

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 14 1984

date entered SEP 13 1984

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

1. Name

historic The Evanston Inn

and/or common The Evanston Inn Apartments

2. Location

street & number 385-395 South Marengo Avenue, 181 Evanston Place N/A not for publication

city, town Pasadena N/A vicinity of

state California code 06 county Los Angeles code 037

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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Kenneth G. Bankston

street & number 395 S. Marengo Avenue, #4

city, town Pasadena N/A vicinity of state California 91101

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Assessor, County of Los Angeles

street & number 300 East Walnut Street

city, town Pasadena state California

6. Representation in Existing Surveys

title See continuation sheet has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved

date N/A

Describe the present and original (if known) physical appearance

The Evanston Inn comprises three connected buildings at the northwest corner of South Marengo Avenue and Evanston Place, constructed between 1897 and 1905. Located in a neighborhood within several blocks of downtown, the original low-density residential character of the area has been somewhat modified by the addition of apartment and office buildings. The Evanston Inn site continues to be visually prominent, due to the westward descent of Evanston Place and use of a concrete retaining wall. Originally a hotel, Evanston Inn is today used as apartments.

The Evanston Inn complex, although constructed over almost a decade, contains unifying elements such as compatible wooden sheathing, fenestration, architectural detailing, and exposed brick foundations. The principal building, 2-1/2 stories with tongue and groove siding and a central chimney, was constructed in 1897 on the corner (395 S. Marengo). The basic design consists of two intersecting gable roofs, the front section of the building with ridge paralleling the street. Colonial Revival in style, a central facade pavillion (east elevation) dominates the symmetrical design, the ornate top story containing a Palladian window, oval windows on each side, and a pyramidal roof with exposed rafters. A polygonal dormer with dentilated cornice and conical roof flanks each side of the pavillion. A one-story shed-roofed veranda encloses the east and south elevations, containing columns with fluting only on the upper half and exaggerated capitals supporting a frieze and dentilated cornice. A pediment in the facade center projects above the veranda roofline. The facade entrance consists of a five panel design door with a large glass pane, surrounded by half-length sidelights, transom, and recessed panelling. Architrave moldings frame the tall single and paired one-over-one sash windows. A bay extending the full height of the building projects from the western end of the south elevation. Decorative shingles occupy the space between stories on the bay and pavillion. A two-story ell at the southwest corner contains an entrance leading to Evanston Place.

In 1898, a year after opening, Evanston Inn expanded with the construction of a second building (385 S. Marengo) to the north of the original structure. This building harmonized with its counterpart, although did not duplicate features. A two-story hipped roof structure with central shed-roofed dormer, it contained a tongue-and-groove first story, shingled second story, exposed rafters, plain boards framing six-over-one sash windows, and cantilevered second story facade and wings on the north and south elevations.

The final expansion occurred in 1905. Slanted bays were added to both the first and second floors of the northern section of the facade of #395 and a one story tongue-and-groove sided wing with dentilated cornice and entrance at the west side of the carriage house. The only visible alterations are the steps and overhang added to the front of the building.

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 checked="" 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 checked="" type="checkbox"/> other (specify) resort history/ tourism
Specific dates	1897/1898/1905	Builder/Architect	unknown	

Statement of Significance (in one paragraph)

The Evanston Inn, Pasadena's only remaining wood-frame hotel from the 19th century, is an important reminder of the city's historic economic development. Smaller and homier than large luxury hotels like the Raymond (1901) and Hotel Green (1899), the Evanston Inn provided a quiet retreat for its many winter visitors. The Inn opened in 1897, several years before many of Pasadena's large hotels were available to a steadily increasing number of tourists at this time. Typical of the less elaborate, boarding-house style inns, the Evanston was enlarged with wing appendages as demand increased. The Inn is a skillfully integrated combination of Queen Anne and Colonial Revival styling. The original building carries a variety of shingling textures and decorative features while the addition is more reserved, typical of architectural preferences of the next decade. The Evanston Inn is the last survivor of its type and period in the community, exemplifying the small resort hotel genre of Pasadena at the turn of the century.

During the late-19th and early 20th centuries, Pasadena achieved a nationwide reputation as a resort city. The importance of the tourist industry in Pasadena history is demonstrated by a passage of praise-albeit lavish - in the Tournament of Roses annual review book for 1907:

Nature gave the opportunity for Pasadena; and man failed not to build thereon. It was perhaps first cast in her horoscope that Pasadena was to become a city when the men who laid her foundations decided there must be provided the very finest hotels. Seeing that this section was to become the resort of the whole country, they rightly divined that Pasadena, situated as she was, might attract the best from the stream of world visitors

Two large segments of the population were seasonal and temporary residents, particularly wealthy Easterners seeking a mild climate in which to pass the winter or recover health. Both groups resided in the hotels of Pasadena, which can be divided into two classes: luxury hotels such as the Raymond and Green and smaller establishments such as the Evanston Inn. The same 1907 Tournament of Roses book noted:

Besides the big hotels there are many of lessor size quite as notable in their way, as well as semi-private boarding houses. La Casa Grande, in size next to those mentioned, El Vavra on South Euclid Avenue, with appointments hardly second to the largest hotels, the homey Evanston Inn on pleasant Marengo Avenue, the Guirnalda on East Colorado Street, and many others.

9. Major Bibliographical References

Building Permits. City of Pasadena.
Board of Trade. Annual for 1897.
Pasadena's Architectural and Historical Inventory. 1980.
Tournament of Roses. Annual review for 1907.

