

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAY 15 1980

DATE ENTERED

9

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  
Dr. W.T. Bolton House

AND/OR COMMON

LOCATION

STREET & NUMBER  
370 West Del Mar Boulevard

NOT FOR PUBLICATION

CITY, TOWN  
Pasadena

CONGRESSIONAL DISTRICT

VICINITY OF

22

STATE  
California

CODE

06

COUNTY

Los Angeles

CODE

037

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME  
Kenneth Ross

STREET & NUMBER  
221 East Walnut Street

CITY, TOWN  
Pasadena

VICINITY OF

STATE  
California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Regional Office, Los Angeles County Assessor

STREET & NUMBER  
Room 200, 300 East Walnut Street

CITY, TOWN  
Pasadena

STATE  
California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE  
Pasadena's Architectural and Historical Inventory

DATE  
February 1979

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS Urban Conservation, City of Pasadena, 100 N. Garfield Room 207

CITY, TOWN  
Pasadena (Also ~~Somp~~, Sacramento)

STATE  
California

# 7 DESCRIPTION

## CONDITION

EXCELLENT       DETERIORATED  
 GOOD             RUINS  
 FAIR             UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

\*Currently being restored to excellent condition.

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Occupying a spacious lot on the south side of West Del Mar Boulevard, the W. T. Bolton House sits in the middle of an intact row of early twentieth century Pasadena residences. With the exception of a compatible Mediterranean style house to the east, all of the houses are substantial, two-story, wood structures in the late Shingle Style and early Craftsman modes. The sense of architectural unity is heightened by dramatic street elements, the most striking of which are the towering palms lining either side of the street and the brick and arroyo stone retaining walls edging some of the properties.

The Bolton House is a large, two-story (with full attic and basement) Craftsman house designed by the masters of the style, Charles and Henry Greene. A gently-pitched gable roof, its ridge parallel to the street and with rafters exposed beneath the overhanging eaves, caps the long, rectangular mass of the house. Projecting from the north (street) elevation somewhat to the east of the center is a gabled, one-story entry, with brick steps and piers. Brick is also used on the foundation, side and rear terraces, the path from the sidewalk to the portico, and on the two chimneys. Wood shingles sheath the house, and are punctuated by characteristically Craftsman extended lintels and sills, and by carefully detailed beams and joists.

While the Bolton House is not as elaborate on the exterior as some of the more well-known Greene and Greene commissions, it nonetheless displays the same attention to joinery and wood finishing. Scarf joints, rounded beam ends and pegged joints, metal straps, and tapered posts subtly enhance the quality of the Bolton House. A similar concern was evinced in the proportioning and placement of the windows which are, in accordance with Charles Greene's dictum, rows of narrow casements grouped horizontally. (Charles Greene, "Bungalows", The Western Architect, Volume 12, July 1908, pp3-5.) The front door most clearly reveals the architects' intentions. A massive affair of hand-oiled cedar and teak, it is paneled, with a window in the upper third of the door. Originally filled with stained glass of Charles Greene's design, the space is currently filled with opaque glass while the art glass is being restored. However, a stained glass transom has survived above the door. Original hardware and fixtures, including Craftsman lanterns flanking the doorway, have also been retained in some cases.

Some alterations which can be seen on the exterior were made by the first two owners of the house over a period of about forty years. Most prominent was the addition in 1929 of a curved, two-story stairwell bay, just to the west of the entrance. Although designed by another well-known Pasadena architect, Garrett Van Pelt, the bay is noticeably like the one added to the James A. Culbertson house in 1915. Ornamented by stained and leaded glass, the bay was executed by contractor Peter Hall, who had supervised the original construction and most major Greene and Greene commissions. Despite the late date, the bay harks back to the Shingle Style and can be considered a complementary addition. Other alterations included enclosing the front east porch (Henry Greene, 1926), the rear and west porches, and the addition of a shingled, one-story bay at the north west corner of the house.

See Continuation Sheet

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input 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 Building Permit BUILDER/ARCHITECT Charles and Henry Greene  
July 25, 1906 Peter Hall

## STATEMENT OF SIGNIFICANCE

The W. T. Bolton House is significant for its association with the architects Charles and Henry Greene, and for the excellence of its craftsmanship in the execution of the Greenes' design. Although not of the size or caliber of the Gamble House, the Bolton House represents the style of the Greenes during its most characteristic period and documents their work in a less ambitious program.

