$10,000
Two-story Spanish Colonial Revival with Mission influence; stucco walls and tile roof. Property includes largest Cedrus Atlanticus in city and good examples of Gingko.
128. 1085 Armada Drive Date: 1922
Original owner: B.A. Talbot
Architect: V.K. Morgan
Contractor: Same Cost: \$14,000
Two-story stucco Mediterranean behind tall front hedge; tile roof.
129. 1075 Armada Drive Date: 1925
Original owner: John Guy & Inez Owsley
Architect: Charles Ruhe
Contractor: Owsley Cost: \$10,000
Two-story stucco French Normandy Revival with half timber detail, broken roofline variations, and circular turret with witch's cap. Both entry and steel-frame windows are recessed. Canvas porte cochere. Partially screened by tall front hedge.
130. 1065 Armada Drive Date: 1926
Original owner: Miss Grace Dryburgh
Architect: Charles Ruhe
Contractor: Sam Mitchell Cost: \$20,000
Two-story stucco Spanish Colonial Revival with massive fireplace and front door; recessed windows, and delicate wrought iron screening. Light fixtures are original.
131. Part of Arroyo Seco Park

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placement of the river boulder and clinker brick gateposts, designed by Charles and Henry Greene, at the Orange Grove Boulevard (main) entrance (see photo 2).

The more^{recent} Arroyo Park (Tract #1032), surveyed in November, 1910, by L.A. Bartlett and officially recorded on February 24, 1911, was developed by the Arroyo Park Corporation, composed of Frank G. Morgan, Frank H. Long, and Minnie S. Chapman. The 60-lot subdivision (including 2 large undivided parcels), which employed the same elements of design and quality as Prospect Park, was clearly intended as an extension of the already successful southern tract. This connection is evidenced in the following excerpt from a 1913 promotional brochure for Prospect Park:

"On the north, connected with Prospect Park by a concrete bridge, is the new Arroyo Park Tract, now being improved, with building restrictions similar to those in Prospect Park." "These restrictions, from \$5000 to \$8000 for each house, according to location, guarantee the purchaser of a home in Prospect Park a strictly first class environment."

Arroyo Park has the same generous lot sizes, mature street trees (also camphor), and wide curving streets of the southern tract (see photo 3). The curving streets are purely for aesthetic reasons in Arroyo Park because of the relatively flat blufftop location. As with Prospect Park, the pleasant design of the subdivision helps tie together a multiplicity of residential styles.

The bridge mentioned in the brochure excerpt was the Prospect Boulevard Bridge (#98), an eleven-span reinforced concrete bridge which passes 40 feet over Seco Street. Most likely constructed in the latter half of 1908, an illustration of the bridge was contained in The City Auditor's Report 1908-09, City of Pasadena. Designed by Mayberry and Parker, a Los Angeles engineering firm (active 1907-18) closely involved with the development and use of reinforced concrete in Southern California- the relatively long (362½ foot) bridge maintains a suburban scale due to its narrow width (20 feet curb to curb), the thinness of pier supports, and the gentle curve of the roadway which blocks view of one end from the other (see photo 4). Although the historical value of the bridge is uncertain - the original railings and light standards were replaced in 1966 - it remains an important element of the district by the two halves of the neighborhood. The bridge was closed to vehicular traffic in 1977 when serious cracks were found in the supports; pedestrian use continues to link the two sides of the bridge while its fate is still being considered.

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With the bridge as an important link, the boundaries of the District include most of the Prospect Park and Arroyo Park Tracts. The delineation of the District was determined by the area of consistent development rather than the exact boundaries of the tracts. Consequently, newer structures at the base of a ravine along Seco Street, smaller bungalows along Forrest Avenue, and development on Richland Terrace (similar to the rest of the District) across a ravine from the rest of the District, have been excluded, and five lots adjacent to Prospect Park on Fremont Drive and the west side of Rosemont Avenue have been added to the District. The Chandler School, although constructed between 1958 and 1979, is also included due to its location in the district, its design, and its landscaping. Located at the north end of the Prospect Bridge, the school and the rest of the Arroyo Park Tract are separated from properties to the immediate west and south by a steep embankment; all access to the school is by the streets of the Prospect District. The formal architecture and mature landscaping of the Chandler School blends well with the surrounding neighborhood.

