

Janet Lopez

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 Lower Arroyo Seco Historic District
other names/site number _____

2. Location

street & number Roughly Arroyo Blvd., W. California Blvd., La Loma Blvd. NA not for publication
city or town Pasadena NA vicinity
state California code CA county Los Angeles code 037 zip code 91105

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.)

Steph D. Wilcox DSHO 6/16/05
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

Lower Arroyo Seco Historic District

Name of Property

Los Angeles County, CA

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	
81	24	buildings
		sites
16		structures
		objects
97	24	Total

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

Residential Architecture of Pasadena, CA
1895-1918

Number of contributing resources previously listed in the National Register

3

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)

Bungalow
Colonial Revival
Tudor Revival

Materials
(Enter categories from instructions)

foundation river rock, concrete, brick
roof wood shingle, composition
walls clapboard, shingle, stucco
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1895-1924

Significant Dates

NA

Significant Person

(Complete if Criterion B is marked above)

NA

Architect/Builder

See "Contributing Buildings" in Section 7

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 # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Pasadena Public Library, Pasadena Historical Museum, City of Pasadena Design and Preservation Library

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Lower Arroyo Seco Residential District
name of property
Los Angeles, California
county and State

The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement
Name of multiple property listing

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SECTION 7: DESCRIPTION

Summary

The Lower Arroyo Seco Residential Historic District is a grouping of residential buildings that meets the registration requirements under the National Register Multiple Property Documentation for "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement." Of the one-hundred and two properties in the district, seventy-eight have eighty-one residences and accessory structures and sixteen retaining walls that are contributors to the significance of the district. The Multiple Property documentation describes the property type "Arts and Crafts Period Single Family Residences in Pasadena," with two subtypes: the one or one and one-half story bungalow, and the two-story Arts and Crafts period house. Very good to excellent examples of each type of residence are found in this district. The district contains examples of several Arts and Crafts Period style vocabularies frequently used for residential buildings in Pasadena which are named in the Multiple Property documentation; these include the Anglo-Colonial Revival, English-Influenced and Swiss Chalet styles.

The district is located in the southwest quadrant of the city, at the eastern edge of the Arroyo Seco, a dry riverbed extending from the San Gabriel mountains to the southern-most border and beyond to the Los Angeles River; it is used as a natural park (designated as a city landmark in 1978) and major recreational area (location of the Rose Bowl, a National Historic Landmark). The topography of the district slopes to the south and west to South Arroyo Boulevard. South Arroyo Boulevard is a curvilinear street with residential development on the east side; on the west, a linear park provides a soft, natural boundary to the Arroyo below. The houses on this street are sited with a variety of front yard setbacks; their orientation on the road may diverge from the orthogonal in order to take full advantage of the view of the Arroyo and beyond. A number of the houses on South Arroyo Blvd. have partial second stories that may include sleeping porches, advantageous for their view, and as places that that can be cooled by evening breezes.

To the east of South Arroyo Boulevard, the district conforms to an orthogonal street pattern. West California Boulevard is a major east/west oriented road that begins at Arroyo Boulevard and extends east to the city limit. La Loma Road is briefly a north/south street where it begins at West California Boulevard, then turns west, extends along the La Loma bridge which crosses the arroyo, and continues west. South Grand Avenue is a north/south-oriented street that intersects California Boulevard and La Loma Road. A pronounced horizontality characterizes the houses throughout the district; even the larger two-story houses are designed and landscaped to minimize their profile on the site, and appear to fit into the natural terrain. In the case of houses built on hilly sites, especially along the north side of West California Boulevard, the dwellings are set back from high retaining walls and dense trees and shrubs screens them from the street.

The design of the district's contributing buildings reflects a shared palette of natural materials including dark stained or painted wood shingle or clapboard siding, arroyo cobblestone masonry foundations and chimneys. Most of the houses have low-pitched roofs

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Two contributing (house & retaining wall). This two-story Arts and Crafts period house is covered by a multi-gabled roof. The primary facade is defined by a second story porch sheltered by a projecting gable, and the front porch is located below this projection. The second story of the residence overhangs the first on the west (primary) and north elevations, and is supported by grouped wood posts and vertical stick-work. The exterior is clad in wood shingles. The fenestration is primarily multi-pane casement windows. The house has a deep front yard set back with dense foliage in the yard. Large arroyo stone boulders line the public sidewalk edge.

3. 460 South Arroyo Blvd. Year built: 1914
Architect/Builder: Johnson, Reginald D./Taylor, Will A.

Two contributing (house & retaining wall). This two-story Arts and Crafts period house with English influences is set back substantially from the street amid very large oak trees on a large lot. The style of the residence owes more to the English Arts and Crafts movement than to other California examples, with its steeply-pitched roof, stucco exterior, and multi-pane, double-hung and casement windows. The combination hip and multi-gabled roof is fit with composition shingle. A front-facing gable roof wing with a horizontal wood slat vent projects slightly from the left side of the primary facade, and a pent roof with wood post supports shelters the front porch in the center of the facade. Large arroyo boulders line the edge of the public sidewalk.

4. 490 South Arroyo Blvd. Year built: 1913
Architect/Builder: Millar, Louis du Puget/Phillips,
Frank H.

Two contributing (house & retaining wall). Irregular massing and an irregular roofline characterize this one and two-story California Arts and Crafts period house. The residence is clad in stucco with wood casement windows and trim, and has a multiple gable roof clad in composition shingle. The asymmetrically arranged fenestration is wood frame casement sash grouped horizontally, with two-pane and three-pane top lights. The entrance is at the southwest corner of the one-story mass closest to the street, with low walls around the porch built of Arroyo stone.

5. 492 and 500 South Arroyo Blvd. Year built: 1909
Architect/Builder: unknown/Walter, John S.

Three contributing (house, studio & retaining wall). This two-story Arts and Crafts period house with English influences was once the home and studio of plein air painter, Jean Mannheim. It is irregular in plan and covered by a multi-gabled roof clad in composition shingle. The residence consists of a two-story mass with a single story smaller front wing with a chimney centered within the front gable end. The main mass contains an entrance at the south juncture of the front wing with a corner porch that is recessed within the first story. The open corner of the porch is supported by a square pier and has a foundation of large, irregularly sized arroyo stones. Above the porch is a glassed-in porch room, which was likely an open sleeping porch. The exterior materials of the main mass vary from wide siding boards on the first story to shingles on the second story to an English-style wattle and daub or half-timbering on the top half-story within the gable ends. Fenestration is multi-pane casement windows. The two-story studio (#492), built approximately 1912 and 1920 (second story), is at the rear of the property but is actually on the "L" shaped lot at #490. It is barely visible from the public right-of-way. The house and studio are City-designated landmarks. Large boulders line the edge of the public sidewalk.

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6. 514 South Arroyo Blvd. Year built: 1914
Architect/Builder: Clark, George A./Bell, E.N. & Powell, J.L.

One contributing (house). Dominated by its combination gable and clipped-gable roof, this one to one-and-one-half story, California bungalow is clad in a wide and narrow pattern of wood shingles. The main mass is covered by a side-facing gable roof that is crossed by a front-facing clipped gable. The fenestration consists of grouped casement windows with multi-pane upper lights. The house has an Arroyo stone foundation with brick steps and brick capping at the front porch, which is located at the southwest corner of the main mass. The arroyo stone foundation extends up to the window-sills on a projecting left front bay which contains a grouping of casement windows. The half-story is located within the main gable. Large arroyo boulders are used in the front yard landscaping at the edge of the sidewalk.

7. 530 South Arroyo Blvd. Year built: 1909
Architect/Builder: Easton, Louis B. (attr.)/Easton, Louis B.

Two contributing (house & retaining wall). This one and one-half story, California bungalow is clad in wood shingle siding above a stucco base that extends to first story window sills. A large side-facing gable covers the structure, and a wide, gabled dormer punctuates the west (primary) facade. The roof is clad in composition shingle and has exposed rafter tails. The entrance porch spans the street facade, and has been glassed in. A wood frame porte cochere with a covered walkway extension to the front porch on the north side of the house is a compatible recent addition. Fenestration consists of wood-framed casement windows. Large boulders line the driveway and sidewalk.

8. 536 South Arroyo Blvd. Year built: 1909
Architect/Builder: unknown/Menning, C.E. & George, H.L.

Two contributing (house & retaining wall). This small, one-story California bungalow is clad in narrow clapboard siding. The structure is covered by a side-facing gabled roof with a very low, wide shed dormer in the center of the west (primary) facade. The roof has narrow, exposed rafter tails. A corner porch recessed in the south/west corner has a round brick column support at the corner. Wood-frame casement windows divided into two vertical lights and a four-pane top light are grouped in the center of the primary facade. The front yard has large boulders at the sidewalk edges.

