

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Court at 1274-1282 North Raymond Avenue

other names/site number N/A

2. Location

street & number 1274-1282 North Raymond Avenue

not for publication N/A

city or town Pasadena

vicinity N/A

state California code CA county Los Angeles code 037 zip code 91103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____

Signature of the Keeper

Date of Action

Paul R. Fusigian

11/15/94

Court at 1274-1282 North Raymond Avenue
Name of Property

Los Angeles, California
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one Box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
5	1	buildings
0	0	sites
0	0	structures
0	0	objects
5	1	Total

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

Bungalow Courts in Pasadena

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1924-1925

Significant Dates

1924

1925

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Valentine, Karl (Architect/Builder)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

City of Pasadena - Urban Conservation Archives

Court at 1274-1282 North Raymond Avenue

Name of Property

Los Angeles, California

County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

UTM grid boxes for Zone, Easting, and Northing coordinates.

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Leonard Kliwinski, Project Manager; James C. Wilson, Principal
organization Thirtieth Street Architects, Inc. date 1/13/94
street & number 2821 Newport Blvd. telephone (714) 673-2643
city or town Newport Beach state California zip code 92663

Additional Documentation

(Submit the following items with the completed form:)

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

name/title
street & number telephone
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

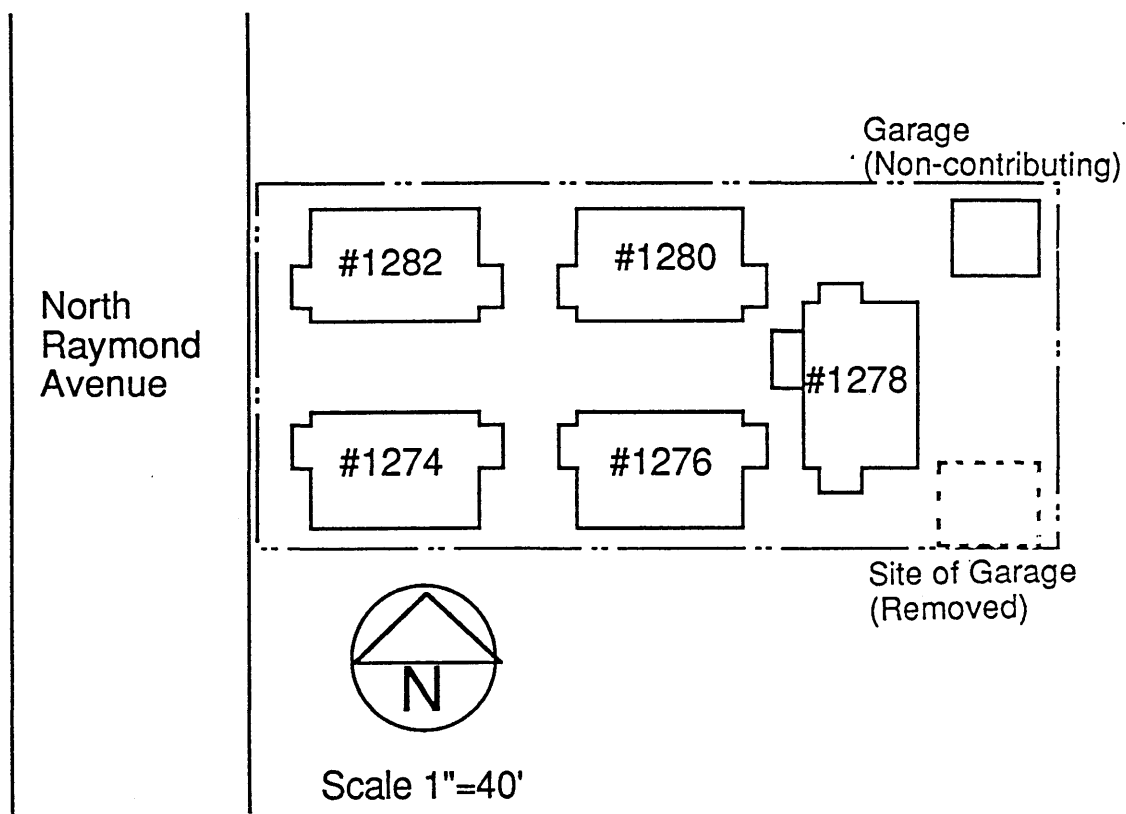
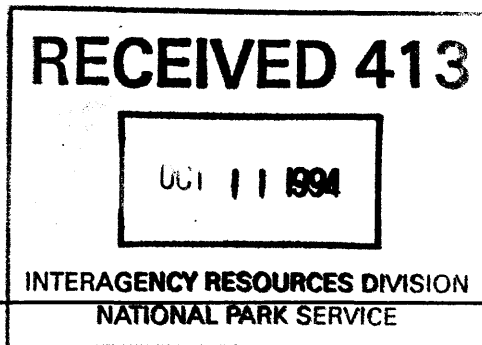
Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Court at 1274-1282 North Raymond Avenue
Los Angeles County, California



