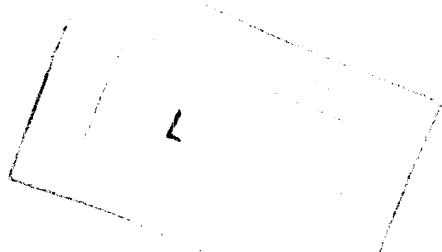


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For 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 House at 1015 Prospect Boulevard

other names/site number _____

2. Location

street & number 1015 Prospect Boulevard NA not for publication

city or town Pasadena NA vicinity

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.)

Steph J. M... 7-8-04
Signature of certifying official/Title Date

California Office of Historic Preservation
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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this 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): _____

Steph J. M... Signature of the Keeper Date of Action 8/20/04

House at 1015 Prospect Boulevard
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	
	1	buildings
		sites
	1	structures
		objects
	2	Total

Name of related multiple property listing

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

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

**Number of contributing resources previously listed in
the National Register**

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH AMERICAN
MOVEMENTS/English-Influenced

Materials

(Enter categories from instructions)

foundation Concrete
roof Composition Shingle
walls Stucco; Wood Trim

other _____

Narrative Description

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

Please see continuation sheet.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1913

Significant Dates

1913 (original construction)

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Marston, Sylvanus

Primary Location of Additional Data

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

Name of repository:

City of Pasadena Design and Historic Preservation/Planning Department

10. Geographical Data

Acreage of Property

Less than 1 acre.

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	392800	3780360	3	---	---
2	---	9	---	4	---	---

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 Jennifer Mermilliod, M.A. & Janet Hansen, M.A., revised from nomination by Christy McAvoy, Historic Resources Group

organization _____ date August 4, 2003

street & number 802 Kilmarnock Way telephone (909) 789-8564

city or town Riverside state CA zip code 92508

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

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

name Samuel and Betty Eisenstein

street & number 1015 Prospect Boulevard telephone (323) 681-6819

city or town Pasadena state CA zip code 91103

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 18.1 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 7 Page 1

Narrative Description

**House at 1015 Prospect Boulevard
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Section 7 Narrative Description

This two-story, English-influenced Arts and Crafts period single-family residence is located on the north side of the intersection of Prospect Boulevard (formerly Armada Drive) and Armada Drive (formerly San Rafael Drive), a prominent corner at the southern entrance to the Arroyo Park Tract on the east bank of the Arroyo Seco. The dwelling is set far back on an elevated, double lot, and the plan of the residence is oriented south, facing the corner. The perimeter of the turfed front yard is heavily wooded with deodar trees and California oaks. Two sugar pine (*Pinus lambertiana*) trees are prominent landscape features. Near the dwelling, low shrubs are maintained, and the perimeter of the rear yard is thick with shrubbery and both small and mature trees, including palm species. A concrete drive from Prospect Boulevard accesses the property and leads to the east wing of the residence and side-approach entry. A large cork oak graces the center of the driveway turnaround. A curvilinear concrete path, that originally traversed the lawn from the public sidewalk to the front entrance, has been removed (date unknown). A large, non-contributing detached garage (circa 1915) with second story living space (added 1927) is found in the north corner of the lot, and an adjacent (east), non-contributing swimming pool was added in 1967. An early rose garden and an adjacent bench with pergola are still extant west of the residence. The property has undergone minimal exterior alterations since its construction. A rear balcony was added (circa 1920) and wrought iron railing replaced (1975). Both of the first floor porches on the east and west wings were enclosed by 1930, and original wood shingle roofing has been replaced with composition shingles (1975). The residence is painted light gray and trimmed in a dark, blue-gray color. It is in excellent condition and retains a high degree of architectural integrity.

The dwelling is generally rectangular with north- and east-oriented wings extending at a 45-degree angle from the east end of the primary mass. The wood-framed dwelling is supported by concrete pilings and has a partial basement. A complex roof form, clad in composition shingle, consists of a main, steeply pitched gable-on-hip roof with the ridge parallel to the primary facade, and a matching crossing gable-on-hip covering the east wing. The east and west ends of the roof slope down sharply to the height of the first story, and the simple, rear gabled north wing houses a half-story attic. The gable end and boxed eaves overhang moderately over walls sheathed in smooth-textured stucco, and eave rafters are exposed. Two matching gable-on-hip dormers pierce the long sloping roof planes of the east and west ends, and shelter a glazed porch (east) and a small balcony (west). On the primary facade, a shed roof extends from the first floor of the east wing over a shallow, projecting window bay. Originally topped with cedar shingles, the dwelling was roofed with composition shingle in 1975 and reroofed circa 1993; at that time, the original copper gutters were replaced, the new gutters matching in size and shape.