9. 560 South Arroyo Blvd. Year built: c1912
Architect/Builder: unknown/unknown

Two contributing (house & retaining wall). An example of the California Arts and Crafts period house with Swiss chalet influences, this two-story residence is clad in wood shingles and covered by a front-gabled roof with extended roof beams and exposed rafter tails. The entrance is on the south (side) facade, with a group of vertical, wood frame multi-light casement windows to the west of the door. The street facade on the first story has a series of multi-light glass doors. The second story has a small centered wood balcony. Shutters on both stories are probably an alteration.

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10. 626 South Arroyo Blvd.

Year built: 1909
Architect/Builder: Batchelder, Ernest A.
(attri.)/Batchelder, E.A.

Three contributing (house, garage, studio/workshop). This property was listed in the National Register in 1978 (78000695) under Criterion A and C. Constructed as the residence and studio of Ernest A. and Alice Coleman Batchelder, an artisan tile maker and musician, respectively, this one to two story California bungalow has a "L" plan covered by a cross gable roof and is clad in wood shake siding. The roof is covered in composition shingles and has exposed beam ends and rafter tails. The asymmetrical chimney, a major feature of the primary facade, is finished in stucco and has a base of Arroyo stone and brick with tile insets. The chimney is located on the face of the one-story mass located toward the street, which contains the living room. Behind this portion, the structure steps up and back to become a two-story mass, on the front of which is an open sleeping porch. The fenestration is mainly multi-pane casement windows. The interior contains many fine examples of Batchelder's tile designs.

11. 636 South Arroyo Blvd.

Year built: 1908
Architect/Builder: Clark, George A./Wopschall, Carl G.

One contributing (house). This two-story Arts and Crafts period house with an irregular plan is covered by a side gable roof with exposed rafter tails. A portion of the second story projects slightly over the first story. Some second-story windows have been replaced with aluminum frame windows and the original wood siding has been covered with asbestos shingles, but the basic design intent is intact and the residence continues to contribute to the significance of the district.

12. 648 South Arroyo Blvd.

Year built: 1908
Architect/Builder: Clark, George A.
(attr.)/Wopschall, Carl G.

One contributing (house). This one and one-half-story airplane bungalow has an exterior that is clad in wood shake siding. The front elevation has a one-story wing that projects from the face of the primary facade toward Arroyo Blvd. The entrance is recessed under the long deep overhanging eaves of the west elevation. The fenestration is mostly casement windows with a single, large light and a three-pane top-light. The casement windows are grouped together horizontally, particularly around the second-story sleeping porch, where they are sheltered by deep overhanging eaves. The sills and headers of the window openings extend beyond the frame. The roof is low-pitched and gabled, and has exposed rafter tails and shaped beam ends. Simple stickwork fills in the second-story gable ends. A chimney finished in stucco with brick trim is located on the south side of the house.

13. 670 South Arroyo Blvd.

Year built: 1924
Architect/Builder: unknown/Lombard, A.E.

Two contributing (house & retaining wall). Located at the southeast corner of South Arroyo Boulevard and La Loma Road, this two-story, English influenced Arts and Crafts period house has an angled plan with the entrance located in the center and oriented toward the street corner. The exterior is clad in stucco. Most of the roof is gabled. A hipped portion on the north end, with the

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ridge line parallel to the street, has slightly flared eaves. A pent roof shelters the first story and the entrance. A gabled wall dormer above the entrance on the second story calls attention to the entrance. Multipane casement windows are grouped in pairs and threes, with the groupings flanked by shutters. It has an original attached garage that is accessed off of La Loma.

14. 470 West California Blvd. Year built: 1915
Architect/Builder: unknown/Wells, Ernest A.

One contributing (house). This small, one-story massed plan house has elements of Colonial Revival and California Bungalow. The plan is rectangular and covered by a hipped roof fit with composition shingle. The exterior is clad in wide clapboard siding, and a wide entablature wraps the residence and the porch below the boxed eaves. The primary facade is basically symmetrical with the porch in the center. The porch has a hipped roof and is supported by square posts with a band of wood at the top to suggest a column capitól. Spanning the porch between the columns is a simple wood rail with vertical stickwork, which is compatible but may not be original. The fenestration is mostly double-hung, multi-light windows, with the top of the openings aligned with the board frieze.

15. 476 West California Blvd. Year built: 1915
Architect/Builder: unknown/Wells, Ernest A.

One contributing (house). This one-story massed plan house has the horizontal form of a bungalow with elements of Colonial Revival. The residence is nearly square in plan with a symmetrical primary facade. The hipped roof has exposed eaves and rafter tails. The roof is punctuated in the center by a hipped dormer over the entrance, with two four-light windows on its face. The exterior of the dormer is shingled, and the main mass of the residence is clad in clapboard siding. The porch spans the primary facade under the overhang of the roof with a wide, multi-light door in the center bay with wide double hung windows (with patterned muntin upper lights) in the end bays. Wood columns on brick half-piers support the porch roof; the porch is enclosed by a low brick wall.

16. 484 West California Blvd. Year built: 1915
Architect/Builder: unknown/Wells, Ernest A.

One contributing (house). This one-story massed plan house has the horizontal form of a bungalow with elements of the Colonial Revival style. It has a hip roof with composition shingles and the exterior is clad in wood shingle siding. The primary facade has a multi-light door in the center bay; to the left is a fixed window with sidelights; to the right is a wide four-over-one double-hung window. The roof is hipped and clad in composition shingle, and features a small hipped dormer in the center with exposed rafter tails. The front porch is brick and the porch roof, within the volume of the main roof, is supported by square, wood piers that rest on brick bases. A non-original metal railing runs between the brick bases. Fenestration consists of fixed and double-hung windows.

17. 485 West California Blvd. Year built: 1910
Architect/Builder: du Puget Millar, Louis/Wopschall Bros.

One contributing (house). This two story Arts and Crafts period house is clad in wood shake with stylistic features of English Arts and Crafts, like many of du Puget Millar's designs. The residence is covered by a side-gable roof. On the side elevations, the residence appears to be one

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and one-half stories high, with the eaves of the gable extending to the top of the first story. On the primary facade, the residence appears to be a full two stories with two front-facing gables punctuating the roofline. Fenestration is wood frame, multilight casement windows. A projecting bay window below the west gable is supported by a pair of brackets.

18. 510 West California Blvd. Year built: 1906
Architect/Builder: Blick, Joseph J./Dawson,
J.P. & Daniels, G.A.

One contributing (house). An excellent example of the Arts and Crafts period house, this residence, sited on a corner lot, combines features of English Tudor and Craftsman designs. The side-gable roof is high-pitched, clad in composition shingle, and has a front-facing gable within a gable at the west side of the facade. The forward-most gable has vertical stick-work, is supported by brackets and shelters a cutaway bay and a projecting bay on the first story. The first story is clad in wood clapboard siding, and the second story and gable ends are clad in wood shingles. First story windows are multi-light casements or casements with a muntin pattern at the top. The windows on the second story are double-hung, nine-light over single-light sash on the side facade and diamond-paned casement sash on the primary facade. The porch is supported by broad, square posts and has a gable with vertical stick detailing. Other features include wide bargeboards on the gables and a brick fireplace/chimney centered in the gabled right bay of the front elevation. The house is sited on a corner lot that slopes to the rear and a double garage is incorporated into a rear wing of the house below the first story level.

19. 511 West California Blvd. Year built: 1913
Architect/Builder: Blick, Joseph J./unknown

One contributing (house). This two-story Arts and Crafts period house with English Arts and Crafts influences is covered by a hipped roof, and the primary facade is characterized by a large turret with a low-pitched, conical roof. A ring of wood-frame, multi-light casement windows located just below the eaves surrounds the turret. The exterior of the residence is finished in stucco. The mass of the residence as a whole is rectangular, with a wing projecting from the rear. Although the house was originally clad in wood shakes or shingles, the stucco, applied at an early date, does not detract from the character of the house or the significance of the property as a contributor to the district.

20. 515 West California Blvd. Year built: c1903
Architect/Builder: Blick, Joseph J./Dawson,
J.P. & Daniels, G.A.

Two contributing (house & retaining wall). This two-story Arts and Crafts period house has a broad side-facing gable roof. A pair of large, front gable dormers characterize the primary facade. The roof is slightly flared at the eaves, has exposed rafter tails, and is clad in composition shingles. The gable ends of the roof have wide bargeboards. The front porch spans the east half of the facade under the primary roof. The porch roof is supported by wood columns with wood brackets. The second story is clad in wood shingles, and the first story is clad in wood clapboard siding. Fenestration consists mainly of multi-light over single-pane, double-hung, wood frame windows.

21. 520 West California Blvd. Year built: 1907
Architect/Builder: Austin, C. A. & Grable, F.C.

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(attri.)/Austin, C.A. & Grable, F.C.