The character of development consists of varied architecture brought together into a harmonious whole by the design and landscaping of the two tracts. Architecture represented in the District includes Craftsmen (California Stick, Mission Revival, and English Arts and Crafts), 20's Revival (Colonial, English, Normandy, Mediterranean, Spanish, Spanish Colonial, Monterey Colonial, and Cottswold Cottage), and Contemporary designs. Due to the continued desirability of the area, these houses have been well-maintained; alterations have been restricted to rear room additions, swimming pools, and minor facial changes.

Along with the variety of architectural styles, the character of the Prospect District is reflected in the high quality of design and construction of individual residences. The list of participating architects and master builders forms a virtual "Who's Who" of the region's finest of the first quarter of the twentieth century. These professionals include men of national, and even international fame. Undoubtedly the most famous architects represented are Greene and Greene, the Heinemans, and Frank Lloyd Wright, whose innovative designs influenced architecture far beyond Pasadena.

Charles and Henry Greene took the traditional American house and boldly adapted it to serve the needs of their day. In 1906, they were commissioned to design the first house in Prospect Park (#30) by John C. Bentz, an Oriental art dealer and long-time friend of the Greene's. The plan for this house was conventional. The architects realized, however, that the traditional steep pitch of the roof could be lowered in Southern California, and that the attic needed lots of ventilation to keep the building cool in summer. They also realized that the moderate climate of Pasadena would allow them to use large areas of glass to make the rooms well-lighted and ventilated. On the exterior they used wood shakes which honestly expressed the wood construction of the whole house (see photo 5).

The Bentz House established the standard of quality for subsequent development.. It is a fine example of the carefully crafted work of Greene and Greene which

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helped make them the leaders of the California Craftsman Movement, a design philosophy centered around the turn-of-the-century Arroyo Seco craftsmen of Pasadena. The California Craftsman Bungalow, the product of this movement, spread up and down the West Coast; the style dominates the architecture of almost every older Pasadena neighborhood.

Much of the exquisite craftsmanship of the Bentz House had been destroyed over the years, but today it has been skillfully restored by the present owner. This structure is listed on the National Register.

The Heineman Brothers, Alfred and Arthur, were among the most imaginative of turn-of-the-century Pasadena architects. They did countless interesting things, designing some of the earliest bungalow courts in Pasadena and building what was perhaps the first motel (in San Luis Obispo).

The label "Mission Revival" does not do justice to the magnificent mansion (#46) the Heineman's designed for the Hindrey's in 1909 (see photos 6 and 7). The "rough-cast" plaster is Arts and Crafts, the machine-made delicately scaled tile roof with intriguing ornamental caps at the ends of the ridges is unlike anything ever seen on a California Mission, and the leaded windows are Art Nouveau and reminiscent of the Prairie School. The house, designed shortly after Alfred joined the firm, already showed the attraction to diagonals which became a Heineman trademark. The influence of Greene and Greene is also apparent. There is evidence that Charles Greene had a hand in the design of the dramatic fireplace in the double-story entry. The boulders for this and for the landscaping were brought up by cart from the Arroyo below.

The present owners have done a fine job of adapting the grounds to modern use. The swimming pool and surrounding landscaping have the imagination of the original design.

Frank Lloyd Wright, among the most innovative and influential architects of the 20th century, was already well-known before he designed "La Miniatura" (#38), the first and probably most important of his "Textile Block" California houses, (see photo 8) in 1923 for Mrs. George Madison Millard. In his autobiography, Wright paid tribute to Alice Millard, a widow of moderate means, who dared to back his ambitious dream of making the concrete block, until that time used only for warehouses and storage buildings, a material for respectable architecture. Wright conceived of a system of construction whereby the inner and

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outer walls of block, which in this case were manufactured by an Italian craftsman who specialized in producing "cast-stone" (concrete) ornament, would act as permanent forms for a web of reinforced concrete designed to make the structure secure against earthquakes.

Architectural historians have been quick to point to the similarity between the cubic form of the Millard House and the unbuilt "Citrohan" project of le Corbusier, conceived in that same year. The house also reflects the Revival Movement in the use of a Columbian/Mayan design.

The house and studio, added by Lloyd Wright in 1926, were used by Mrs. Millard as a home and salesroom for rare books, prints and antiques. Hence the house never contained furnishings designed by Wright.

Subsequent owners of the house, the late Mr. and Mrs. Donald Potter Daniels, were fine custodians of this significant piece of history, changing nothing, and maintaining the house in a sensitive way. The Millard House, the only one by Wright in Pasadena, is listed on the National Register.

