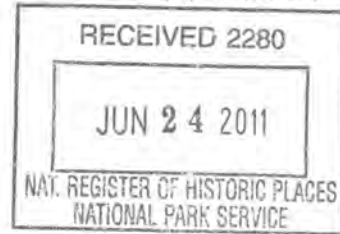


492

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Hartwell, John S. House
other names/site number N/A

2. Location

street & number 423 Lincoln Avenue not for publication
city or town Pasadena vicinity
state California code CA county Los Angeles code 37 zip code 91101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local
[Signature] Iman Saunders 6/21/11
Signature of certifying official Date
for State Historic Preservation Officer California Office of Historic Preservation
Title State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official Date
Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:)
[Signature] 6/9/2011
Signature of the Keeper Date of Action

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	0	buildings
		district
		site
		structure
		object
1	0	Total

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

Late 19th/Early 20th Century Development &
Architecture in Pasadena

Number of contributing resources previously listed in the National Register

0

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 VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

foundation: CONCRETE
walls: WOOD
roof: ASPHALT/Composition Shingle
other: Chimney: BRICK

Narrative Description

Summary Paragraph

This one-and-one-half story, 1,578 square-foot Queen Anne style house was built in 1887. The flat interior lot is located on the west side of Lincoln Avenue, just north of Maple Street and the 210 Freeway, in a neighborhood of single-family homes. The house is situated centrally on the relatively large site with no accessory structures. Site features are limited to a paved concrete driveway with strips of brick, a wooden picket fence and several mature trees to the rear.

Narrative Description

This one-and-one-half story house is representative of the Queen Anne architectural style. It has an irregular plan and a steeply-pitched hipped roof, with a flat-roofed dormer projecting from the north (side) elevation. Polygonal bays with gable-with-shed roofs extend from the south end of the east (street-facing) elevation and the center of the south elevation. The gable ends of the bays have alternating bands of hexagonal and rounded fish scale shingles and a central window. Above and below the windows of the street-facing bay are framed panels of diagonal tongue-and-groove wood siding. The front porch, which wraps from the east to the north elevations, has a hipped roof supported by turned-wood posts, a row of turned wood spindles beneath the porch roof and a turned wood balustrade which continues to the railings at the concrete steps, ending in newel posts. The house has a composition shingle roof; walls clad in wood drop channel siding with corner boards; a concrete foundation with a combination of wood tongue-and-groove skirting and lattice at the base; tall, narrow wood double-hung windows, some with bordered glass, in wood-framed openings with decorative sills; and a replacement solid front door in an original wood-framed and transomed opening.

The house has experienced some apparent minor alterations including the flat roof form of the dormer on the north elevation, a solid front door, a new concrete foundation, latticework at the base of the porch in place of tongue-and-groove skirting, replaced balusters and handrails on the porch and steps and extension of the rear porch. Sanborn Fire Insurance maps from 1903 depict a small accessory structure on the property that is no longer extant.

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 grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The John S. Hartwell House was constructed in 1888.

Criteria Considerations (explanation, if necessary)

N/A

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1888

Significant Dates

1888 – house construction

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Statement of Significance Summary Paragraph

The John S. Hartwell House, built in 1888, is a locally significant example of a one-story Queen Anne cottage. It meets National Register Criterion C registration requirements listed in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena," single-family residence property type, Queen Anne subtype.

Narrative Statement of Significance

The John S. Hartwell House is locally significant under Criterion C. Under this criterion, the house is a notable example of the Queen Anne subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena." The house exhibits elements of the Queen Anne subtype including one-story height, irregular plan, asymmetrical massing, wood drop channel siding, wrap-around porch, projecting polygonal bays with gable-with-shed roofs, narrowly proportioned double-hung windows with bordered glass, decorative millwork detailing (turned posts, spindlework), wood tongue-and-groove skirting, and diamond and fish-scale shingles). The house has a high level of architectural integrity through its location, design, setting, materials, and workmanship and feeling. It is in its original location and retains a significant amount of decorative detailing. The elements and proportions of the house that represent its design are intact as are the materials used in its original construction. The house exhibits evidence of techniques employed in residential construction in the late 19th century in Pasadena and clearly expresses the historic sense of this time period.

The alterations do not adversely impact the overall integrity of the house. The house possesses the essential character-defining features of the Queen Anne subtype including roof form, wall materials, fenestration and decorative detailing. The expanded one-story rear porch is secondary to the original house in size, scale and height. In this case, the accumulation of minor alterations does not render the building ineligible for listing in the National Register.

The house was originally built for John S. Hartwell, who was an early Pasadena citizen who owned and subdivided land and later assisted in the founding of Mountain View Cemetery.

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena."

9. Major Bibliographical References

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

Permit research materials and assessor's records in files, Planning Department, City of Pasadena (referenced in August 2010).

