

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



FEB 25 1982

1. Name

historic HASKETT COURT

RECEIVED
FEB 18 1981

and/or common HASKETT COURT

GHP

2. Location

street & number 824 - 834 East California Boulevard ^{Blvd.} not for publication

city, town Pasadena vicinity of congressional district #22

state California code 06 county Los Angeles code

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" 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 type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence *
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other:apartments

4. Owner of Property

name Craig D. Lucas, Vice President and Trust Officer for
Claire Haskett Trust
Citizen's Bank

street & number 225 E. Colorado Blvd.

city, town Pasadena vicinity of state California 91101

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Recorder's Office

street & number 320 West Temple Street

city, town Los Angeles state California

6. Representation in Existing Surveys

title Pasadena Heritage Bungalow and has this property been determined eligible? yes no
Garden Courts Tour

date May 4, 1980 federal state county local

depository for survey records Pasadena Heritage, 54 West Colorado Boulevard

city, town Pasadena state California 91105

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original	alte
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

HASKETT COURT

Haskett court is a small bungalow court comprised of five buildings (6 units) arranged in a U-plan along a north-south central axis, the double unit closing the "U" at the south end and forming the focal point of the court. Although the siting of the buildings on the lot is symmetrical, the units are individualized, with varied floor plans, number of rooms, locations of entrances, and so forth, creating privacy for each resident. Only the double unit at the end of the court has a symmetrical elevation.

The bungalows are reminiscent in their design of English country cottages and might almost be called Tudor Revival except for the absence of the characteristic half-timbering. They are finished in natural, unpainted stucco with heavy dark brown stained wood timbers and brackets supporting the porch overhangs. Matching dark brown wood trim surrounds the windows which are double hung, multi-paned sash in the English (Georgian) style. Most striking, however, are the massive proportions of the high, dark brown composition shingled roofs, which rise from the eaves to a ridge 18 feet from ground level, virtually doubling the height of the one story cottages and creating the impression of two-story buildings. This effect of height is further enhanced by the close proximity of the cottages to one another, particularly across the narrow space of the central walkway. The result is the impression of a narrow cottage-lined lane in a European or English village.

The cottages have notable details often found only in more expensive residences. These include tall massive battered stucco-faced fireplace chimneys; a polygonal bay which forms the porch and double entrance to the double unit at the south end, No. 828-830; a glass pane in the form of a Tudor arch in the entrance door to the owner's unit, No. 824.

Landscaping is generally formal, in keeping with the impression of quality design and construction. A formally clipped hedge atop a low brick-capped retaining wall separates the court from the busy street. A few shallow steps edged by iron railings lead up from the sidewalk through an opening in the hedge and past a narrow strip of lawn edged by beds of annuals. Actual entry to the court is through a rustic wooden gate which leads into the courtyard proper. Large, formally clipped bushes throughout the court screen walls and windows, creating pleasant views from each unit. A mature and tidy rose garden is sited between No. 824 and 826. A large hibiscus located in front of the unusual central porch of the double unit creates a focal point for the entire court.

Cement service walkways run the length of the lot along the east and west property lines, providing service access to the rear of each cottage. A garage is sited at the rear of the lot, behind the double unit, and is a part of the original complex.

8. Significance

Period	Areas of Significance—Check and Justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 1926

Builder/Architect Charles E. Ruhe

Statement of Significance (In one paragraph)

Builder: W. B. Haskett

Haskett Court is significant as one of the finest remaining examples of a 1920's bungalow court in Pasadena and as an example on a small scale of the work of Charles E. Ruhe, an architect who was known for his work on larger, more expensive residences in Pasadena's best neighborhoods.

The bungalow court form, which is generally believed to have originated in Pasadena, is an innovative solution to higher density housing which is unique to Southern California. A compromise between the traditional single-family residence and the apartment house, the bungalow court provides the amenities of single-family living, such as individualized design, garden space and privacy with the advantages of the apartment house: lower cost and community living. It is particularly suited to single persons or small families on a limited budget.