In addition to these three outstanding architectural firms, a great number of the region's finest architects of the teens and twenties are represented in the District. These men included originators and masters of a wide variety of styles. The most notable include F.L. Roehrig, the firm of Marston, Maybury and Van Pelt, Reginald Johnson, Wallace Neff, Everett Phipps Babcock, Roland Coate, Myron Hunt, G. Lawrence Stimson, and J.J. Blick.

F.L. Roehrig was one of the most versatile Pasadena architects of the period around the turn-of-the-century, designing a variety of building types. Roehrig designed many homes in Pasadena's finest neighborhood. Probably his most famous, certainly his largest, project was the Green Hotel, one of the half-dozen grand hotels of Pasadena's resort heyday, which still stands. The McMurrin House (#44) designed in 1909, is a fine example of Mission Revival architecture (see photo 9) one of the many styles mastered by Mr. Roehrig.

The firm of Marston, Maybury, and Van Pelt was composed of three gifted architects - Sylvanus B. Marston, Edgar Maybury, and Garrett Van Pelt - who together, separately, and in partnership with other architects planned a number of homes in both tracts. Active between 1921 and 1926, the firm designed several major Pasadena landmarks, including the Grace Nicholson (Pacificulture Museum) Building (National Register). In 1924, the firm designed the massive 2½-story Colonial Revival Hamilton House (#19) (see photo 10). The house, built for its sweeping corner lot near the southern entrance to Prospect Park.

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Of the three men, Sylvanus B. Marston is best represented in the District. In addition to designing several major civic and commercial buildings in Pasadena, Marston has an enormous residential record from 1908 forward, with an extraordinary versatility of styles. Marston designed three houses in the District between 1910 and 1913, including the first house (#96) in the Arroyo Park Tract. Built in 1913 by the Arroyo Park Corporation, the large 2-story English Tudor Revival (see photo 11) is attractively sited on a double corner lot at the southern (Prospect Bridge) entrance to the Tract. The house, which gives the appearance of an English Country estate, carried over to the new tract the gracious quality of development already present in Prospect Park. Marston also designed two houses with Van Pelt and one with Maybury. The latter house, a French Country design, won an A.I.A. award in 1927.

Reginald Johnson was one of the earliest practitioners of the Spanish-Mediterranean mode which swept Southern California after World War I for which he won numerous architectural awards. In addition to numerous extravagant homes on Pasadena's finest streets, Johnson designed several large non-residential projects throughout Southern California, such as Santa Barbara's patrician oceanfront Biltmore Hotel and Pasadena's All Saint's Church (with Kaufmann and Coate). Johnson later developed an interest in low-cost housing on a large-scale, when he served as managing architect for Baldwin Hills Village and Harbor Hills in Los Angeles, two successful early projects using the "superblock" concept of residential development. Johnson designed four residences in Prospect Park between 1915 and 1921, ranging from an artist's studio to a Mediterranean mansion. In 1915, he designed a modest 1½-story Colonial Revival cottage (#60) for B.D. Folwell (see photo 12), well in advance of the heyday of Revival styles.

It can be said with fairness that Wallace Neff's was Pasadena's most favored style. Few areas of the city lack a Wallace Neff home, and the Prospect District is no exception. Neff designed seven houses in the District, more than any other architect. One of the most gifted designers in the Spanish motif, Neff also worked well with French Normandy styles. Both are represented in the Prospect area. Later discovered by Hollywood celebrities, Neff designed homes for King Vidor, Claudette Colbert, and the Marx Brothers to name a few. Neff received international acclaim for his igloo style gunnite "balloon" homes constructed by the thousands in Africa, South America, and the Middle East for low-cost housing at the close of World War II (the prototype still stands in Pasadena). Neff last designed a house in 1975, more than a half-century after he established his fame.

Neff's stylistic preference tended towards stark simplicity with many of his designs appearing strikingly contemporary. This quality is apparent in the

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Wallace Young House on Armada, and to a much lesser degree in the 1934 Boice House (#92) (see photo 13).

Neff designed one other house in the District in collaboration with Everett Phipps Babcock, who Neff called his "most gifted imitator". The Cheney-Smith House (#83) is a fine Mexican Monterey Revival (see photo 14) built in 1924. Mr. Babcock, a gifted architect in his own right, designed two other homes in the Arroyo Park Tract. His Monterey Colonial Revival (see photo 15) for Walter Peacock (#125) was meticulously designed in every detail as reflected in its lavish 1923 cost of \$26,500. Babcock died at an early age during a routine operation, cutting short an impressive career.