The Bolton House was built in 1906 for Dr. W. T. and Alice Bolton, the second house to be designed by Charles and Henry Greene for the couple. Although Dr. Bolton died before the house was occupied, Alice Bolton lived there until 1917, when it was purchased by Kate, Margaret, and Cordelia Culbertson. Another example of the loyalty of Greene and Greene clients, the Culbertsons moved from their well-known Greene and Greene house on Hillcrest Avenue in Pasadena, and members of the Culbertson family lived in the Bolton House until the early 1950's. Several years ago the house was acquired by Ambassador College, and was used for storage. Plans for converting the house into a dormitory were never implemented, and the house passed into private ownership in 1979.

Charles and Henry Greene were the foremost practitioners of the Craftsman design philosophy in Pasadena, and their work had a profound influence on residential architecture in the early years of the century. The sources for the Greenes' architecture were many: Japanese structural articulation, the emphasis on the roofline and the picturesque in the Swiss Chalet, the simplified forms and shingles of the American Shingle Style, and the synthesis of the Arts and Crafts movement promulgated by Gustav Stickley in the Craftsman. The Bolton House is an example of a mid-range commission, costing approximately \$11,000 in 1906, which embodies many of the Greene's interpretations of these sources.

Primary among the Craftsman design principles is the conviction that "form follows function". In the Greenes' houses structure and materials are openly, even joyfully, expressed. The Bolton House exhibits this characteristic: for example joints are not hidden but emphasized, and the joists and beams which bear the load of the structure are extended beyond the corners of the house so that their intersection becomes an architectural event. Since "form follows function" precludes extraneous decoration, the open expression of structure becomes the decoration.

A respect for nature and natural forms is also important to the Craftsman designer. Natural materials such as wood are exploited for their innate qualities. On the interiors and the front door the wood is oiled  
 See Continuation Sheet

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

"California's Contribution to a National Architecture, Its Significance and Beauty as Shown in the Work of Greene and Greene, Architects", Craftsman, Volume 22, August 1912, 532ff.

David Gebhard and Robert W. Winter, A Guide to Architecture in Los Angeles and Southern California, Salt Lake City and Santa Barbara, Peregrine Smith, Inc, 1977. See Continuation Sheet

**10 GEOGRAPHICAL DATA**

**UTM NOT VERIFIED  
ACREAGE NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY .4  
UTM REFERENCES

A 11 393270 3778160  
ZONE EASTING NORTHING  
C               

B                 
ZONE EASTING NORTHING  
D               

VERBAL BOUNDARY DESCRIPTION

The site includes all of lot 5 in Galbraith and Thomas Tract in Division C of the San Gabriel Orange Grove lands. It begins at a point 290 feet east of the southeast corner of South Orange Grove Boulevard and West Del Mar Boulevard, and continues east for a distance of 100 feet with a uniform depth of 175 feet on the south side of West Del Mar.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

**11 FORM PREPARED BY**

NAME / TITLE  
**Leslie Heumann, Architectural Historian**  
ORGANIZATION

DATE

STREET & NUMBER

**119 North Swall Drive**  
CITY OR TOWN

TELEPHONE

**(213) 2719551**

STATE

**Los Angeles**

**California**

**12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE     

LOCAL X

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Kurt Millon*

TITLE

DATE

**May 5 1980**

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Leah A. Beebe*

DATE

**July 9, 1980**

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST: *Emma Jane Saxe*  
KEEPER OF THE NATIONAL REGISTER

DATE

**7/8/80**

*Signington Regional Reviewer*

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DATE ENTERED

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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

The Bolton House  
370 West Del Mar Boulevard  
Pasadena, California

CONTINUATION SHEET 1 (3)

