

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

=====

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 04000323

Date Listed: 8/20/2004

House at 1487 Loma Vista Street
Property Name

Los Angeles CA
County State

Residential Architecture of Pasadena: Influence of the Arts and
Craft Movement MPS

Multiple Name

This property is listed in the National Register of Historic
Places in accordance with the attached nomination documentation
subject to the following exceptions, exclusions, or amendments,
notwithstanding the National Park Service certification included
in the nomination documentation.


Signature of the Keeper

8/20/04
Date of Action

=====
Amended Items in Nomination:

U. T. M. Coordinates:

The corrected U. T. M. Coordinates should read: 11 396860 3780560

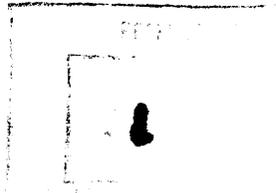
These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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 1487 Loma Vista Street

other names/site number _____

2. Location

street & number 1487 Loma Vista Street NA not for publication

city or town Pasadena NA vicinity

state California code CA county Los Angeles code 037 zip code 91104

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.)

Steven S. Mink DSAP 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): _____

Signature of the Keeper

Date of Action

CPB 8/20/04

House at 1487 Loma Vista Street
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	
2		buildings
		sites
		structures
		objects
2	0	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

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 19TH AND EARLY 20TH AMERICAN
MOVEMENTS/Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation Concrete
roof Composition Shingle
walls Wood Shingle

other Brick, Wood

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

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

House at 1487 Loma Vista Street
Name of Property

Los Angeles, California
County and State

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	397860	3780560	3	—	—	—
2	—	—	—	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 Jon and Irene Snooddy
street & number 1487 Loma Vista Street telephone (626) 797-7461
city or town Pasadena state CA zip code 91104

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 1487 Loma Vista Street
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, Craftsman style single-family residence is located on the northeast corner of the intersection of Loma Vista Street and Hamilton Avenue, facing south, within the Pasadena Heights Tract in Pasadena's northeast area. The dwelling is moderately set back on an elevated lot that is landscaped with turf and mature shrubs and trees, including a large Sugar Pine (*Pinus lambertiana*) that partially eclipses the view of the residence from the street. A short concrete walk and four steps allow access to the elevated lot from Loma Vista Street. The flight of steps is railed on one side with wood posts and a metal bar. A wood fence surrounds the rear yard, and a contributing, original 2-car garage is positioned beyond, along the northern property boundary. The residence has undergone few exterior alterations since its construction, including the addition of an aluminum-framed, sliding kitchen window to the rear (north) elevation and the glazing of the rear sleeping porch (dates unknown). The chimney was clad in stucco in recent earthquake repairs, and according to building permits on file, the dwelling has been reroofed many times with composition shingles, most recently in 1996 when the current owner removed all layers of roofing and found evidence of original cedar shingles. The residence is painted a dark green color and trimmed in slate. It is in excellent condition and retains a high degree of architectural integrity.

This rectangular-shaped, wood-framed dwelling is supported by a concrete wall foundation that encloses a partial basement. The complex roof form has multiple, low-pitched intersecting gables and is topped with brown composition shingles. Both the first and second stories are covered in matching side-facing gables, and the rear is similarly capped with a rear-facing gable at each level. A large front-facing gable, with selected gable brackets in pairs, shelters both the entry porch and part of the first story. The exaggerated peaks of gable ends are raised above vents of shaped, vertical stickwork. Wide, open eaves have exposed rafter tails, and the ends of vergeboards and gable brackets curve upward. Walls are sheathed in coursed cedar shingles; a small number of shingles were repaired or replaced on all elevations in 1996. Fenestration consists mainly of wood-framed casement windows with a single main pane and a three-paned toplight. On the second story, these windows are grouped in bands of four. Matching casement windows flank the main, fixed window, which also has three toplights, on the first floor primary façade; this assemblage is repeated on the side (west) elevation. A sleeping porch sheltered under the second floor rear gable has been enclosed by casement windows that open inward. Some wood-framed, single-hung windows also adorn the dwelling. The original front door is veneered with ¼-inch oak and boasts four, square lights and a larger rectangular central light. Continuous, horizontal board trim frames window and door openings.