Credited with designing the first Monterey Colonial Revival residence, Roland Coate created an extensive amount of residential work throughout Southern California, including homes for prominent persons such as Frank Capra. In the early twenties, Coate designed several large non-residential projects in collaboration with Reginald Johnson and Gordon Kauffman. Mr. Coate later turned to the California Ranch Style, which he rediscovered, and the California Modern Style. Coate designed one house in the District, a Monterey Colonial in 1928. Located north of the Millard House, the Frank Bacon House (#37) backs up to Prospect Crescent. The balconied front facing Rosemont Avenue is barely visible. The 1931 Willard Jackson House (#99) (see photo 16), whose architect is unknown, echoes the style for which Roland Coate is most famous.

Myron Hunt, designer of some of Pasadena's most famous landmarks, has a long list of fine residences to his credit. Among Hunt's more important projects are Pasadena's Central Library, the Huntington Art Gallery in San Marino, Occidental College in nearby Eagle Rock, and the Rose Bowl. Fluent in a variety of styles, Hunt designed one house in the Prospect District, an informal one-story English Revival bungalow (#55) for Helen Mears McLoughlin in 1922 (see photo 17).

G. Lawrence Stimson rates among the most prolific architects in Pasadena's finer neighborhoods. Through his career, Stimson moved easily from Mission Revival to Craftsman bungalow, Italian Renaissance to Spanish Colonial. Both an architect and contractor, Stimson's typical work, an imposing mansion, exhibits an attention to detail and balanced repose in the classical mode. His best known house is his own, now known as the Wrigley Mansion (Tournament of Roses House). Stimson designed three houses near the Orange Grove entrance to Prospect Park. These houses, such as the Classic Revival Wilson House (#22) (see photo 18), though considerably more modest than the bulk of Stimson's work, still show

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the formality of his mansions.

J. J. Blick is another prolific Pasadena architect. Mr. Blick practiced architecture in Pasadena from the 1890's until 1946, designing homes throughout the City. Blick designed two homes in Prospect Park, including the J.C. Brainerd House (#29) built in 1906 (see photo 19). Built for one of the original developers of Prospect Park, the house exemplifies Blick's early style, a mixture of Craftsman, Medieval, and Late Victorian modes.

Several other noted local architects of the first quarter of the twentieth century are represented in the District. They include Louis Dup. Millar, David Ogilvee, Cyril Bennett, L.C. Brockway, Charles Ruhe, Glen Smith, George Palmer Telling, Kenneth Gordon, Ralph Flewellings, and Harold Martin. In addition to the homes designed by these men, several other fine examples of Southern California Craftsman and Revival architecture in the Prospect District by lesser known architects or for which architects are unknown (see photos 20, 21, 22, and 23).

In addition to commissioning noted architects, the original residents of the District contracted with most of the prominent local master builders of the period 1900-1930 to construct their homes. These firms, including Daniel Whetstone, C.R. Greenough, John Erikson, Garwood and Verge, Crowell and Seward, Karl Moller, Peter Hall, and Frederick Ruppel, were associated with quality-built residences throughout Pasadena.

The best known of the Prospect District's master builders was Frederick "Fritz" Ruppel. Mr. Ruppel's interest in the study of lost building arts and construction techniques led to his involvement in the reconstruction of Mission San Juan Capistrano and the repairs of El Molino Vejo in San Marino. These projects employed Ruppel's invention; the adoblar brick, a poured concrete simulation of adobe bricks. The two residences constructed by Ruppel in the Arroyo Park Tract also used the adoblar brick technique, including the one-story Spanish Colonial Revival Jackson House (#95) (see photo 24) designed by Charles Ruhe in 1925. In the mid-twenties, Mr. Ruppel developed Richland Place, originally a large, undivided parcel in the Arroyo Park Tract, building most of the homes for friends and previous clients.

While most of the District's homes were constructed in the first three decades of the 20th century, 17 additional residences and a private day school have been added to the neighborhood since that time. Three other houses consist of additions to and remodelings of earlier structures. As with the older homes,

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the newer structures include a variety of styles. Nine homes built between 1931 and 1946 reflect the Revival styling of the earlier period, as shown in the Boice and Jackson homes (see photos 13 and 24). Eight newer homes constructed between 1954 and 1981 include Ranch Style and Contemporary designs. The 1964 Garrett House (#71) reflects the styling of the four newer houses considered non-contributory in design (see photo 25). These homes add to the District, through, by maintaining the established scale, setbacks, and landscaping of neighboring structures. Other homes contribute to the architectural heritage with their well-crafted designs, often excuted by noted regional architects. The newest house in the District, a striking International Style (#39) still under construction (see photo 26), is by Buff and Hensman, a regional firm known for fine contemporary designs. The Chandler School, composed of several buildings built between 1958 and 1979, blends in nicely with the rest of the District because of its residential scale and landscaping and the Craftsman-inspired styling.