One contributing (house). This one-story California bungalow is covered with a broad, low-pitched, front-facing gable roof. The exterior is clad mainly in wood shake, with the foundation on the left one-half of the façade where it is exposed because of the slope of the lot and a wide stepped chimney in the center of the primary facade are finished in stucco. The heavy wood front door has a four-light window and cross bracing with exposed rivets. The fenestration consists of multi-light casement windows of varying proportions that are grouped horizontally. The entrance and a group of casement windows in a projecting bay on the west side of the facade are sheltered by flat roof projections supported by oversized wood corbels.

22. 530 West California Blvd. Year built: 1906
Architect/Builder: Greene, Henry Mather and Greene, Charles
Sumner/Renton, David M.

One contributing (house). This one and one-half story California bungalow is covered by a broad, side-facing gable roof with a centered window inset and offset right arroyo stone chimney. The residence is clad in wood shake. The wood casement windows throughout are a single pane with a single top light and are set within openings topped by extended headers. The main entry to the house is down an arroyo stone lined path to the back southeast corner, where there is a open porch with a flat roof. Fenestration wraps around both front elevation corners; on the west, a pair of windows on the front with a paneled door and another pair of windows on the side; on the east, a band of three windows on the front with a band of four windows on the side. The east side elevation has a rectangular bay with a shed roof.

23. 540 West California Blvd. Year built: 1905
Architect/Builder: Heineman, Alfred (attr.)/Heineman, Alfred

One contributing (house). This one and one-half story California bungalow is on a slopping lot and the garage is built into the lower rear portion of the house. It is covered by a large, side facing gable roof that has exposed rafters and is fit with composition shingles. The exterior is clad in wood clapboard siding. The recessed entry at the northwest corner is sheltered by a corner porch with a board railing. The west side of the house has a clapboard-sheathed oriel bay at the first-story level. Windows are either multi-light casements or one-over-one double hung sash.

24. 550 West California Blvd. Year built: 1909 and 1918 (moved/additions)
Architect/Builder: unknown/Van Ornum, S.J.
and Marston, S.B., & Van Pelt, G.B./Noble, Arthur

One contributing (house). This one story California bungalow is sited on a slopping lot which drops to the rear, where the garage is located. The side-facing gable roof has a rolled composition cladding and extended rafter tails and beams. The primary facade is defined by two street-facing gables. The east gable has a multi-light door and a row of small casement sash, and the west gable shelters a porch. The exterior is clad in wood clapboard siding. Fenestration consists of horizontal groups of 5 and 6 casement windows. Each casement has a larger single pane with the top portion of the sash divided into two lights. A battered chimney on the west elevation is stone and the front steps and paths are built of brick and stone.

25. 555 West California Blvd. Year built: 1914

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Architect/Builder: Rhodes, Joseph F./Rhodes, Joseph F.

Two contributing (house & retaining wall). This two-story Arts and Crafts period house has Colonial Revival stylistic elements and is sited on a lot that slopes upward from the street behind a high, brick-capped, stucco retaining wall. The facade consists of a symmetrical main plan with a 2-story wing (first story is an open porch) on the west elevation and a one story wing on the east elevation. Both wings have classical detailing. The centered entrance has a recessed door flanked by small multi-light windows and is sheltered by a classical porch with columns that support an ornamented entablature. The exterior of the residence is clad in wood clapboard siding. Fenestration consists of pairs of 6-over-6 double-hung windows; each window opening is framed by wide molded surrounds and flanked by wood shutters. The hip roof has boxed eaves with closely spaced, corbels and molded trim. There is a brick chimney on the east elevation and a flight of brick steps leads uphill to the front of the house.

26. 575 West California Blvd. Year built: c1916
Architect/Builder: unknown/unknown

Two contributing (house & retaining wall). This one-story California bungalow is sited on a corner lot bordered by a high retaining wall. The irregular plan has a low-pitched side gable roof that is clad in composition shingle. Gable ends have vertical slat vents. A wide brick chimney projects above the roof on the front slope of the roof. The exterior of the residence is clad in wood shake siding. Multi-light casement windows, with smaller panes at the top of the sash, are grouped horizontally. Steps at the corner lead to the front entrance, with a walkway lined by low, concrete retaining walls punctuated with raised piers and coping.

27. 600 West California Blvd. Year built: 1904
Architect/Builder: Buchanan, Charles/Wood, H.W.

One contributing (house). This one and one-half story California bungalow is sited on a corner lot. The walls are clad in wood clapboard siding and the half-story in wood shingles. The roof is a broad gable with the ridge running perpendicular to California Boulevard. A long shed dormer contains the half-story level along the east side of the residence. The slope of this dormer begins at the ridgeline of the main roof. The wide gable end that faces California Blvd. has four square multi-light casement windows. Other fenestration consists of multi-pane casement windows that are grouped in multiples (tripartite on the front elevation). A brick chimney off-set right is a dominant feature of the north elevation. A flat-roof front porch on the west side of the north facade is a later addition (1960s) but is generally compatible with the house.

28. 607 West California Blvd. Year built: 1911
Architect/Builder: unknown/Blow, Richard T.

Two contributing (house, & retaining wall). This two-story Arts and Crafts period house with Chalet characteristics is rectangular in plan with a symmetrical primary facade. The very low-pitched front gable roof has extended corbelled roof beams on the primary facade. The residence is covered in wood shake siding. Fenestration consists of wood frame casement sash, with a large lower light and smaller toplight. Three pairs of casement sash are grouped on the second story in a projecting bay over the entrance, which is sheltered by a low-pitched gable roof in the center of the facade. The entrance gable is flanked by wood trellises on either side. The house is elevated behind a high smooth stucco retaining wall that contains two garages (one is original) offset left. Though one garage is a recent addition the historic garage is contributing.

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29. 615 West California Blvd. Year built: 1909
Architect/Builder: Austin, C.A. & Grable, F.C./Austin,
C.A. & Grable, F.C.

One contributing (house). This two-story Arts and Crafts period house with Chalet characteristics has a symmetrical primary facade and a low-pitched, front-facing gable roof with a rolled roof edge, extended rafters and corbelled beams. A projecting bay in the center of the second story is covered by a smaller gable that echoes that of the main roof. The roof has deeply overhanging eaves with extended rafter tails. Fenestration consists of wood frame casement sash, with a large lower light and smaller top light. A window in the first story, left bay is a wide fixed unit with casement side lights. A porch, covered in vines, spans the east half of the first story of the primary facade. The house has a stone foundation, a stucco first story and wood shingle sided second story. There is a stucco chimney on the west elevation.

30. 627 West California Blvd. Year built: 1908
Architect/Builder: Edwards, William B./Kerr, John J.

Two contributing (house & retaining wall). Located on a steeply sloping lot overlooking California Boulevard, this large, two-story Arts and Crafts period house with Chalet characteristics is surrounded by trees that obscure it from the street. The residence is covered by a low-pitched, front facing gable and the primary facade is generally symmetrical. The exterior is sheathed in wood shingles. The first story entrance porch and the second story, cantilevered balcony both have railings of closely spaced wide vertical boards. Fenestration on the front elevation is fixed windows with casement sidelights within wide flat board surrounds with extended headers. The base of the porch and the retaining walls are built of brick. A single garage is located in front within the high retaining wall although the doors are non-original.

31. 638 West California Blvd. Year built: 1911
Architect/Builder: Austin, C.A. & Grable, F.C.
(attr.)/Austin & Grable

One contributing (house). This California bungalow is one story at the street with an exposed lower level formed by the downhill slope of the lot toward the rear. A broad, low-pitched, street-facing gable roof with extended beams and composition shingles covers the residence. A second street-facing gable extending from the west end of the primary facade is supported by wood posts and shelters a porch with an enclosed rail with shingle siding. The three-light, wood entrance door is located near the center of the primary facade beneath a projecting porch roof supported by heavy wood brackets. The exterior of the residence is clad in wood shingles. Fenestration consists of a fixed window with casement sidelights (upper muntin pattern) on the left bay, triple casements to the right of the door in the center bay, and French doors with sidelights to the front porch in the right bay.

32. 650 West California Blvd. Year built: 1910
Architect/Builder: Austin, C.A. & Grable, F.C.
(attr.)/Austin & Grable

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One contributing (house). This two-story Arts and Crafts period house with English Arts and Crafts influence is finished in stucco. The plan is rectangular and covered by a shallow-pitched, side-facing gable roof with exposed rafter tails. The first story has front-facing gables supported by extended beams on the end bays. Below the left bay gable is a large central window flanked by multi-light sidelights. The right bay gable shelters a corner porch. A pent roof between these gables covers an entry with a wide paneled, multi-light door. The second story is symmetrical, with a central window with a large, wood flower box supported by wood bracing. To either side of the window and flower box are projecting bays with multi-light windows.