The front door is centrally located on the primary facade beneath a clipped gable portico supported by square wood posts. The gable end of the portico is decorated with short vertical wood beams referencing the half-timber tradition of the English Tudor style, and the wood lintel is carved with a Tudor-inspired ribbon motif. Above the modest entry is a tripartite segmental arched window, and a hood is shaped from the eave line over the second floor. The entry is accessed from the east by a side-approach, concrete-and-brick walk that runs parallel to the residence and is raised by three steps. Two rectangular chimneystacks are found on the exterior, one just east of the entry, and the other in the rear. Each stuccoed chimney has three, square pots and an S-shaped wrought iron tie rod. The rear chimney is adorned with a diamond-shaped pattern made of brick and set into the stucco; the adornment is referenced as "tapestry brick" on the original plans.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Narrative Description

**House at 1015 Prospect Boulevard
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Section 7 Narrative Description

Fenestration consists typically of wood-framed, double-hung windows with multi-paned sash; four-over-six on the first floor and four-over-four on the second floor, with the upper sash smaller than the lower sash. Window casings and sills are dark wood, and sash are painted white. Windows are generally grouped in bands of three or four. On the first story of the primary façade's east wing, a band of four windows provides light for the projecting window bay. On the opposite end of the building, a band of three windows is flanked by a pair of windows on either side. Four bands of three windows light the second story on the primary façade. On the east wing, four eastern-facing windows provide morning light to the glazed sleeping porch, and a three-sided bay with a 1-2-1 configuration lights a first floor, rear breakfast nook. Five casement windows are found in a rear laundry within the north wing, and a band of three small, square casement windows lights the half story. On the west end, a band of four windows is found below the balcony.

The eastern porch, originally an open area within the mass of the east end of the residence, was enclosed prior to 1930. The enclosure walls are slightly recessed within the original openings to preserve the segmental arch of the former porch. A corresponding enclosed porch is located beneath the sloping roof plane at the west end of the dwelling. In the rear of the east wing, a central, half-hexagonal balcony with French doors and a border of decorative wrought iron railing was added circa 1920. Decorative wrought iron railing on all balconies was added or replaced circa 1975.

On the interior, the first floor offers a large living room, dining room, kitchen, laundry, and office; the second floor serves as a sleeping area with a large master bedroom, and a library is located in the west end. The interior retains many impressive original features, including beamed ceilings in the entry and dining room; rose-patterned plaster application in the living room; paneled wainscoting, which has been partially restored, in the dining room; double French doors to each former side porch; pocket kitchen doors; mahogany (dining room), cedar (east wing, breakfast nook, and second floor), and Douglas fir (kitchen and service rooms) woodwork; oak hardwood floors; and two Batchelder tile hearths with carved mantels. Original Inglenook benches that once provided seating at the living room fireplace have been relocated to the enclosed east wing porch, and the enclosed second story sleeping porch above is now used as a dressing room. The interior has been more recently decorated with a hand-painted, Alice in Wonderland mural in a first floor hallway, and Bradbury wallpapers have been used throughout.

Although a garage was included in the original building plans and permitted with the residence in 1913, it appears that the 3-car, detached garage permitted in 1915 is the extant building located in the northwest portion of the property. This wood-framed, two-story building has a high-pitched, cross-gabled roof topped with composition shingles. Gable ends are half-timbered with vertical boards, and walls are sheathed in smooth-textured stucco and painted to match the residence. Fenestration consists of wood-framed, double-hung windows with a six-over-one configuration. The first floor shelters vehicles; three new (date unknown) single-car doors clad in vertical boards and trimmed with wide, double boards in a cross pattern line the south elevation. At the center of each cross, a small, fixed window divided by cross-shaped muntins lights the interior. The third-car garage is slightly separated from the others under the side-oriented gable eave and is topped by a balcony. A shed roof extension shades the other two garage doors. Double French entry doors are found on the side (east) elevation, and a large, second floor balcony is found in the rear over living space. A stuccoed chimney pierces the ridge near the end of the rear-facing gable peak. On the first floor interior, oak hardwood floors are found in the rear of the two-car portion as well as an inoperable buzzer system, indicating that the garage may have been used as living quarters with a direct communication with the main residence. Rear, exterior stairs on the northwest corner of the building access the second floor, which was added in 1927 for use as a workshop/office. Later used as a guesthouse, the second floor is currently leased by a local student.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Narrative Description