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Court at 1274-1282 North Raymond Avenue
Los Angeles County, California

NARRATIVE DESCRIPTION

This is a simplified Craftsman/Colonial Revival bungalow court with the plan designed in a "U" configuration. There are five one-story units on raised concrete foundations with two parallel walkways leading back to the rear unit. Each bungalow is gable roofed, and has exterior clapboard siding and wood double-hung windows with wide board trim. The front units (#1274 and #1282) which face toward Raymond Avenue, and the rear unit (#1278) have offset entry porticos with gable roofs supported by paired wood posts. Within these porticos, the entry doors are divided by muntins into square and rectangular panes. Flanking the doors are similar sidelights.

The center units (#1276 and #1280), which face toward the central walkway, lack porticos but have small shed roof canopies extending down from the main roofs. There is a small lawn with several hedges at the front while shrubs landscape the central walkway. A driveway on the south leads to the garage at the rear. This garage is considered non-contributing due to alterations and deterioration. According to the building permit, there was a second garage in the rear south corner of the site; this building has been removed.

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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

Court at 1274-1282 North Raymond Avenue
Los Angeles County, California

NARRATIVE STATEMENT OF SIGNIFICANCE

The Court at 1274-1282 North Raymond Avenue meets National Register Criterion C in the area of Architecture as one of the best examples of the bungalow court form in Pasadena. The Court at 1274-1282 North Raymond Avenue meets the registration requirements for its property type both in terms of representing the bungalow court form ideal, as an example of the detached narrow (enclosed) court form, and in terms of integrity. For a definition of characteristics, forms and significance of the bungalow court property type, please refer to the National Register Multiple Property Nomination.

This court is one of many built within a several block span of North Raymond Avenue in the mid-to-late 1920s. Bungalow courts and fourplexes developed in this neighborhood after the city adopted its first zoning laws which permitted this type of building in this area. The courts illustrate the range of period revival styles popular in the housing of this era, from American Colonial Revival to Spanish Colonial Revival. Several intact, virtually unaltered examples within this area which are good representatives of their property type are included within the Multiple Property Nomination.

This court is a hybrid of simplified late Craftsman Bungalow and Colonial Revival detailing. The Colonial Revival style, which was very popular for small houses of the early 1920s, is illustrated in a simplified manner in this bungalow court. Classical influences, evident in the entry porticos, are mixed with Craftsman detailing such as exposed rafters and wide eave overhangs. The court was designed and built in 1924-25 by owner Karl Valentine. Valentine was also architect, contractor, and owner of a similar Colonial Revival bungalow court located at 638-650 North Mar Vista Avenue (1927) which is included within the Bungalow Courts in Pasadena Multiple Property Nomination as well.

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Continuation Sheet**

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Court at 1274-1282 North Raymond Avenue
Los Angeles County, California

MAJOR BIBLIOGRAPHICAL REFERENCES

General reference works used for this and other buildings within the BUNGALOW COURTS IN PASADENA multiple property listing are listed in the multiple property form bibliography.

The following sources specific to this property are located at the Urban Conservation Archives, City of Pasadena:

Assessor's Building Description Blank #13260

Building Permit #5460C, 8522C, 8702C, 8703C

City Directories

Historic Resources Inventory - State of California, April, 1985. Reference Number S28.84.

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Court at 1274-1282 North Raymond Avenue
Los Angeles County, California

VERBAL BOUNDARY DESCRIPTION

M.D. Painter's Subdivision, Por. Lot 5, Block D.

VERBAL BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the bungalow court.

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page 1 _____

Court at 1274-1282 North Raymond Avenue
Los Angeles County, California

PHOTOGRAPHER: Barry Kyler, Thirtieth Street Architects, Inc.

DATE OF PHOTOGRAPH: March, 1993.

LOCATION OF ORIGINAL NEGATIVE: Urban Conservation Archives, City of Pasadena, Ca.

DESCRIPTION OF VIEWS:

1. View looking east from North Raymond Avenue.
2. Center of court looking east from North Raymond Avenue.
3. Garage at northeast corner of site (non-contributing), looking north.