33. 657 West California Blvd. Year built: 1908
Architect/Builder: Wotkyns, B. Marshall
(attr.)/Wotkyns, B. Marshall

One contributing (house). This two-story Arts and Crafts period house with Chalet characteristics is sited on a lot which slopes steeply down toward the west side so that the east side of the front elevation is one story and the west side has a full story subterranean-level. Under a broad street-facing gable, the main upper story is clad in wood shake, and the exposed lower level at the west side of the house is clad in stucco. The entrance porch is located on the east side, where the front entry to the house is located. A grid of stickwork covers the vent within the gable end, and the gable is supported by triangular knee braces. A chimney finished in stucco is located just west of the center of the primary facade. The chimney is a prominent feature of the facade, and steps inward symmetrically before rising above the roofline. Fenestration consists of casement sash divided horizontally into three equal-size lights, with three windows grouped horizontally. The entrance porch is accessed by a flight of brick steps on the east side of the lot, and the front lawn is edged by a stucco retaining wall with brick coping. Steps on the east end of the retaining wall are flanked by raised piers.

34. 659 West California Blvd. Year built: c1912
Architect/Builder: unknown/unknown

One contributing (house). This one to two story house is sited to the rear on a slightly sloping lot. The exterior is clad in wood shake siding. The main mass is two stories high and covered by a side gable roof with smaller one story mass attached to the southwest corner on the primary facade. The roof is clad in composition shingles and has exposed rafters. There is a balcony centered in the second story and offset right is a pair of sliding glass doors. The one story left bay contains double French doors with sidelights. Fenestration is mainly wood frame casement windows.

35. 666 West California Blvd. Year built: 1910
Architect/Builder: Renton, David M. (attr.)/Renton, David M.

One contributing (house). This one and one-half story airplane bungalow is covered by a low-pitched, cross gable roof. The exterior is clad in painted wood shake, with a portion on the west side clad in clapboard siding. The primary facade is dominated by a broad, open, projecting gable-roof front porch. The porch gable end is spanned by a wood header and simple vertical wood stickwork. The front porch is entered from the side and has a railing of stickwork that echoes that in the gable end. The porch gable is supported by battered columns. The gable ends of the porch and the second story are also punctuated by exposed beam ends. The face of the second story gable is spanned by a row of eight single-pane windows.

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36. 667 West California Blvd. Year built: 1908
Architect/Builder: unknown/Hansen, C.M.

One contributing (house). This one and one-half story California bungalow is clad in wood clapboard siding. A side-facing gable roof fit with composition shingle covers the residence, and a wide, flat shed dormer with three horizontal windows punctuates the center of the roof. The roof has exposed rafter tails and triangular knee braces within the gable ends. The rake of the roof shelters the front porch, which spans the primary facade and is supported by wood posts carried on a header beam. Fenestration consists of double-hung, multilight sash. A brick chimney is located on the east side.

37. 677 West California Blvd. Year built: 1909
Architect/Builder: Stimson, G. Lawrence
(attr.)/Stimson, G. Lawrence Co.

One contributing (house). This is a two-story Arts and Crafts period house with Chalet characteristics that is covered by a front-facing gable roof with exposed rafter tails. The exterior is clad in wood shingles with stucco on the first story. The wood detail where the gable front meets the upper part of the exterior wall on the main facade consists of a cut-out pattern which links the building with the "Swiss chalet" strain of Craftsman architecture, seen in several more pronounced examples around Pasadena. A one-story porch with a secondary front-facing open gable is located east of the center of the primary facade. Fenestration consists of wood-frame casement sash with a larger main light and a small horizontal toplight.

38. 681 West California Blvd. Year built: 1909
Architect/Builder: Stimson, G. Lawrence
(attr.)/Stimson, G. Lawrence Co.

One contributing (house). This two-story Arts and Crafts period house with Chalet characteristics is located on a corner lot and has a rectangular plan. The primary facade, the shorter side of the plan, is symmetrical and faces West California Boulevard. A front-facing gable roof covers the residence. Extended beam ends support the gable overhang, and vertical boards dividing the gable end are aligned with each beam end. The exterior is clad in painted wood shingles. The upper and lower sashes of the double-hung windows are divided into four equal-size lights, and the second-story windows are flanked by wood shutters. Stickwork of horizontal wood slats and a central shingled panel fills the gable end. On the first story, a central small gable shelters the entrance.

39. 686 West California Blvd. Year built: 1909
Architect/Builder: Van Trees, P.J., Jeffery, Elmore R. & du Puget
Millar, Louis/Wopschall Bros.

One contributing (house). With its unusual steeply-pitched, rounded edge roof, the design of this two-story Arts and Crafts period house employs the Cotswold cottage design idiom of the English Arts and Crafts style. The roof is a clipped gable, and the eaves wrap around to hang down, hood-like, over the front face of the gable end. The exterior of the residence is clad in wood shingle. The main entry is on the west elevation of the house. Fenestration consists of multilight (three by four pane) casement sash. The front elevation has a centered one-story slightly projecting bay with a shallow pitch roof that contains a double pair of casement

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windows.

40. 696 West California Blvd. Year built: 1908
Architect/Builder: unknown/Wopschall, Carl G.

One contributing (house). This one-story, California bungalow has a long, rectangular plan oriented perpendicular to the street. The entire plan is covered by a gable roof clad in composition shingle, with the gable end facing the street. A grid of wood slats fills the top of the gable end. The exterior of the residence is clad in wood shingles. Fenestration consists primarily of multipane, double-hung sash.

41. 699 West California Blvd. Year built: 1911
Architect/Builder: Rhodes, Joseph F./Rhodes, Joseph F.

One contributing (house). This one and one-half story airplane bungalow is covered by a low-pitched gable roof with street-facing gables marked by extended beam ends and exposed rafter tails. A larger gable covers the first story and a second gable covers the second story. The exterior of the residence is clad in painted wood shakes that alternate in length. Fenestration is primarily multipane windows. A brick chimney rises on the east side of the second story. The front porch is screened by a vertical wood screen that is compatible with the character of the residence, but does not appear original.

42. 706 West California Blvd. Year built: 1907
Architect/Builder: unknown/Fulton, E.L.

One contributing (house). This two-story Arts and Crafts period house is square in plan and covered by a broad, side gable roof. Wide dormers, street-facing and rear facing, create the full second story and have low pitch gable roofs. The exterior siding is wood clapboard on the first story and wood shingle on the second story. The front porch spans the primary facade, sheltered within the rake of the main roof. The porch roof is supported by battered arroyo stone piers. Above the porch, the wide face of the dormer has double pairs of casement, multi-light windows and a wood grid in the gable end. Fenestration throughout consists of multi-light casement windows within frames that have flared side boards. Two pairs of French doors access the porch on the front elevation.

43. 711 West California Blvd. Year built: 1905
Architect/Builder: unknown/Crawford, Frank E.

One contributing (house). This modest, one and one-half story bungalow is clad in wood shingle siding. A side facing gable roof clad in composition shingle covers the residence, and a large, shed roof dormer punctuates the center of the roof. The roof has exposed rafter tails. The rake of the roof shelters the front porch, which spans the primary facade and is supported by wood posts. The porch has a stone foundation and is enclosed by a simple stick railing. On the face of the dormer are two pairs of casement windows flanked by rustic wood shutters. These windows and the casement sash throughout have a four-pane toplight. A stone chimney, a significant feature of the residence, rises on the west facade. An iron fence at the sidewalk is not original.

44. 721 West California Blvd. Year built: 1905

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Architect/Builder: unknown/Crawford, Frank E.

One contributing (house). This one and one-half story California bungalow is clad mainly in wood clapboard siding. A side facing gable roof clad in composition shingle covers the residence, and a large shed dormer, clad in wood shingle, punctuates the center of the roof. The roof has exposed rafter tails. The rake of the roof shelters the corner front porch and entry and is supported by wood posts carried on battered arroyo stone half-piers. The low porch deck has a stone foundation. The original casement windows on the primary facade have a large lower pane and a six-pane toplight. Original windows on the face of the dormer have been replaced with fixed pane and louvered windows. A stone chimney rises from the center of the roof.

45. 610 South Grand Avenue

Year built: 1907

Architect/Builder: unknown/Sharp, George

One contributing (house). This one and one-half story California bungalow with Chalet characteristics has an exterior that is clad in painted wood shake siding in a crenellated pattern. A side-facing gable roof covers the structure, punctuated by a large shed roof dormer in the center of the primary facade. A small balcony accessed through French doors in the dormer with a wide slat railing serves to shelter the centered front entry. The balcony has heavy corbelled wood support beams. Windows on either side of the balcony are single light casements. Casement sashes on the first story, paired in the left bay and on either side of a wide fixed window in the right bay, have separate, fixed transoms. The entry has a board and batten surround. The open porch stoop has a replacement railing that matches the railing of the balcony. The front door and shutters on windows are later additions. The house has a brick foundation and a brick chimney rises from the north side of the residence.