**House at 1015 Prospect Boulevard
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Section 7 Narrative Description

A non-contributing swimming pool with slide, situated east of the garage, was constructed in 1967 by Anthony Pools and is surrounded by concrete. The west balcony of the residence overlooks an early formal rose garden. The garden is surrounded by a rectangular concrete border and concrete benches are placed throughout. A short lamppost is placed at the northeast corner of the garden, and a low, circular fountain and lily pond is centrally located and bordered by a rolled curb. At the west end of the rose garden, a low, U-shaped stuccoed wall with benches is capped with brick and features a Batchelder tile ornament. The wall is topped with a wood pergola and screened on three sides with lattice.

This English-influenced Arts and Crafts period residence boasts many features that help articulate the style, including the high-pitched roof with varied roofline height, prominent chimneys, multi-paned bands of windows, and the use of stucco. Influence of the Arts and Crafts movement are mostly found on the interior, in the paneled wainscoting, liberal use of wood trim and beams, and the presence of Inglenook benches and Batchelder tile.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 4

Statement of Significance

**House at 1015 Prospect Boulevard
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Section 8 Statement of Significance

Within the Prospect National Register District, the house at 1015 Prospect Boulevard was designed by the prominent Pasadena architect Sylvanus Marston and constructed in 1913 by John H. Simpson for the Arroyo Park Corporation. Built on speculation, it appears, from its location and the fact that it was the first house constructed in the tract, to have been designed to stand at the entrance to the tract and set the standard for the rest of the development. Its first private owner (1915) was Mr. Henry Newby, an early Pasadena settler who served for 15 years as the President of the National Bank of Pasadena. The dwelling represents the property type "Arts and Crafts Single-Family Residences in Pasadena" and is an excellent example of an English-influenced Arts and Crafts period residence within the subtype "two-story Arts and Crafts period house." It meets the registration requirements under Criterion C, as it exemplifies the values of design, craftsmanship and materials, which embody the philosophy and practice of Arts and Crafts period residential architecture in Pasadena, and the property retains integrity. Distinguishing features associated with the style include the high-pitched roof with varied roofline height, prominent chimneys, multi-paned bands of windows, and the use of stucco. Interior features, such as paneled wainscoting, beamed ceilings, mahogany, cedar and Douglas fir wood trim, Inglenook benches, and Batchelder tile identify Arts and Crafts period detailing.

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

**National Register of Historic Places
Continuation Sheet**

Section 9, 10 Page 5

**Major Bibliographical References
Geographical Data**

**House at 1015 Prospect Boulevard
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Section 9 Major Bibliographical References

"Arroyo Crest Property Purchased for Home by Former Residents of Washington." *Pasadena-Star News*. January 28, 1921.

"Beautiful Arroyo Park: The Most Scenic Subdivision in all Pasadena." Advertisement for the Arroyo Park Subdivision. n.d.

Marston, Sylvanus. 1910. "Home for the Arroyo Park Company." Floor plans and elevations in possession of the current owners, the Eisenstein's.

"Occidental Professor Purchases Fine Residence on Prospect Boulevard Here." *Pasadena-Star News*. January 16, 1926.

Pasadena, City of.:

- Address files
- Architectural and Historical Inventory
- Assessor's Records
- Building permits on microfiche

Pasadena City Directories

Sanborn Fire Insurance Maps. *Pasadena, California*. 1910-1928; 1931 corrected to 1958.

"Typical Inexpensive Homes in Pasadena." *California Southland*. June 1922, p. 22.

Section 10 Geographical Data

Verbal Boundary Description:

The property is defined by the current lot lines, which is a portion of Lots 27, 28, 29, 30, and 31 of Tract No. 1042, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 17, Pages 142 and 143 of Maps in the Office of the County Recorder of said county.