10. Geographical Data

Acreeage of nominated property 0.5

Quadrangle name Pasadena, CA

Quadrangle scale 1:24,000

UTM References

A

1	1	3	9	4	4	0	0	3	7	7	7	9	1	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

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D

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Verbal boundary description and justification Beginning at the northeast corner of the property known as 385-95 S. Marengo Ave., proceed 130 feet south, then 177 feet west, then 130 feet north, then 177 east to point of origin. Assessor's book 5722/page 15/parcel 2 Boundaries encompass the entire resource on its historic lot.

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

state	N/A	code	county	N/A	code
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state	code	county	code
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11. Form Prepared By

name/title Richard J. Sicha, Research Assistant

organization Pasadena Heritage

(Revised 4/84)
date 1 September 1981

street & number 54 W. Colorado Blvd.

telephone (818) 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 National Park Service.

State Historic Preservation Officer signature

Miriam Dittell Wilson

title

Deputy State Historic Pres Officer

date

7/16/84

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

9-13-84

Keeper of the National Register

Attest:

C

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

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Continuation sheet

Item number 6

Page 1

Eligibility Report Requested by:

United States Department of Transportation
Federal Highway Administration
District Headquarters
Sacramento, California

Property Name: The Evanston Inn

Date of Request: 1980

Representation in existing surveys:

Pasadena's Architectural and Historical Inventory, 1980. (local) Urban Conservation Section of the Department of Housing and Community Development of the City of Pasadena.

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

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Continuation sheet

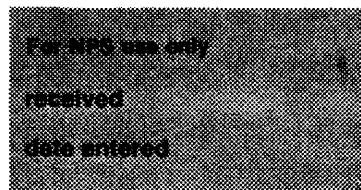
Item number 7

Page 1

The Evanston Inn is one of the few remaining Victorian buildings in its immediate area. Yet its Queen Anne detailing and age are not intruded upon by its newer, neighboring apartment complexes. Set well back on its large lot and shaded by mature palm and citrus trees, the former hotel maintains the rural farmhouse quality that made it so attractive to its visitors in the early 1900s.

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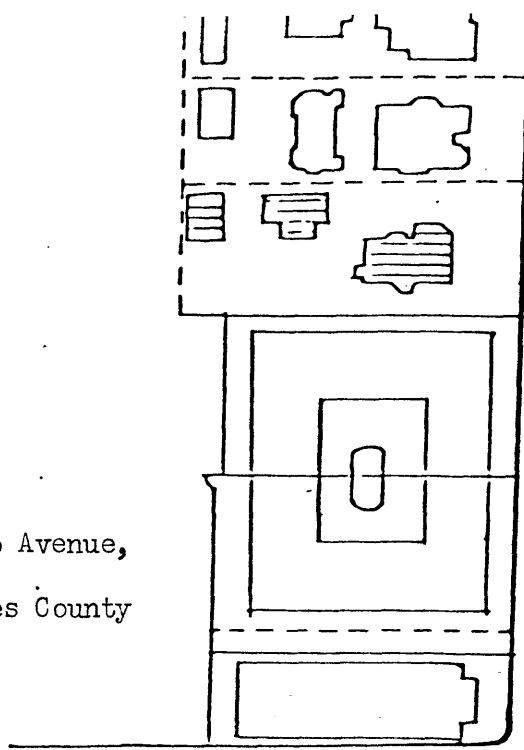
Continuation sheet

Item number 8

Page 1

Historically, the Evanston Inn remains as the last survivor of this class of hotel in Pasadena, and also represents an exceptional blending of well-executed Queen Anne/Colonial Revival design with architecturally harmonious additions.

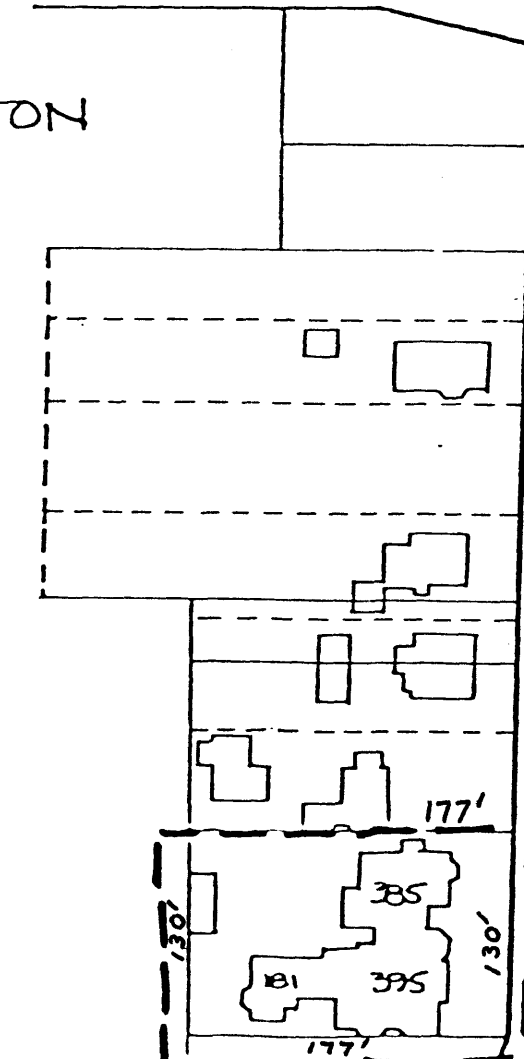
The Evanston Inn
385-95 South Marengo Avenue,
181 Evanston Place
Pasadena, Los Angeles County
California



DEL MAR

THE
EVANSTON
INN

N ↑



EVANSTON

MARENGO AVENUE