46. 619 South Grand Avenue

Year built: 1907

Architect/Builder: Walsh, Timothy/Connor & McCann

One contributing (house). This two-story Arts and Crafts period house with Chalet characteristics is covered by a broad front gable roof. The entry is located on the south side elevation. The first story is finished in stucco with a sand finish, and the upper parts of the exterior walls are clad in rows of vertically long wood shake. The fenestration throughout consists of multi-light casement windows. On the front elevation, the windows present an asymmetrical design arrangement of paired or grouped units. Windows are placed at the corner on both stories on the east (front) and south elevations. On the south facade, the second story projects to shelter the side entrance.

47. 620 South Grand Avenue

Year built: 1908

Architect/Builder: Easton, Louis B. (attr.)/Easton, Louis B.

One contributing (house). This one and one-half story California bungalow is dominated by a broad side-facing gable roof with eaves that project substantially beyond the walls of the house. The roof is clad in wood shingles and has exposed rafter tails. The half-story is located within the gable with only end windows (casements) and no dormers. The house is nearly square in plan and is clad in rows of wood shake siding. A front porch is recessed under the rake of the roof and shelter 2/3 of the front facade which contains a wide centered entry bay and a wide fixed window with casement sidelights with divided upper light in the left bay. The edge of the roof that covers the porch is supported by wood posts that are carried on low walls of large arroyo stones. A stone

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wall that is set out from the house extends across the front. Fenestration in the right bay is the same window configuration as the left bay.

48. 629 South Grand Avenue Year built: 1907
Architect/Builder: Austin, C.A. & Grable, F.C./Austin,
C.A. & Grable, F.C.

One contributing building (house). This unusual, 1-1/4 story, flat-roof, Japanese-influenced California bungalow is nearly square in plan. The roof has prominent extended eaves and exposed rafter tails. The exterior is clad in board and batten siding with divisions of substantial structural posts and beams. The frieze below the eaves is a grid of wood slats. A grouping of windows in a slightly projecting bay with a flat roof hood are casements with a diamond muntin pattern. The recessed entry is off-set right in the front elevation. The foundation is arroyo stone. A one-story wing is to the rear of the south elevation. A deck, added in 1952, which is also the roof of a double carport extends from the south elevation. The carport, which has sliding screens of wood slat grid to match the frieze detail, is below the first floor level on this slightly slopping lot.

49. 639 South Grand Avenue Year built: 1908
Architect/Builder: Austin, C. A. & Grable,
F.C./Austin, C.A. & Grable, F.C.

One contributing (house). This two-story Arts and Crafts period house with Chalet characteristics has a nearly square plan and a broad, low pitched front gable roof with extended eaves, corbelled beams and exposed rafter tails. The exterior of the residence is clad in wood shingle siding. An uncovered brick porch with brick half-piers and a wide-slat railing runs across the front of the house, with the original, wide, wood paneled front door centered on the façade under a low pitched gable roof hood that is supported by wood brackets. A covered portion of the porch at the south bay with a front gable roof of the same pitch as the hood extends from a one-story wing that contains double French doors. Fenestration is symmetrical on the primary façade and consists of wood frame casement windows, with divided upper lights in groups of three on both stories. Headers and sills on these openings are extended beyond the side frames.

50. 640 South Grand Avenue Year built: 1907
Architect/Builder: unknown/Tyler, E.D.

One contributing (house). This one and one-half story California bungalow has clapboard siding and is sheltered by a side gable roof with a large front-facing gabled dormer dominating the primary facade. The side gable ends have extended roof beams. The centered front porch, with entrance from the north side, is sheltered by a shed roof that is supported by wood posts with diagonal bracing. To the south of the porch is a second, smaller, street-facing gable end and a secondary, small dormer above it. The fenestration on the primary facade appears to have been replaced with the current single-pane casement sash, and the main dormer appears to have been enlarged, somewhat compromising the integrity of the residence. A stone chimney rises from the roof near the small dormer.

51. 657 South Grand Avenue Year built: 1909
Architect/Builder: Austin, C.A. & Grable,
F.C. (attr.)/Austin & Grable

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One contributing (house). This two-story residence is an Arts and Crafts period house with Prairie School influence. It is clad in a coat of rough finish stucco with the first and second stories divided by a flat wood beltcourse. A slightly projecting bay near the center of the primary façade on the second story is clad in wood shake shingles and contains a band of narrow vertical casement windows (five on front, one on each side) with muntin pattern similar to designs by Frank Lloyd Wright. Casement sash in the rest of the house are in groups of two, three and four and have a pattern of a large lower pane with a single toplight. The porch is recessed within the northeast corner under a pent roof but extends beyond the house and continues onto the north side elevation. It has a low concrete-capped wall, large square piers with plain square capitols and exposed rafter tails. The wide wood paneled front door has a pattern of square lights above long vertical lights. A wide brick chimney rises on the north side of the residence.

52. 440 La Loma Road Year built: 1902
Architect/Builder: unknown/unknown

One contributing (house). Located on a sloping lot above the street, this two-story Arts and Crafts period house with Chalet characteristics has a side-gable roof and a large front-facing cross-gable. The end of each gable has several decorative triangular brackets (eleven on the front gable), with the diagonal member a concave curve, and exposed rafter tails. The first story of the exterior is clad in wood clapboard siding, and the second story is clad in wood shingles. Fenestration consists of double-hung, twelve-light over single-light sash. A window in the first story left bay is a grouping with a fixed window with multi-light sidelights and transom. A recessed porch under the street-facing gable has columns and shingled piers at the corners and there is also a second story corner porch. A horizontal attic window is located in the center of the face of the gable over the porch.

53. 455 La Loma Road Year built: c1882; remodeled into a residence in c1904
Architect/Builder: unknown/unknown

One contributing (house). Originally the carriage house for the William T. Clapp estate (which was located at the corner of California Blvd. and Orange Grove Avenue, this two-story Arts and Crafts period house has an exposed basement/garage where the hill drops down at the rear. The multi-gabled roof has a wide gable facing the street with triangular knee braces. Two gabled wall dormers punctuate the roofline on the south side. The exterior is clad in wood clapboard siding with framing board trim at the corners on the first story, and wood shingle on the second story. Fenestration consists mainly of double-hung, multi-light casement windows. Historic photographs show a flat-roofed porch spanning the primary facade. This was removed in 1922 and was replaced by an open gable hood with cross-bracing and supported by knee braces that shelters the front door and an adjacent window. Compatible additions were made to the north side of the residence in 1999.

54. 475 La Loma Road Year built: 1911
Architect/Builder: Cooke, Leonard A. & Van Pelt,
Garrett B./Taylor, Will A.

Two contributing (house & retaining wall). This two-story Arts and Crafts period house has elements of English Tudor Revival. The primary roof is hipped and fit with composition shingle. The primary facade has two projecting wings, one on the north end with a street-facing gable and one on the south end with a hipped roof. An eyebrow dormer marks the center of the street-facing slope of the roof, and a chimney rises through the center (offset left) portion of the roof. Fenestration consists of grouped, horizontal bands of single-pane casement windows. A

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wide wood board belt course that is supported by beam ends spans the face of the street-facing gable above the second-story windows. The second story slightly overhangs the first, with the edge supported by corbels. The entrance is located in the center of the primary facade within a wide, segmental arched opening sheltered by a gable that projects from the wall. The gable has stickwork in the end. A low brick wall encloses a raised open front terrace and stucco retaining wall edges the property around the curve of La Loma Road.

55. 500 La Loma Road Year built: 1915
Architect/Builder: Marston, S.B. & Van Pelt, G.B./Norton, T.S.

One contributing (house). The house on this property is a two-story Arts and Crafts period house that references Georgian Revival architectural style. It has a rectangular plan (with a rear wing), side gable roof, smooth stucco exterior walls and a symmetrical, five-bay, front elevation. The central bay has the primary entry that has a classical surround topped with a broken pediment. The second story in this bay has a grouping of three six-light casement windows. Bays on either side of the entry contain eight-over-one double hung windows on the first story and smaller eight-over-one double hung windows on second story. All the windows have louvered shutters and a wide entablature surmounts windows on the second story.

56. 508 La Loma Road Year built: 1922
Architect/Builder: The Littleton Co./The Littleton Co.

One contributing (house). This house is a two-story Arts and Crafts period house with English and Colonial Revival influences. It has an irregular plan, a hip roof and exterior walls clad in stucco. The four-bay front elevation has a set back wing on the left end bay containing multi-light casement windows on both stories. The second bay projects slightly beyond the right two bays and has a recessed entry within a semi-circular arch opening. The front door echoes the same arch. Above is a pair of six-light casement windows. The two right bays have French doors within semi-circular arch openings on first floor and pairs of six-light casement windows on second. Windows on the second story have louvered shutters.

57. 516 La Loma Road Year built: 1911
Architect/Builder: Van Pelt, Garrett B./Crowell,
C.F. & Seward, H.C.