ITEM NUMBER 7

PAGE 1

On the interior Craftsman features particularly associated with the Greenes are apparent. Rooms are large and well-proportioned, opening off of the vestibule on the first floor and the hall which runs along the width of the house on the second. The vestibule has cedar wainscoting rising to eyelevel, its original natural finish intact. A continuous, flat, head molding, also unpainted, encircles the room, uniting all of the openings and emphasizing the horizontal lines so important to the Greenes' designs. Sliding wood doors open into the library opposite the front door, maintaining the continuity of the wainscoting when closed and creating a secondary axis when open. The stairway displays the wood craftsmanship expected in the larger Greene and Greene homes. Each strip of wood is carefully oiled and shaped, the joints articulated and emphasized by rounded wood pegs. Light from the stairwell bay floods the room, which is being repainted in the original light earth tone and sandy texture. Other highlights of the first floor include the recently uncovered Grueby tiles surrounding the living room fireplace, built-in bookcases (being restored), the survival of much of the original hardware, and the ubiquitous head moldings (also being restored where removed). A 1952 "modernization" of the kitchen is being reversed by the installation of redwood cabinets modeled on those in the butler's pantry. Hardwood floors, occurring in each room of the house, have also been restored to the kitchen. On the upper floor five large bedrooms and the hallway continue these wood-oriented themes: continuous cedar head moldings, and built-in storage are notable. Alterations include the enclosure of the sleeping porches (in the teens and twenties), the division of the master bedroom into two rooms by a beautifully detailed storage wall (apparently by the Greenes), and the addition of an elevator in 1935.

Located behind the house on the west side of the lot is a shingled and gabled garage. Double tongue-in-groove doors extend the width of the garage and beams and rafters are exposed beneath the roof. Constructed in 1914 by Peter Hall, with an addition in 1926, the garage is Craftsman in style, and harmonizes with the house.

Portions of the fence designed by the Greenes also survive, including a garden gate next to the garage. Bearing a marked resemblance to a Japanese torii, the gate affirms the interest in Oriental design that is apparent in the structural details of the house.

Despite the alterations described above, the Bolton House still expresses the architectural intentions of its designers, Charles and Henry Greene. The current restoration is reversing many of the changes that have occurred over the years.

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# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

The Bolton House  
370 West Del Mar Boulevard  
Pasadena, California

CONTINUATION SHEET 2

ITEM NUMBER 8

PAGE 1

and rubbed to bring out its color and grain. Oregon pine, port orford cedar, teak, and mahogany are used in the Bolton House. For the exterior the plans for the Bolton House bear the usual specification that ". . . all corners . . . be rounded with No. 00 sandpaper . . ." to give beam ends the smooth, weathered appearance of old wood. The horizontality and low profile of the overall design, emphasized by the low gables, continuous moldings, and the heaviness of the brick foundation and terraces which seem to anchor the house to the site, seem to echo the horizontals found in nature as well.

Total design was an integral element of the Craftsman and the Greenes' philosophy. The Greenes felt design went beyond just architecture and encompassed light fixtures, stained glass, cabinetry, and even furniture. (Several pieces of furniture were designed for Alice Bolton; these unfortunately are no longer in the house, although some are known to be in Pasadena.) Total design meant an emphasis on craftsmanship as well. The excellence of the execution of the Greene's plans can still be observed in the details of the Bolton House today.

The Bolton House is part of a district which has recently demonstrated an interest in the preservation of the remaining large homes on and near Orange Grove Boulevard, the one-time "Millionaire's Row". Restoration work has been initiated on all of the houses on the south side of this block of Del Mar, and the Mead House by Louis B. Easton, immediately to the west of the Bolton House, is also being submitted for National Register consideration. The current zoning, which encourages higher density uses, is being studied by the City of Pasadena for possible downzoning. The Bolton House is a strong feature of this street, which conveys so well the architectural ideals of one of Pasadena's golden eras.

## ITEM NUMBER 9

Randall Makinson, Greene and Greene: Architecture as a Fine Art, Salt Lake City and Santa Barbara, Peregrine Smith, Inc., 1977.

Randall Makinson, Greene and Greene: Furniture and Related Designs, Santa Barbara and Salt Lake City, Peregrine Smith, Inc., 1979.

Janann Strand, A Greene and Greene Guide, Pasadena, The Castle Press, 1974.

Original drawings at the Avery Architectural Library, Columbia University, New York, New York, and the University of California, Berkeley, California (Copies on file at the Greene and Greene library at the Gamble House, Pasadena, California)

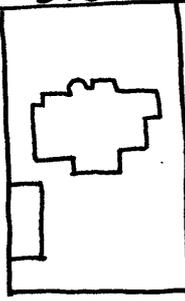
Building permits and tax assessment records of the City of Pasadena.

△ NORTH

SOUTH ORANGE GROVE BLVD.

WEST DEL MAR BLVD.

370



WAVERLY DRIVE

THE BOLTON HOUSE  
370 WEST DEL MAR BLVD.  
PASADENA, CALIFORNIA  
LOS ANGELES COUNTY