The raised entrance porch is supported by three massive, battered concrete piers trimmed with painted brick and topped with four 4x4 lumber uprights. The uprights tilt inward so that they continue the tapered lines of the concrete piers. The lumber is both structural and decorative, as the four uprights rest on and are topped with horizontal members with curved ends. From its off-centered placement on the front (south) façade, the porch wraps around the west elevation, where a set of double French doors allows side entry. A balustrade of horizontal boards shaped into a cloud lift pattern spans the porch between the concrete-and-brick piers. A low flight of concrete steps allows access to the east side of the entry porch, which underwent some restoration/repair work in 1996. A second, rear entry to a laundry room is accessed by a short stoop at the rear (northeast) corner of the residence, and above, a shed roof extension tops a small, corner balcony surrounded by a wood slat railing.

On the interior, the first floor offers a living room, formal dining room, kitchen, breakfast nook, laundry, and office; the second floor serves as a sleeping area. The interior boasts many original features, including a roll-out bed that is encased in a built-in secretary/bookshelf assemblage in the first floor office. Oak hardwood floors and Douglas fir trim pieces are found throughout.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Narrative Description

**House at 1487 Loma Vista Street
Los Angeles County, California
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement**

A side-gabled, detached 2-car garage rests on a concrete foundation on the northern portion of the property and is accessed from Hamilton Avenue. Double, sliding doors clad with diagonal boards and decorated with broader boards in a cross-pattern are found on the north elevation and allow vehicle access, while the entry door is placed on the south where a small concrete walkway joins the garage to the residence. Wood-framed, double-hung windows flank the entry door, and single windows on the west and east elevations have been fitted with corrugated fiberglass (date unknown). The contributing garage is original to the property and matches the dwelling in design, materials, and detail, including the upturned roof brackets and vergeboards and the exaggerated gable peaks.

This Craftsman style residence makes use of natural materials, such as wood shingle, which help articulate the style and boasts many character defining features, including low-pitched gables with exposed rafters, extended roof beams that support each gable end, windows grouped in bands, and the prominent front façade porch supported by massive, tapered piers. The residence also exhibits many Oriental-influenced details, particularly the uplifted gable peaks and the shaped, extended roof beams that support each gable end. In addition, curved timberwork is used in vergeboards and porch supports.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 3

Statement of Significance

**House at 1487 Loma Vista Street
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

Built in 1913 in the Pasadena Heights Tract, the architect and builder of the house at 1487 Loma Vista Street are unknown. Early owners are listed in the 1919-20 city directory as Reginald A. and Maude Black. The dwelling represents the property type "Arts and Crafts Single-Family Residences in Pasadena" and is an excellent example of the Craftsman style with Oriental influence 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. A dramatic combination of Craftsman design and heavy Oriental detailing, this residence stands out in Pasadena among other, more temperate examples of this combination. Distinguishing features associated with the Craftsman style include the low-pitched horizontal massing, wide eaves, and the use of exposed rafters and natural materials. Distinguishing, Oriental-influenced details include the upturned apexes of the gables, the elaborate brackets around the porch columns, the cloud lift design of the porch balustrade, and the use of curved ends for eave brackets, vergeboards, and porch supports.

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

**National Register of Historic Places
Continuation Sheet**

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**Major Bibliographical References
Geographical Data**

**House at 1487 Loma Vista Street
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

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.

Section 10 Geographical Data

Verbal Boundary Description:

The property is defined by the current lot lines, which is delineated by Lot 17, Block 12 of the Pasadena Heights Tract at the northeast corner of Hamilton Avenue and Loma Vista Street.

Boundary Justification:

The boundary is Lot 17, Block 12 of the Pasadena Heights Tract, which has been historically associated with the property and includes the house at 1487 Loma Vista Street and the detached garage.