Boundary Justification:

The boundary is the portion of Lots 27, 28, 29, 30, and 31 of Tract No. 1042 as described above which has been historically associated with the property and includes the house at 1015 Prospect Boulevard, the detached garage, swimming pool, and rose garden.

United States Department of the Interior
National Park Service

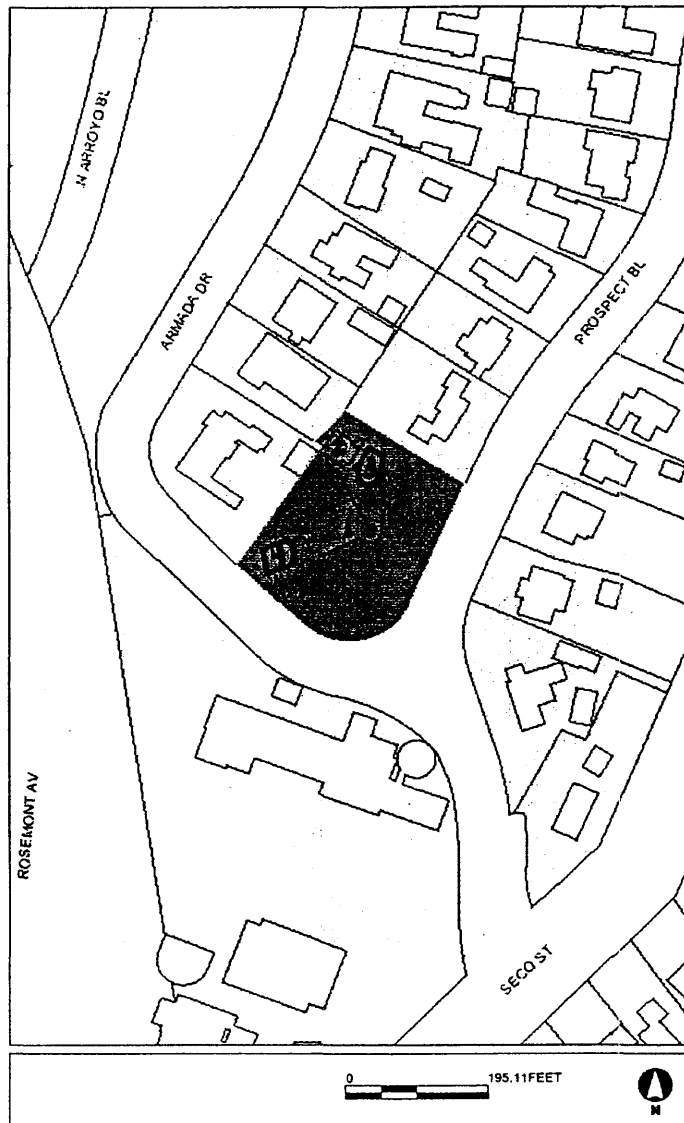
National Register of Historic Places
Continuation Sheet

Section -- Page 6

Sketch Map

House at 1015 Prospect Boulevard
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement

Sketch Map



- 1 - House at 1015 Prospect Boulevard
- 2 - Non-contributing Garage
- 3 - Non-contributing swimming pool
- 4 - Rose garden with bench