The bungalow court idea had its origins about 1910, in the Craftsman era, but the concept was not repeated much beyond 1930. Haskett Court is therefore one of the last examples of its kind in Pasadena.

Haskett Court expresses in its design the precept laid down by Arthur Heineman, who is regarded by some as the originator of the court idea, that floor plans should be individualized to afford maximum privacy to the residents(1). Sited on an extremely narrow (75 feet) lot (2) and yet of spacious dimensions (the units are 23 feet wide), the Haskett Court cottages avoid the monotony and lack of privacy of symmetrically planned courts.

Haskett is one of the few examples of the high quality of design and materials typical of Pasadena architecture in the 1920's applied to the bungalow court. Architect Charles Ruhe graduated from Cornell University in 1915 and came to Pasadena around 1920. He probably designed many houses and buildings in the city during the 1920's, but as yet only a few are known, and they are all in the Prospect area, one of Pasadena's finest neighborhoods. It is known that he worked with Fritz Ruppel, a contractor who specialized in restoring adobes, and with George S. Hunt, noted Pasadena designer and furniture manufacturer. During the last years of his life, Ruhe worked with Myron Hunt and H. C. Chambers, leading Pasadena architects, on some major Los Angeles Buildings.

(see continuation sheet)

- (1) Peter B. Wight, "Bungalow Courts in California," Western Architect (Feb. 1919), p. 18.
- (2) Heineman states that a successful court cannot be built on a lot less than 112 feet wide. Ibid., p. 17.

~~ADDRESS NOT VERIFIED~~
~~UNIT NOT VERIFIED~~

9. Major Bibliographical References

Pasadena Star News - July 31, 1934 (Obituary of Charles E. Ruhe)
City of Pasadena Tax Assessment Records
City of Pasadena Building Permit Records
Peter B. Wight, "Bungalow Courts in California," Western Architect (Feb, 1919)
pp. 16-19 (see continuation sheet 2)

10. Geographical Data

Acreeage of nominated property .4
Quadrangle name Pasadena Quadrangle scale 1:24,000

UMT References

A	<u>111</u>	<u>39 15 61 10</u>	<u>37 77 51 90</u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification

(See continuation sheet 3)

List all states and counties for properties overlapping state or county boundaries

state	<u>Ca</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title Claire Bogaard

organization Pasadena Heritage date January 24, 1981

street & number 54 West Colorado Boulevard telephone (213) 793-0617

city or town Pasadena state California 91105

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature [Signature]

title State Historic Preservation Officer date 10-21-81



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FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

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DATE ENTERED .

CONTINUATION SHEET 1 , ITEM NUMBER 8 PAGE 1

Item 8 continued

W. B. Haskett intended one of the units, No. 824, to serve as his own residence. Since his death, the court has been lovingly maintained by his wife, and the court continues to be owned by the Haskett family. Haskett is also associated with the construction of substantial Pasadena residences of the 1920's and is credited on some building permits as a designer in his own right.

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CONTINUATION SHEET 2

ITEM NUMBER 9

PAGE 1

Item 9 continued

Stefan Polyzoides, "Los Angeles Courts," Unpublished manuscript

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**NATIONAL REGISTER OF HISTORIC PLACES
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CONTINUATION SHEET 3

ITEM NUMBER 10

PAGE 1

Verbal Boundary Description:

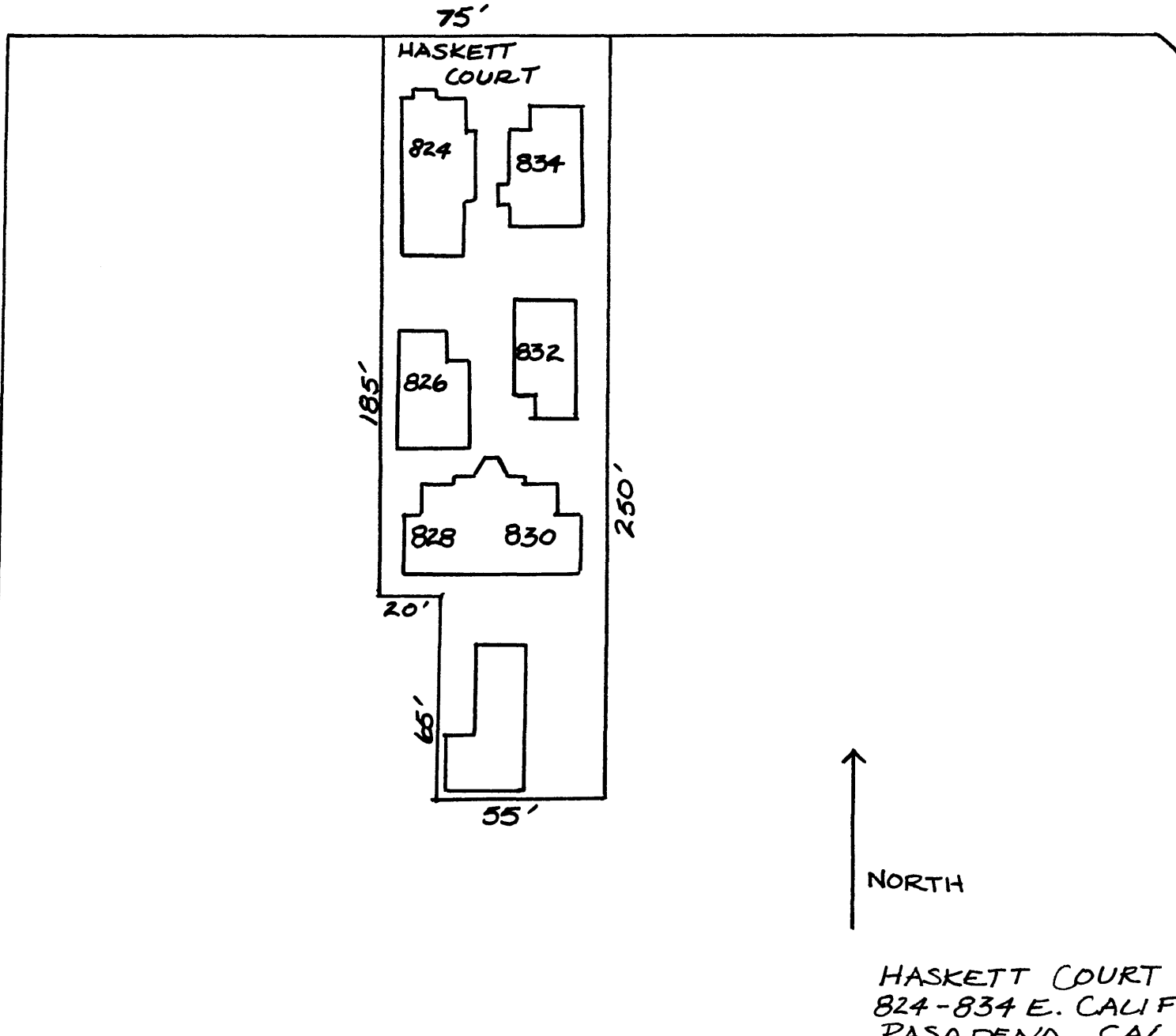
That portion of land contained within the following boundaries:

Beginning at a point 125 feet east of the southeast corner of Hudson Avenue and California Boulevard, then proceeding 185 feet south, thence 20 feet east, thence 65 south, thence 55 feet east, thence 250 feet north, thence 75 feet west to point of beginning.

CALIFORNIA BOULEVARD

HUDSON AVENUE

LAKE AVENUE



HASKETT COURT
824-834 E. CALIFORNIA BLVD.
PASADENA, CALIFORNIA