One contributing (house). This two-story Arts and Crafts period house has architectural elements of the English Arts and Crafts movement. The primary roof is a clipped gable fit with composition shingle, running parallel to the street. The primary facade is L-shaped in plan, with a projecting right bay wing. Fenestration consists of multi-light casement windows that are paired and in groups of three or four in horizontal bands. A wood board spans the face of the street-facing wing above the second-story windows, supported by corbels. The second story slightly overhangs the first, with the edge supported by wood brackets. The entrance is located on the primary facade in the corner where it meets the wing, near the center. A hood roof supported by posts and set into this corner shelters a small entrance porch. A painted brick chimney is also set into this corner, and rises above the roof. The single-car garage is a contributor.

58. 526 La Loma Road Year built: 1906
Architect/Builder: unknown/unknown

One contributing (house). Elements of English cottage architecture define this one and one-half story bungalow. The roof, clad in composition shingle, is a broad street-facing gable. A shed roof dormer marks the west slope of the roof. The exterior is clad in stucco. The entrance is located on

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the east side facade. The fenestration on the first story facing the street is pairs of multi-pane casement windows flanked by wood shutters. A projecting polygonal bay in the street facing gable has multi-light double hung windows and is supported by projecting beams. Gable roof dormers on the west elevation have multi-light windows.

59. 536 La Loma Road Year built: 1909
Architect/Builder: Wotkyns, B. Marshall (attr.)
/Wotkyns, B. Marshall

One contributing (house). Dominated by a hipped porch roof that spans for front of the house, this one and one-half story California bungalow is clad in wood shingles. The main roof is a side-facing gable with a flat shed dormer in the center. The hipped roof of the porch, with its exposed rafter tails, spans the primary facade and covers much of it. The porch roof is supported by massive, battered arroyo stone piers topped with one course of brick. The arroyo stone chimney is located on the west facade. At the sidewalk, flanking the driveway, are pedestals of the same arroyo stone and brick construction as the porch columns.

60. 556 La Loma Road Year built: 1910
Architect/Builder: Austin, C.A. & Grable, F.C. (attr.)/
Austin & Grable.

One contributing (house). This two-story, Arts and Crafts period house has a rectangular plan covered by a front gable roof with exposed rafter tails and extended roof beams. The first story of the exterior is clad in wide, wood clapboard siding and the second story is clad in wood shingles. A wrap-around porch on the northwest corner of the primary facade is partially enclosed (glazing within the original porch structure) and is sheltered by a shallow-pitched roof. A wide, stepped stucco chimney with brick coping is slightly off-set right of the gable peak on the front. Fenestration on the first floor front elevation consists of a large fixed window on the right of the chimney and two small windows on the left; the second story has tripartite casement windows with divided upper lights. The entrance to the house in the right bay has been recently changed with a new front door flanked by sidelights.

61. 561 La Loma Road Year built: 1909
Architect/Builder: unknown/Wyman, Elmer D.

One contributing (house). This is a two-story, Arts and Crafts period house with Chalet characteristics, with a rectangular plan covered by a street-facing gable with extended roof beams. The exterior is clad in wood shingles, with a grid of wood slats filling the gable end. The entrance is in the projecting left bay of the front elevation and faces east. On the left side of the front elevation is a one-story projecting wing with a shed roof and a group of three, long, narrow, five-light casement sash. Other fenestration is casement sash which have a large single light surmounted by smaller lights. A lantern hangs from a long chain attached to the underside of the top of the front gable.

62. 574 La Loma Road Year built: 1912
Architect/Builder: Austin, C. A. & Grable, F.C. (attr.)/
Austin & Grable

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One contributing (house). A broad, street-facing gable roof covers the rectangular plan of this two-story Arts and Crafts period house with Chalet characteristics. The roof has extended rafter tails and extended beams in the gable end, and is fit with composition shingled. The first story is finished in stucco, and the second story is clad in wood shingles. Fenestration consists of double-hung, six-over-single-light sash on the second story. The first story has casement sash with a single toplight. The front porch wraps around the northwest corner with a flat roof supported by wood posts. The posts carry beams that extend past the edge of the roof. The low porch railing is composed of heavy stickwork of short, upright members running between long, horizontal members. Alternating upright members extend to the topmost rail. A stucco chimney is located on the west side of the residence.

63. 575 La Loma Road Year built: 1909
Architect/Builder: Wotkyns, B. Marshall (attr.)/
Wotkyns, B. Marshall

Two contributing (house & retaining wall). This two-story Arts and Crafts period house is located at the northeast corner of La Loma Road and S. Grand Avenue. Portions of the mass are two-story, and some portions are one-story. The main gable roof, parallel to La Loma Road, has extended rafter tails and is fit with composition shingle. Two one-story gable ends mark the primary facade. The exterior is clad in wood shingle. Fenestration consists of wood-frame, casement windows that have a horizontal pattern of muntins at the top. A low retaining wall of arroyo stone and brick and wide brick steps define the edge of the property. A one-story addition was constructed on the east side elevation in the late 1990s.

64. 586 La Loma Road Year built: 1912
Architect/Builder: Austin, C. A. & Grable, F.C. (attr.)/
Austin & Grable

One contributing (house). This two-story Arts and Crafts period house with Chalet characteristics is covered by a street-facing gable roof and clad in wood shingle above a stucco base that terminates at the first story window sills. The roof has exposed rafter tails and beam ends in the gable. A second open gable shelters the front porch. A low wall surrounds the front porch, with the support posts resting on slightly raised half-piers. Vertical stickwork fills the vent in the second-story gable end.

65. 626 La Loma Road Year built: 1909
Architect/Builder: Austin, C. A. & Grable, F.C. (attr.)/
Austin & Grable

One contributing (house). This two-story Arts and Crafts period house is rectangular in plan. It is covered by a low-pitched, side-facing gable roof clad in composition roofing. The rafter tails extend past the extended eaves. The entrance is located off-center to the east on the primary facade. The door is sheltered by a low pitched gable roof hood supported by wood corbels composed of three cantilevered beams. Above the entrance is a slightly projecting bay containing three multilight casement windows. The main window on the first story is a large, wide, fixed sash flanked by casement sash. Other fenestration consists of groups of narrow casement sash with a small toplight. Headers and sills extend past the window frames. A glassed-in sun porch projects

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from the northwest corner, sheltered by a side gable roof with extended roof beams and rafter tails. The contributing double garage has shingle siding and a front gable roof.

66. 640 La Loma Road

Year built: 1911
Architect/Builder: Cooke, Leonard A./
Wopschall, Carl G.

One contributing (house). This two-story Arts and Crafts period house with Chalet characteristics is covered by a broad, street-facing gable roof fit with rolled composition roofing. The gable has a deep overhang and extended rafters and roof beams. The gable end has wide horizontal boards spaced slightly for ventilation. The rest of the exterior is clad in wood shake siding. In the center of the second story, a projecting bay is covered by a smaller gable with the same detail. An angled porte-cochere on the northeast side breaks the symmetry of the primary facade. A flat roof with extended rafters rests on roof beams supported by wood posts, on brick and stone walls. This roof also shelters the front entry terrace. A chimney on the west side shares the same brick and arroyo stone construction. The second-story fenestration consists mainly of wood casement windows in groups of two or three; sashes have a three-light toplight. First story fenestration is single-pane casements. The sills and headers of the window openings extend past the sides of the frames. Porches are located on the north end of the west side facade (enclosed with casement sash, and covered by a gable roof) and on the primary facade over the entrance (with only a front railing).

67. 649 La Loma Road

Year built: 1905
Architect/Builder: unknown/Horton, A.L. &
Mitchell, M.R.

One contributing (house). This two story Arts and Crafts period house with elements of English Arts and Crafts style has a side-facing gable roof clad in composition shingle. The first story and a projecting bay on the second story are finished in stucco and the second story is clad in wood shakes. Multi-light casement windows are grouped on the facade. A two story stucco sided projecting bay on the right side of the front elevation contains grouped multi-light casements. The walls of this bay have stickwork trim. The entrance is recessed toward the west side of the primary facade. Over the entrance, the shake cladding of the second story flares out slightly, and shallow wood brackets support this overhang. The wood surround of the entry bows inward slightly toward the top to frame the opening. A front brick terrace spans the primary facade. The front of the property is edged with a stone and brick retaining wall. The contributing double garage is a two-story carriage house.

68. 650 La Loma Road

Year built: 1910 and 1914 (half-story add.)
Architect/Builder: Wotkyns, B. Marshall (attr.)/
Wotkyns, B. Marshall and Clark, George A./Bell,
E.N. & Powell, J.L.