While new structures have been built over the years, many of the District's older homes have also been altered. The exterior changes include swimming pools, rear room additions, and minor facial remodeling. These alterations have been of a quality consistent with the original structures, with the exception of the grant bungalow insensitively remodeled around 1960. The mature vegetation and camphor tree arbor soften any changes and bring the District's diverse architecture together.

Despite the passing of several decades, the Prospect District remains one of Pasadena's most desirable neighborhoods, the home of middle class professional families. The area's residents have pride in their neighborhood and are interested in protecting its beauty and historical significance.

The significance of the Prospect District the uniquely beautiful subdivision design and landscaping, the calibre and diversity of architecture, and the prominence of the contributing architects and master builders, as well as the enhancement of the original ambience by subsequent development.

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- 3) A Guide to Architecture in Southern California, David Gebhard and Robert Winter, 1976 (McMurrin, Bentz, Hindree, and Millard houses).
- 4) Frank Lloyd Wright, Vincent Scully, 1960 (Millard House).
- 5) A Guide to the Work of Greene & Greene, Randall Makinson, 1974 (Bentz House and Prospect portals).
- 6) Alice Millard House National Register of Historic Places Nomination.
- 7) John C. Bentz House National Register of Historic Places Nomination.

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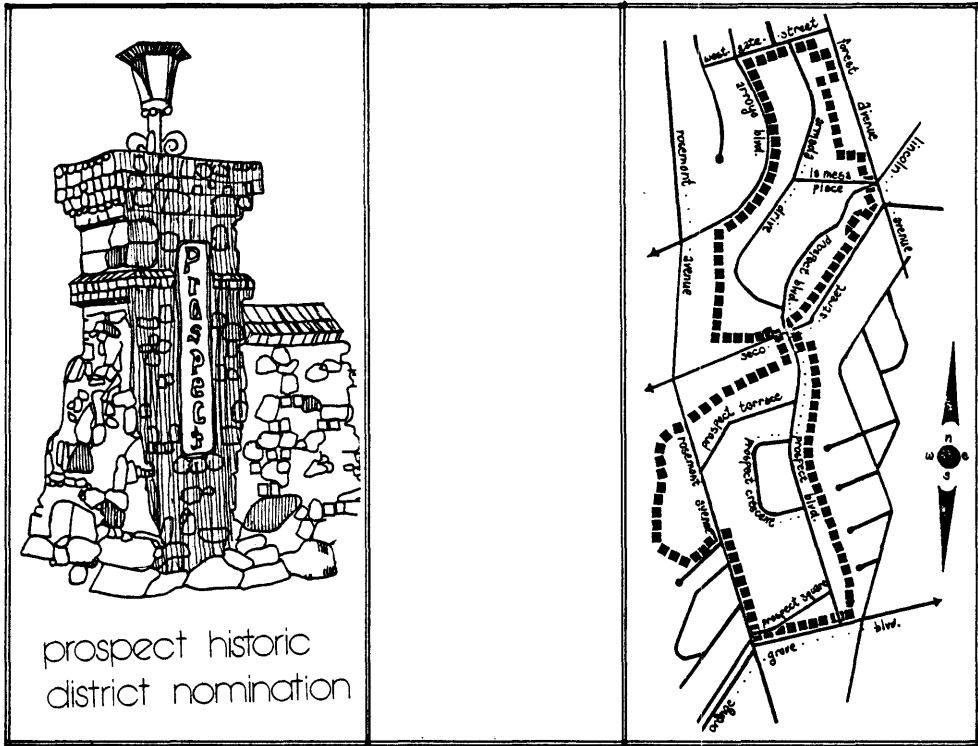
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MAPS

Four maps are included in this nomination. The first two show the actual parcels and street layout of the Prospect Park and Arroyo Park Tract (Tract #1032) respectively. The street numbers and numbers corresponding to the descriptions of each parcel are also included. The symbols on the two maps relate to the significance judged appropriate for each structure. Entirely darkened circles (●) indicate contributory structures built before 1930 which have not been altered extensively. Half-darkened circles (◐) indicate pre-1930 buildings which have been extensively altered, but which are still contributory, and post-1930 structures considered contributory in design and/or siting. Blank circles indicate structures which are considered non-contributory because of extensive alteration or modern design.