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:

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 0.28

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>11</u> Zone	<u>393830</u> Easting	<u>3779470</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description

The property is bound by Lincoln Avenue on the east and property lines of 423 Lincoln Avenue on the west, north and south. The Los Angeles County Assessor's Parcel Number of the property is 5726-012-017 and the boundaries are depicted on the attached Sketch map, "Proposed District Boundaries & Nearby Individual Properties."

Boundary Justification

The boundaries were selected because they encompass the extent of resources associated with the John S. Hartwell House.

11. Form Prepared By

name/title Kevin Johnson, Planner
organization City of Pasadena date August 30, 2010
street & number 175 N. Garfield Avenue telephone 626-744-7806
city or town Pasadena state CA zip code 91101
e-mail kevinjohnson@cityofpasadena.net

Additional Documentation

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map:** "Proposed District Boundaries & Nearby Individual Properties"

Hartwell, John S. House
Name of Property

Los Angeles County, CA
County and State

Photographs:

The following is the same for all photographs:

Name of Property: John S. Hartwell House
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

1. John S. Hartwell House looking west, February 2010
2. John S. Hartwell House looking southwest, February 2010
3. John S. Hartwell House looking northwest, August 2010
4. John S. Hartwell House, bay detail, looking southwest, August 2010
5. John S. Hartwell House, porch detail & side elevation, looking southwest, August 2010

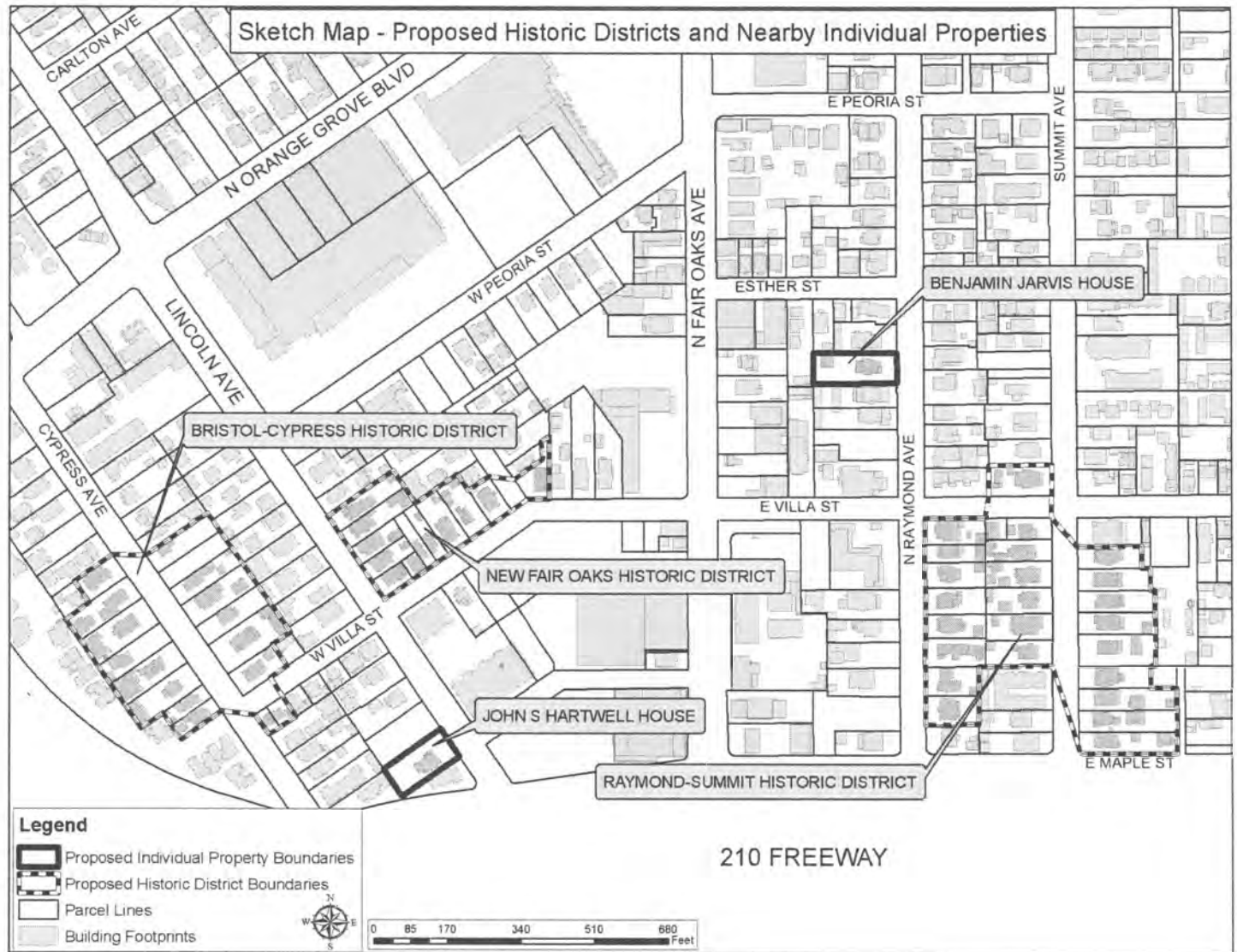
Property Owner:

(complete this item at the request of the SHPO or FPO)

name Robert Wittry
street & number 679 E. Villa Street telephone _____
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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

SKETCH MAP



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hartwell, John S. House

MULTIPLE NAME: Late 19th and Early 20th Century Development and Architecture in Pasadena MPS

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 6/24/11 DATE OF PENDING LIST: 7/20/11
DATE OF 16TH DAY: 8/04/11 DATE OF 45TH DAY: 8/09/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000492

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The John S. Hartwell House is locally significant under National Register Criterion C (Architecture). Built in 1888, the building is a well-preserved local example of Queen-Anne-style residential design in Pasadena.

RECOM./CRITERIA Accept Criterion C

REVIEWER Paul R. Lusignea DISCIPLINE HISTORIAS

TELEPHONE _____ DATE 8/9/11

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

John S. Hartwell House
Pasadena, Los Angeles County, CA



CA_Los Angeles County_John S Hartwell
House_0001

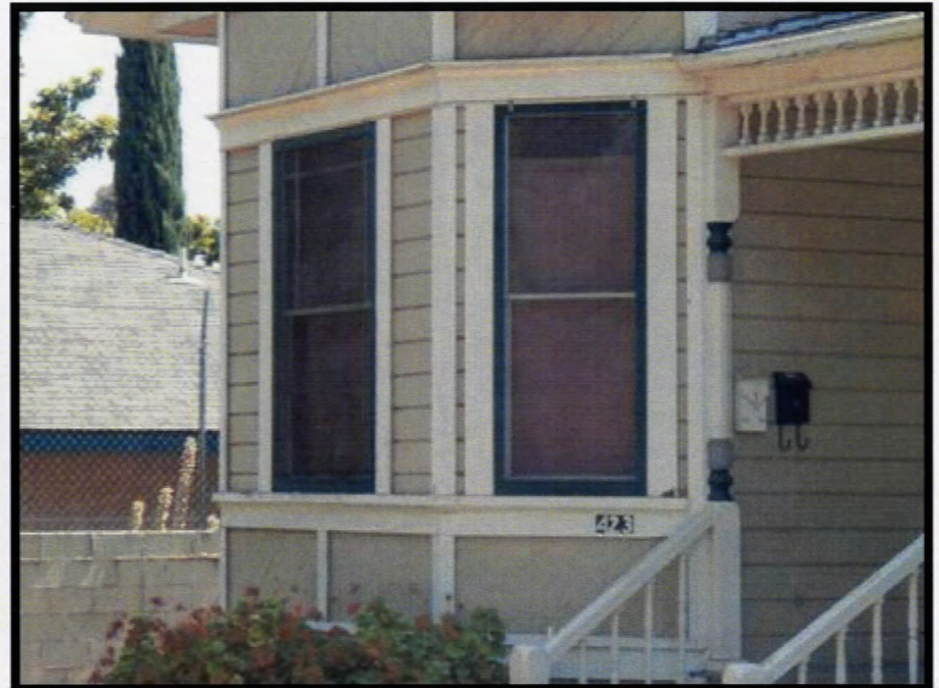


CA_Los Angeles County_John S Hartwell
House_0002

John S. Hartwell House
Pasadena, Los Angeles County, CA

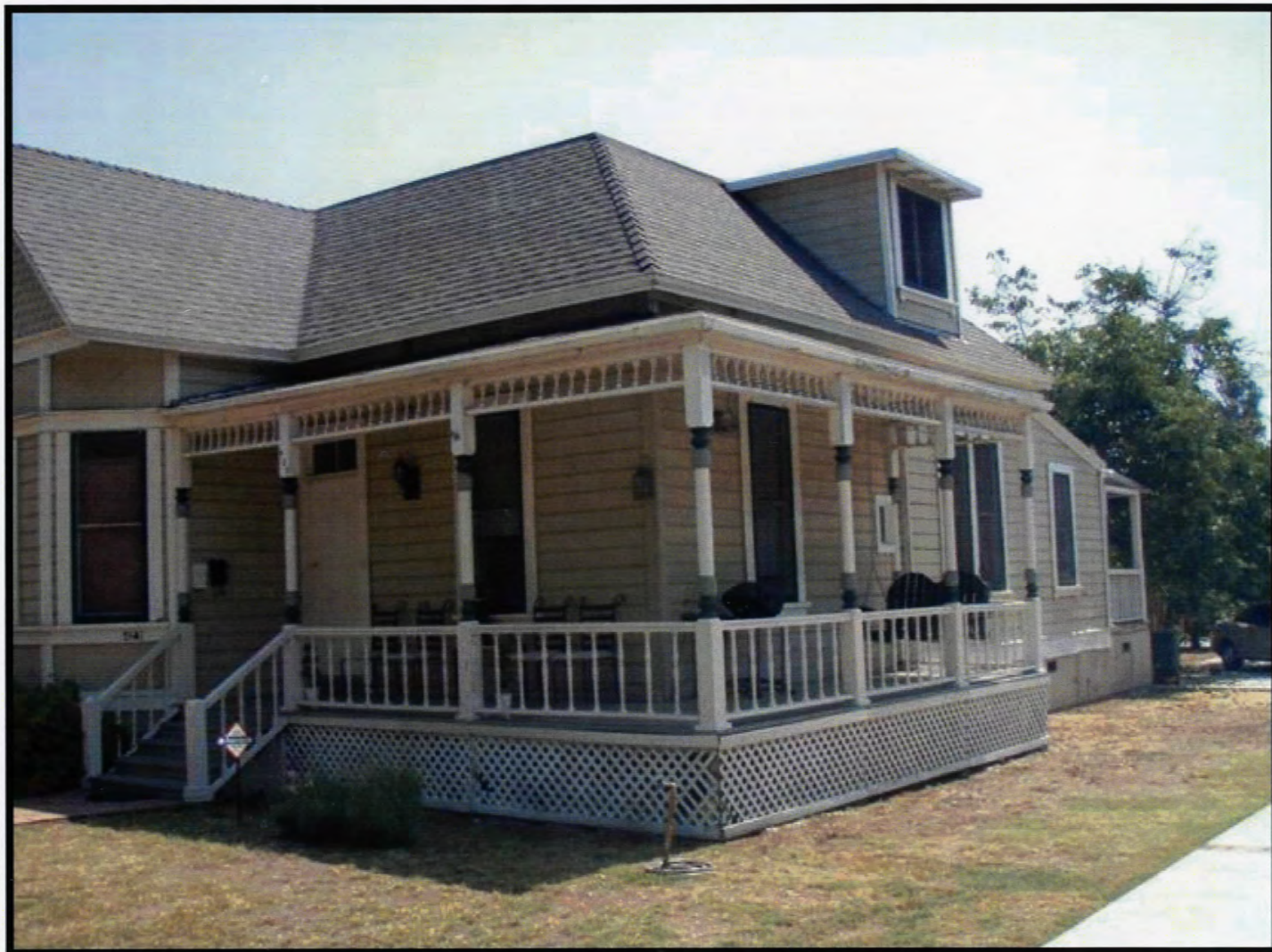


CA_Los Angeles County_John S Hartwell
House_0003



CA_Los Angeles County_John S Hartwell
House_0004

John S. Hartwell House
Pasadena, Los Angeles County, CA



CA_Los Angeles County_John S Hartwell
House_0005

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64501116

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