One contributing (house). The large, one and one-half story airplane bungalow style residence has a symmetrical plan. The massing is a two-story rear portion covered by a side-facing gable roof and two projecting, one-story front wings covered by street-facing gables. The roof is fit with composition shingle and has three extended roof beams in all gable ends. It is sided with wood shakes. The upper story with a smaller footprint than the first story has a side gable roof. The area between the street-facing wings serves as a front porch. Three Tuscan columns support the inner edge of the gables of this porch. Vertical wood slats cover the vent area within the upper part of the gable ends. Fenestration consists of casement windows, most grouped in three, that are

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divided by a pair of vertical muntins and a pair of horizontal muntins (double crosses). The crossing of the muntins occurs toward the top of the sash.

69. 659 La Loma Road

Year built: 1907
Architect/Builder: unknown/Volkmar, Gustav

One contributing (house). This one and one-half story California bungalow is rectangular in plan and is covered by a massive side-facing gable roof with exposed rafter tails and triangular knee braces. The center one-third of the roof on the primary facade is occupied by a large, gabled dormer facing the street. The exterior of the residence is clad in wood shingles. Fenestration consists of double-hung, multi-light sash over single light sash. The full, recessed front porch spans the symmetrical facade, with large, square piers spanned by a vertical stick railing. Entry to the porch is from the east side where the driveway is located. The front door, in the center of the porch, is three-by-four-light and flanked by sidelights. Other fenestration throughout is twelve-over-single light, double-hung sash. Flanking wood shutters have been added to most window openings on the primary facade. A low stone retaining wall with concrete cap edges the front of the property.

70. 669 La Loma Road

Year built: 1912
Architect/Builder: Clark, George A./Clark, William A.

One contributing (house). This one and one-half story California bungalow is clad in wood shake siding. The main roof is a side-facing gable, and a second side-facing gable covers the porch on the western two-thirds of the primary facade. A wall dormer, offset to the west, punctuates the eave line over the porch. The roof is fit with composition shingles and has exposed rafter tails and extended roof beams. The porch, including the low wall enclosing it and the piers supporting it, is also clad in wood shakes. Fenestration consists of long casement sash with a three-light toplight on the first story, and some three-by-four light casements elsewhere.

71. 677 La Loma Road

Year built: 1905
Architect/Builder: Jewell, F.D./Jewell, F.D.

One contributing (house). This two-story, Arts and Crafts period house with Colonial Revival characteristics is clad in wood clapboard siding on the first story and wood shingle on the second story. The residence has a front-facing clipped gable roof crossed by a side-facing clipped gable, fit with composition shingle. The roof has exposed rafter tails and the gable ends have shaped, triangular knee brackets. The vent area within the gable end has horizontal stick work. The fenestration consists mainly of single-light, double-hung sash. One second-story window is flanked by two-by-four-light sidelights. The front porch wraps around the southeast corner of the front portion of the residence, with a segmental arched header with a decorative keystone, carried on square piers, over the entrance to the porch. The remainder of the porch is supported by wood posts. To the west of the porch is a projecting polygonal window bay.

72. 686 La Loma Road

Year built: c1898
Architect/Builder: unknown/unknown

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One contributing (house). This two-story Arts and Crafts period house has Colonial Revival characteristics. The residence is clad in wood clapboard siding on the first story and wood shingle on the second story, and the exposed parts of the foundation are brick. The plan is rectangular and the roof is a side-facing gable, the eaves of which extend down to the first story. The second story is contained within a broad shed roof dormer that spans the primary (north) facade. The dormer is recessed in the center to form a small balustraded deck. The roof is clad in composition shingle. The fenestration of the residence consists of wood-frame, double-hung windows which are one-over-one or, eight-light over single-light and twelve-light over single-light. A projecting polygonal window bay on the east facade runs the height of both stories. The porch, on the east end of the primary facade, is recessed under the eaves. The lintel of the porch is carried on wood posts resting on a low clapboard-sided wall. The entrance is recessed under the front porch in the center of the primary facade.

73. 691 La Loma Road

Year built: 1907

Architect/Builder: Walsh, Timothy/Connor & McCann

One contributing (house). This two-story, Arts and Crafts period house has some Prairie School and some English Arts and Crafts features. The L-plan has a rear wing that extends along the east elevation. The rectangular front mass is oriented parallel to the street and covered by a side-facing gable roof clad in composition shingle. A recessed two-story, side-gable roofed wing is attached to the east elevation. The first story is clad in stucco, and the second story, down to the header of the first-story windows, is clad in wood shakes. A rectangular center bay on the second story projects slightly above an entrance portico. The projecting portion has casement windows and a flower box that wraps around its three sides. The overhang is supported by a heavy cross beam and round stucco columns. The original wood paneled door is intact. Fenestration throughout is wood frame, multi-pane casement windows in groups of two or four units. Smaller windows appear in pairs, and larger windows are grouped in fours.

74. 698 La Loma Road

Year built: 1912

Architect/Builder: Clark, George A. (attr.)/Bell, Edgar N.

One contributing (house). This two-story Arts and Crafts period house has a broad first story and a smaller second story. The exterior is clad in wood shake siding. The roof is clad in composition shingles and has exposed rafter tails. A street-facing gable covers the smaller second story, and a shed roof on the east bay and a slightly projecting front gable roof on the west bay define the first story. The wood, nine-light front door is located in the center bay of the primary facade, with a broad chimney, finished in rough stucco, rising the height of the facade to the west of the door. Fenestration consists of large casement sash (group of five on east bay, three on west bay) with the top portion of the sash divided into three vertical lights.

75. 708 La Loma Road

Year built: 1910

Architect/Builder: Clark, George A. (attr.)/
Clark & Bell

One contributing (house). This one-story California bungalow is rectangular in plan and covered by a broad, low-pitched front gable roof and a cross gable sheltering a projecting bay on the west side. The gable ends form a deep overhang past the wood shake sided exterior walls. The entire wall of the gables has a cross-hatch pattern. The entrance is located on the west side, with a simple concrete flight of steps leading to the door. Casement windows are grouped and have a divided upper

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light pattern with an almost continuous band of windows across the front facade. Headers over these openings extend beyond the window frames. The house has a shallow stone foundation and a battered fireplace/chimney of large arroyo stones on the east elevation.

76. 730 La Loma Road Year built: 1924
Architect/Builder: unknown/unknown

One contributing (house). This English Tudor influenced Arts and Crafts period house is two stories with a high-pitched, hipped roof oriented parallel to the street. A projecting front gable with pseudo half-timbering and wide bargeboard punctuates the west side of the roofline on the primary facade. The exterior of the house is finished in original, rough-textured stucco. The front door is offset left under a shed roof with large knee braces, and a brick chimney is to its left. On the right of the entry is a high multi-light window that continues to the second story top plate. A row of small, square, four-light casement windows in on either side of the fireplace chimney. Other fenestration consists of larger multi-light casement windows, mostly in groups of three. An original one-car garage is attached to the west side elevation.

77. 737 La Loma Road Year built: 1907
Architect/Builder: Wotkyns, B. Marshall (attr.)/
Wotkyns, B. Marshall

One contributing (house). This one-story California bungalow has a simple rectangular plan covered by a side-facing gable roof. The exterior is clad in wood clapboard siding with vertical boards trimming the corners. The front porch is recessed in the northeast corner of the plan, with the open corner supported by a thick wood post. The roof has exposed rafter tails and extended beam ends in the gables. A slightly battered arroyo stone chimney is located on the street facade. The front door, within the corner porch, is flanked by small, rectangular windows with their headers aligned with the top of the door. French doors on the adjacent wall also access the front porch. Fenestration with frames that have extended headers on the front facade consists of three pairs of casement windows. A rear residential building, visible from the street, is not a contributor to the district.

78. 745 La Loma Road Year built: 1907
Architect/Builder: Clark, George A./Simpson, John H.

One contributing (house). This one-and-one-half-story California bungalow is clad in wood shingles. The front-facing gable roof is clad in composition shingles and features extended roof beams. A smaller projecting front gable shelters a projecting wing on the east side of the facade, and a post and beam, flat-roof porch on the west side of the facade. The porch has a base of large arroyo stones and half-piers connected by a wide slat rail. Fenestration of the residence consists of casement windows with a single pane surmounted by a six-light top light. On the east elevation is a brick chimney. An incompatible alteration on the front elevation is a modern aluminum sliding window in the upper portion of the front gable.

NON-CONTRIBUTING PROPERTIES

Non-contributing properties in the district include five residences constructed in the 1920s that reflect Period Revival influences. The oldest house in the

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district is a locally designated landmark (Clapp House) constructed circa 1886 (earliest date on record; however, the house has characteristics of an earlier, 1870s, construction date). Other non-contributors were constructed from the 1930s through 2004, nine constructed between 1930 and 1963 and three from 1990 to 2004. Six non-contributing properties were constructed during the period of significance for the district; however, they no longer retain sufficient integrity to be contributors.