The third map shows the location of structures photographed. The photograph and description numbers are both included (the description number is in parentheses.) This map is not to scale.

The last map is the district shown on the USGS map.



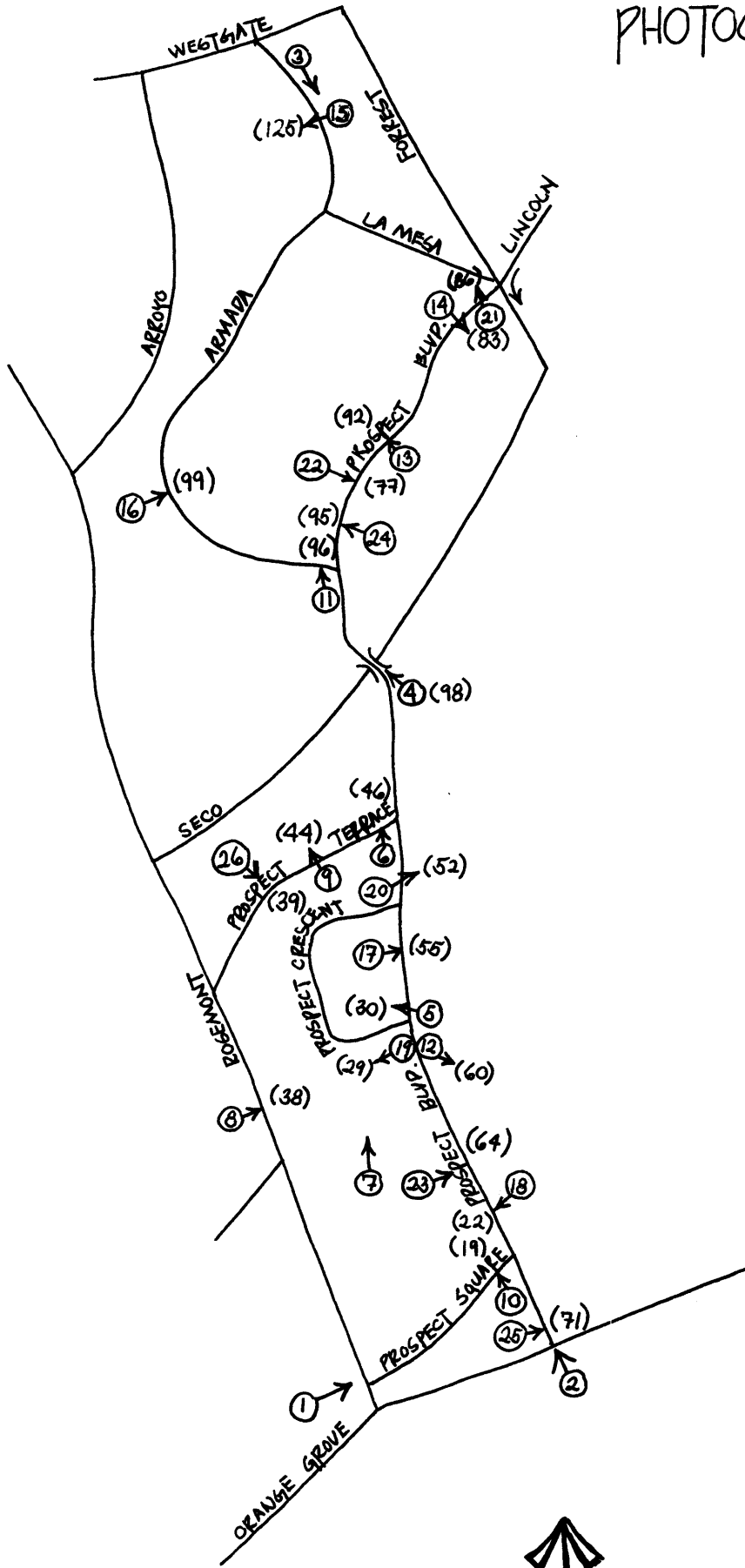
PROSPECT HISTORIC DISTRICT

The proposed Prospect Historic District encompasses two early Pasadena tracts (see map). Prospect Park Tract, between Orange Grove and Seco, was subdivided and improved in 1906, making it one of the first exclusive tracts in the City. The design of the subdivision reflects the gracious lifestyle of the Pasadena upper class and the emphasis on nature of the Craftsman Movement of the early 1900's, in which Pasadena architects and master builders played a key role. Wide (originally private) gently curving streets, generously sized lots, camphor street trees, and the impressive clinker brick and river boulder gateposts by Greene & Greene indicate the high quality of design. In addition, building restrictions required homes costing at least \$5,000 to \$8,000, a substantial sum at the time.