 1725 23rd Street Suite 100
 SACRAMENTO, CA 94296-0001
 (916) 445-7000 Fax: (916) 445-7053
 calshpo@ohp.parks.ca.gov



June 21, 2011

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

Subject: **Late 19th and Early 20th Century Development and Architecture in Pasadena National Register of Historic Places Multiple Property Documentation Form and Nominations**

Dear Ms. Shull:

Enclosed please find the **Late 19th and Early 20th Century Development and Architecture in Pasadena** multiple property documentation form (MPD), and National Register nominations for twelve properties submitted under cover of the MPD. On May 19, 2011, at its regular quarterly meeting, the California State Historical Resources Commission unanimously approved the MPD and the following nominations:

Mrs. J. H. Hood House
John S. Hartwell House
House at 1360 Lida Street
George B. Post House
Benjamin Jarvis House
New Fair Oaks Historic District

Mary E. Denham House
James Fielding Cosby House
Hillmont
Friend Lacey House
Raymond-Summit Historic District
Bristol-Cypress Historic District

The City of Pasadena is a Certified Local Government (CLG) and also the applicant. The MPD and district nominations were prepared with the assistance of a CLG grant from the California State Historic Preservation Office. Notably, the Historic Preservation Office received no letters of objection for these nominations.

If you have questions regarding this nomination, please contact Jay Correia of my staff at 916-445-7008 or jcorr@parks.ca.gov.

Sincerely,

for
 *for* *Milford Wayne Donaldson*

Milford Wayne Donaldson, FAIA
 State Historic Preservation Officer

Enclosures