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

**National Register of Historic Places
Continuation Sheet**

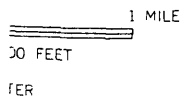
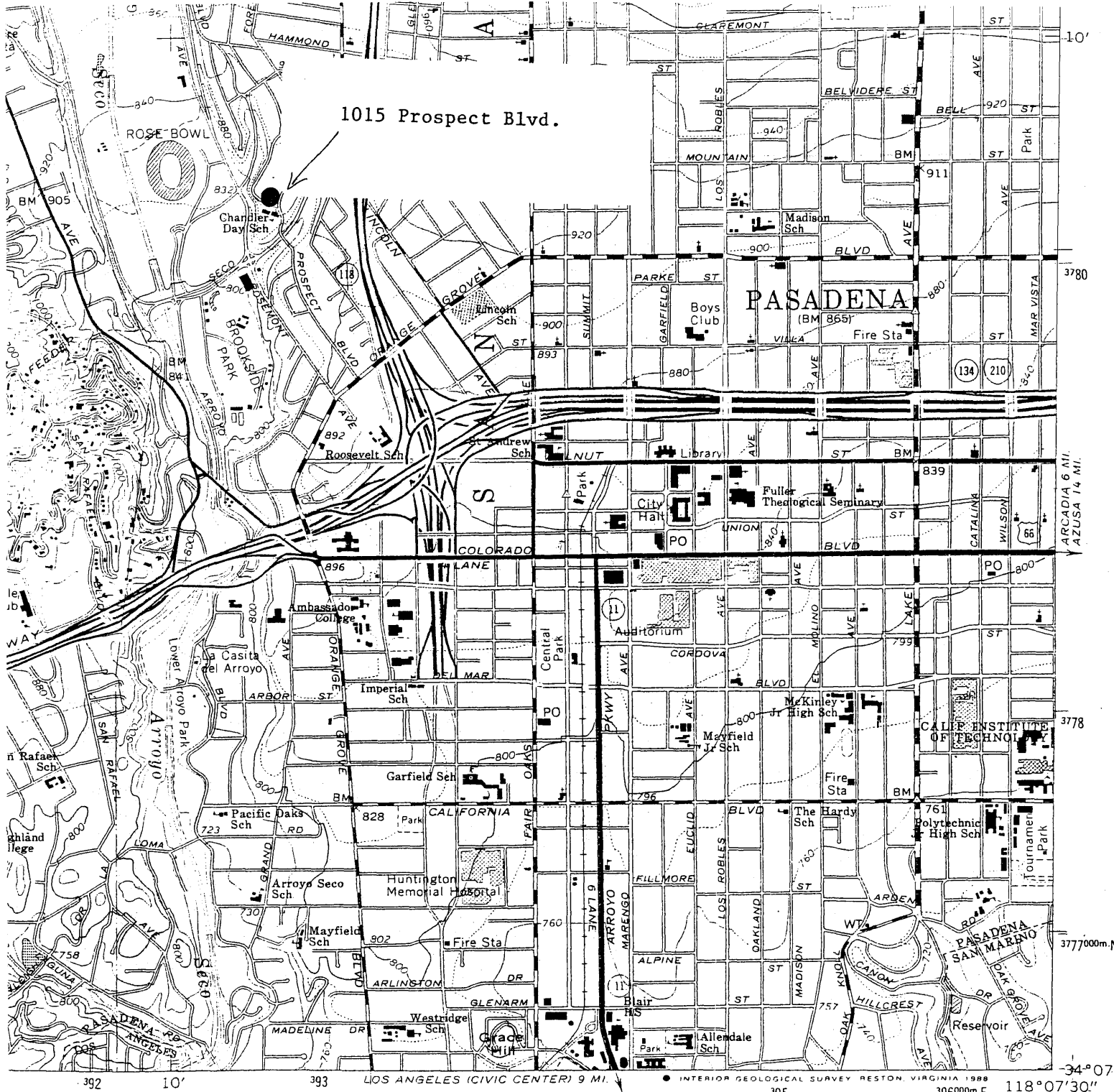
Section -- Page 7

Photograph

**House at 1015 Prospect Boulevard
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

Photographs:

Name of Property:	House at 1015 Prospect Boulevard
City, County, and State:	Pasadena, Los Angeles County, California
Photographer:	Jennifer Minasian, Historic Resources Group
Date of Photograph:	July 2000
Location of Negatives:	City of Pasadena, Design and Historic Preservation Section 175 North Garfield Avenue, Pasadena, CA 91109
View of Photograph:	Primary facade, view northwest
Photograph Number:	1



QUADRANGLE LOCATION

Revisions shown in purple and woodland compiled from aerial photographs taken 1986 and other source data. Partial check by U.S. Forest Service. Map edited 1988

ROAD CLASSIFICATION

- Heavy-duty —————
- Medium-duty —————
- Light-duty - - - - -
- Unimproved dirt - - - - -
- U.S. Route (circle with number)
- State Route (circle with number)
- Interstate Route (circle with number)

PASADENA, CALIF.
34118-B2-TF-024

1966
PHOTOREVISED 1988
DMA 2352 II NW--SERIES V895