United States Department of the Interior
National Park Service

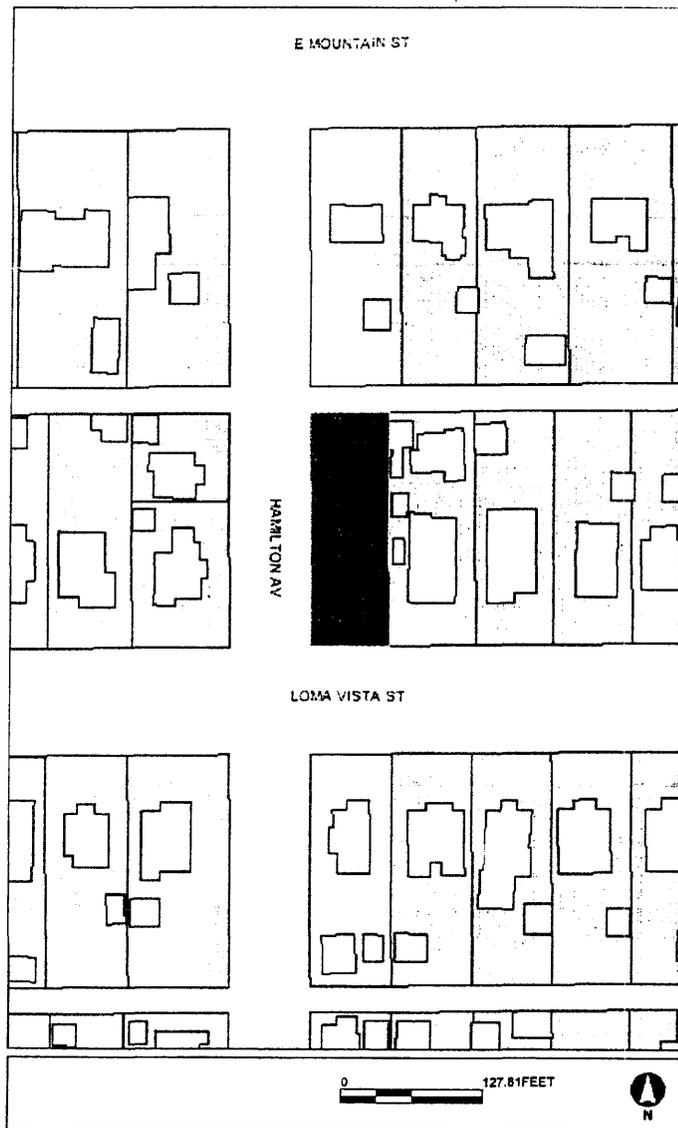
National Register of Historic Places
Continuation Sheet

Section -- Page 5

Sketch Map

House at 1487 Loma Vista Street
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 1487
Loma Vista Street
- 2 - Contributing
Garage