The Arroyo Park Tract, between Seco and Westgate, was designed and improved in 1911. Apparently intended as an extension of the successful Prospect Park to the south, it includes the same elements of design, even the identical building restrictions.

The Prospect Boulevard Bridge, constructed in 1908, connects the two tract. The firm of Mayberry & Parker, important in the development of reinforced concrete techniques in Southern California, was responsible for the bridge design.

PHOTOGRAPHS



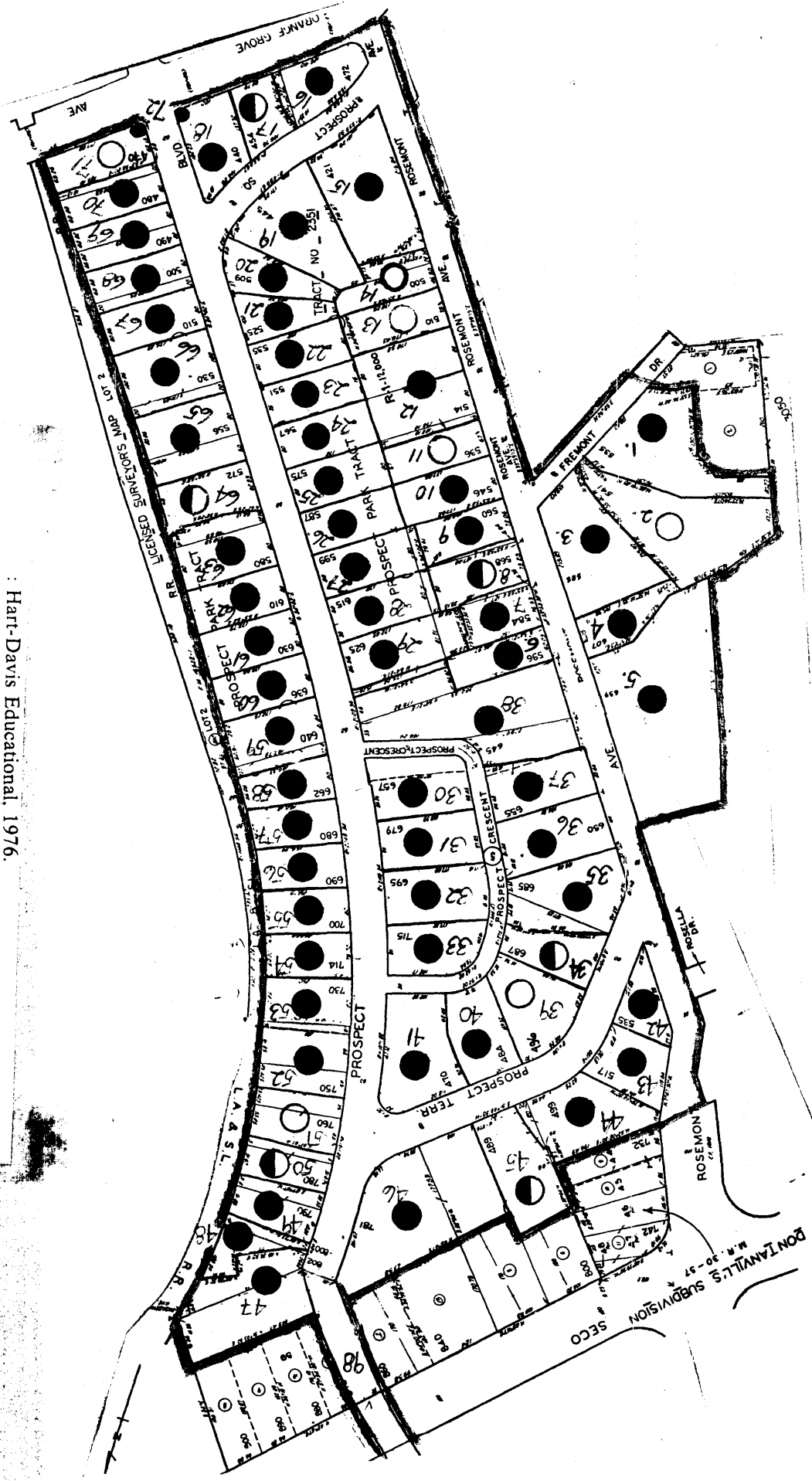
PROSPECT HISTORIC DISTRICT



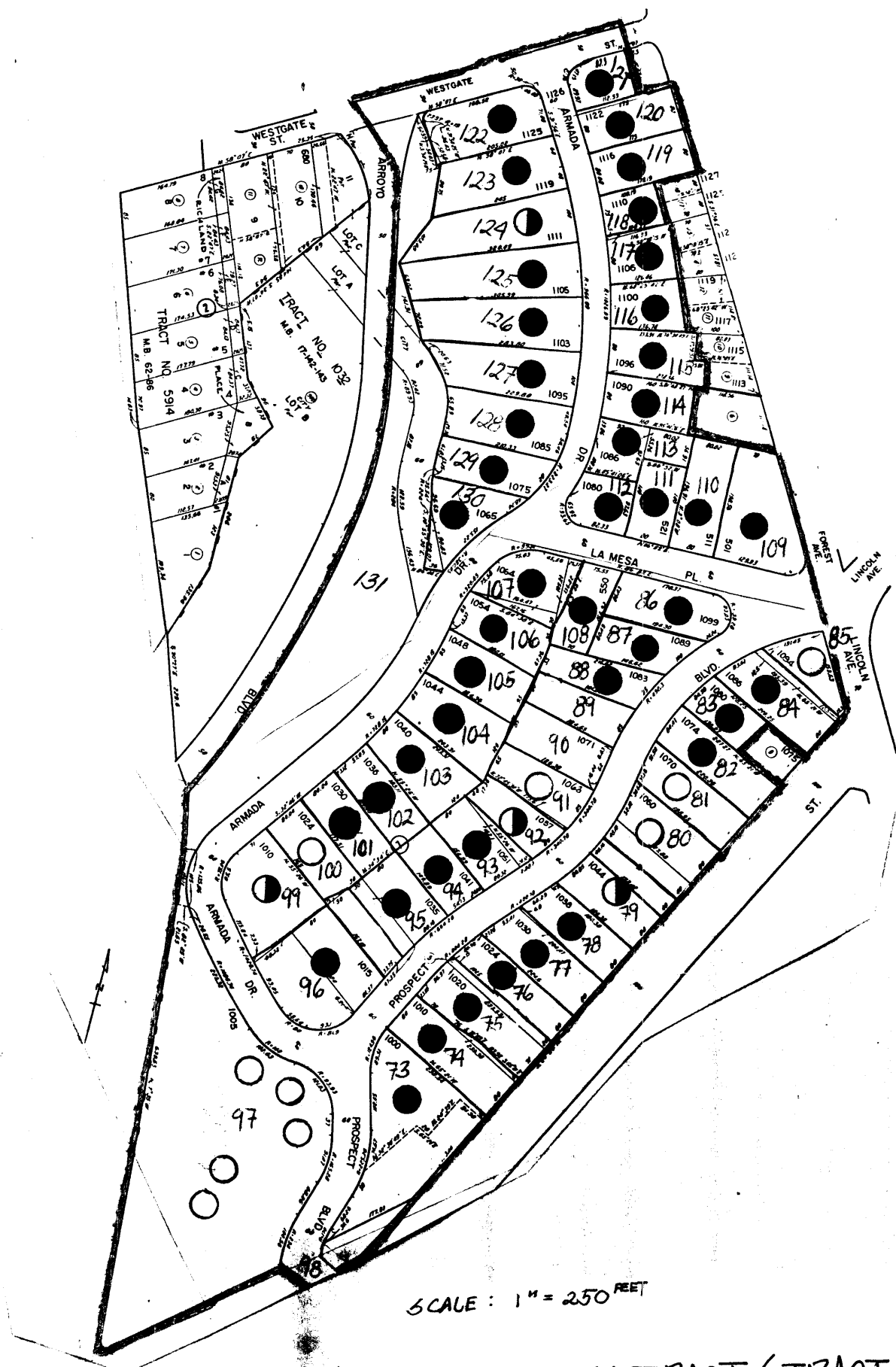
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Hart-Davis Educational, 1976.
3, 59 p. : ill., ports. : 26 cm.
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GB76-28314



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M. N. 30-37
SECO



SCALE : 1" = 250 FEET

ARROYO PARK TRACT (TRACT #1032)