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

**National Register of Historic Places
Continuation Sheet**

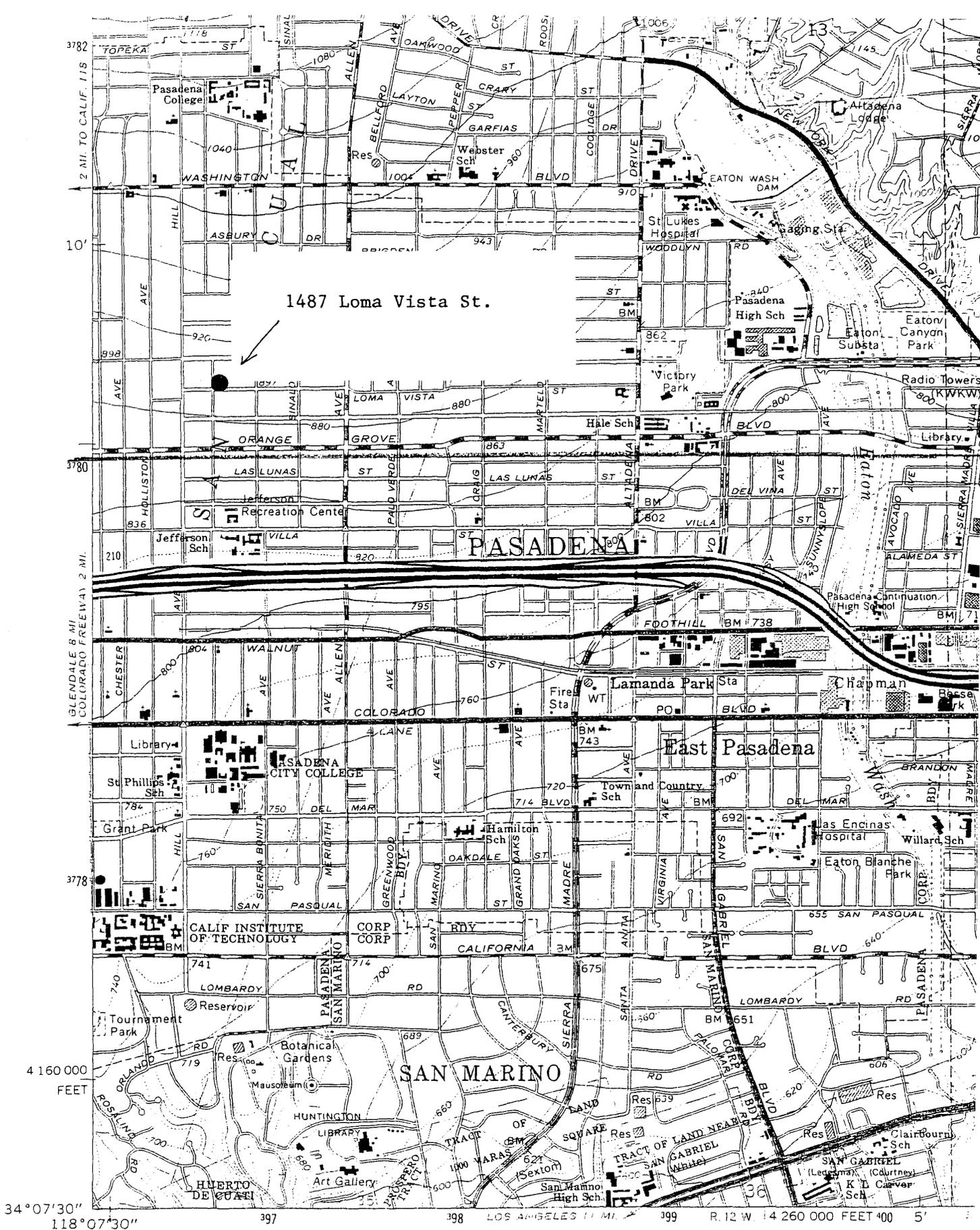
Section -- Page 6

Photograph

**House at 1487 Loma Vista Street
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 1487 Loma Vista Street
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 northeast
Photograph Number: 1



Mapped, edited, and published by the Geological Survey

Control by USGS, NOS/NOAA and Los Angeles Co

Topography by photogrammetric methods from aerial

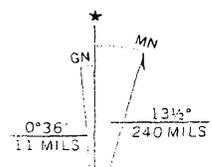
photographs taken 1964. Field checked 1966

Supersedes map surveyed 1924-34, revised 1953

Polyconic projection. 1927 North American Datum

10,000-foot grid based on California coordinate system, zone 7

(LOS ANGELES)
255271 SW



REVIEW AND COMMENT REPORT
BY
CERTIFIED LOCAL GOVERNMENT

HISTORIC PRESERVATION COMMISSION

ON AN
APPLICATION FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

Property Name: House at 1487 Loma Vista St.

Name of Certified Local Government: City of Goodeno

Category of Significance:

Architecture History Archeology
 Other _____

The Commission recommends the nomination of this property by listed on the National Register of Historic Places, with the following comments:

The Commission does not recommend this property for nomination to the National Register of Historic Places for the following reasons:

Randy Shulman
Signature of Chairperson of the
Historic Preservation Commission

11/6/03
Date