1. 474 S. Arroyo Boulevard (1930) - outside period of significance
2. 544 S. Arroyo Boulevard (1952) - outside period of significance
3. 550 S. Arroyo Boulevard (1910) - substantial alteration
4. 566 W. California Boulevard (1956) - outside period of significance
5. 610 W. California Boulevard (1962) - outside period of significance
6. 620 W. California Boulevard (1928) - Period Revival context
7. 636 W. California Boulevard (1948) - outside period of significance
8. 660 W. California Boulevard (1938) - outside period of significance
- =====
9. 663 W. California Boulevard (1947) - outside period of significance
10. 678 W. California Boulevard (1990) - outside period of significance
11. 558 S. Grand Avenue (2004) - outside period of significance
12. 632 S. Grand Avenue (1992) - outside period of significance
13. 430 La Loma Road (1924) - Period Revival influences and context
14. 527 La Loma Road (1952) - outside period of significance
15. 533 La Loma Road (1923) - Period Revival influences and context
16. 546 La Loma Road (1922) - substantial alteration; Period Revival context
17. 549 La Loma Road (1886) - outside period of significance
18. 564 La Loma Road (1902) - substantial alteration
19. 601 La Loma Road (1963) - outside period of significance
20. 629 La Loma Road (1907) - substantial alteration

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21. 639 La Loma Road (1926) - Period Revival influences and context
22. 662 La Loma Road (1913) - substantial alteration
23. 676 La Loma Road (1918) - substantial alteration
24. 706 La Loma Road (1904) - substantial alteration

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SECTION 8: SIGNIFICANCE

Summary

Although the Lower Arroyo Seco Residential Historic District is eligible for listing in the National Register of Historic Places under Criterion C at the local level of significance, under the registration requirements of the 1997 Multiple Property documentation "The Residential Architecture of Pasadena, Calif., 1895-1918: The Influence of the Arts and Crafts Movement," it is of exceptional quality, and therefore meets a statewide level of significance, as one of the largest concentrations in Pasadena and throughout California of very good to excellent examples of the styles and types of Arts and Crafts Period residences identified in the Multiple Property document. The district contributors retain a high degree of integrity; this condition, as well as the survival of historic landscape features and retaining walls create a place which conveys the quality of a unified entity. The exceptional nature of this district is particularly notable since, as the multiple property document asserts, Pasadena was one of the three centers nationwide of the American Arts and Crafts Movement (with the San Francisco Bay Region and the upper Midwest centering on Chicago as the two others). The name of the district refers to the traditional distinction of the "Lower Arroyo" being that area located to the south of the still-extant Colorado Street Bridge (1913), and the "Upper Arroyo" being north of the bridge.

The historic context of the Lower Arroyo Seco Historic District is Arts and Crafts Period residential architecture in Pasadena, as described in the Multiple Property Documentation. Excellent examples of several different stylistic variations of the Arts and Crafts Period are found there, as noted in the Description. The district also has a number of examples of the work of the most significant architects of the Arts and Crafts movement in Pasadena, who are identified in the multiple property documentation, including Louis de Puget Millar, Louis B. Easton, Charles Sumner and Henry Mather Greene and Albert Heineman. However, the majority of the residences in the district were designed by talented builders active in Pasadena designed during this period, who are also listed in the multiple property documentation. The fact that a variety of designers contributed to the creation of a cohesive district is reflective of a shared response to natural conditions of the Lower Arroyo area, and Arts and Crafts design values to which they ascribed. The district meets the National Register criteria due to its strong representation of the characteristics of Arts and Crafts residential architecture. The integrity of the buildings in the district is generally very high. The period of significance extends to 1924 beyond that of the Arts and Crafts Multiple Property Nomination to include one building, which, though later, was designed in the English Revival style and would be essentially indistinguishable from those constructed during the period of significance.

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The district's contributing buildings are limited to dwellings. Detached garages have been excluded; garages that are located in the basement or subbasement of a contributing dwelling, or are in some other way attached and integral to the design of the dwelling are considered to be part of the contributing building, and are not counted separately. The only cases where garages and other secondary buildings have been counted as separate resources are 626 South Arroyo Boulevard where the garage and studio have been previously listed, and 492 South Arroyo Boulevard (the Mannheim studio) which is a uniquely significant resource due to its association with the artist who commissioned it.

The district developed near the southwest corner of the original boundaries of Pasadena (founded as San Gabriel Orange Grove Association in 1873, and later renamed Pasadena). While citrus production was an early mainstay of the agrarian economy, the City's founders planned for its future urban development, including the identification of the land along the banks of the Arroyo Seco as Live Oak Park.(1) Despite this vision, the Arroyo was divided into "wood lots" that were held by the owners of the City's original orchard tracts.(2) This left the Arroyo vulnerable to depletion, and gradually many of its trees and boulders were removed for construction materials. Beginning in the late nineteenth century, conservationists, including famed author Charles Fletcher Lummis, agitated for the acquisition of the Arroyo as a protected public park; this effort culminated with its designation as a city landmark in 1978.(3)

Between 1904 and 1913, a series of ten small tracts were recorded for the land included within the district's boundaries. These include the Arroyo Park Tract (1907), E. W. Knowlton Tract (1913), Tract No. 347 (1909), California Terrace Tract (1907), Tract No. 205 (1908), Miramonte Tract (1905), Tract No. 468 (1909), Leigh Tract (1910), Tract No. 724 (1910), Culver Tract (1904), and Tract No. 1642 (1913). In most cases, the street pattern predated the tracts; the principal street change was the renaming of Huntington Terrace to La Loma Road, and conversion of its north/south extension to West California Boulevard into a paved, public street. The *Pasadena Sanborn Fire Insurance Map* of 1903 (which partially surveyed the district area) depicts the area as sparsely settled. The area formed the rural backdrop for the farmhouses and mansions constructed along South Orange Grove Avenue (now South Orange Grove Boulevard). This condition soon changed; the *Pasadena Sanborn Map* of 1910 depicts the considerably more populated by one and two story houses, typically with deep front and rear setbacks. The owners of many of these houses were artists and writers, who were attracted to the wilds of the Arroyo Seco and relatively cheap land. It had become the heart of the City's Arts and Crafts Movement, as noted in the multiple property documentation.

The district was the home to several important figures in the Arts and Crafts Movement in Pasadena; these include the: tile designer Ernest Batchelder and painter Jean Mannheim. These artists made material contributions to the movement not only in their work, but also in their residences, the design of which they at

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least assisted in. The location and setting of their homes was an essential part of their artistic production. While these figures and their houses are among the best known in the district, the larger architectural significance of the district is the evident commitment to a set of shared artistic and environmental values that could be realized in the design of the modest bungalow as well as the larger upper middle class residence. The shared response to physical attributes of the Arroyo, the use of natural, and in many cases local materials make the district one of the finest concentrations of Pasadena's Arts and Crafts Period architecture, as noted in the multiple property documentation.

The only other area in California with a group of Arts and Crafts Period houses whose design values can be seen as parallel to those of the Lower Arroyo Seco Historic District, can be found in the City of Berkeley, in the hills north of the University of California campus.

The Arts and Crafts Movement that was centered in Berkeley drew its inspiration from natural conditions - topography, native and exotic trees, in much the same way as was true of Pasadena. Conservation of these natural features and a desire to promote an architecture that was "rustic, picturesque, commodious, unobtrusive - that respected the setting and reflected a moralistic attitude toward life," spurred the formation of the local Hillside Club.(4) Under the leadership of writer Charles Keeler and architect Bernard Maybeck, the club encouraged members of the university community and others to construct houses of redwood, where the interiors were lit with large casement windows (larger than was comfortable in warmer and sunnier southern California), and visually animated by the charm of exposed structure. The Swiss chalet was a popular source, as was true for Pasadena. But northern Californians had its own wood frame building tradition that dating from its nineteenth century mining and boom periods; it functioned as an "ideal neutral base upon which to impose preferences of space, style and form." (5) A circle of talented architects coalesced in the area by the opening years of the twentieth century, creating an imaginative architecture that formed a regional expression of the Arts and Crafts movement equal to Pasadena's. Unfortunately, a devastating fire in 1923 and the impact of an ever-expanding population has fragmented the presence of a strong historic district in the Berkeley hills, though a number of fine individual houses have survived.

1. Lund. Ann Scheid. Historic Pasadena, An Illustrated History. San Antonio, Texas: Historical Publishing Network, 1999, 20. the Arroyo Seco was a favored site for settlement of the local Gabrielinos Indians. Oak groves provided acorns and the Indians also harvested wild grains from the flat plain east of the riverbed. Archaeological remains have been found in the area near the Arroyo; these have been primarily stone implements. Scheid, 9.

1. Lon Chapin. *Thirty Years in Pasadena, with an Historical Sketch of*

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Lower Arroyo Seco Residential District
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The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement
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- Previous Eras.* Los Angeles: Southwest Publisher,
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2. See: John C. Crowley "A View from the Arroyo" Lecture delivered to the Pasadena Historical Society, Feb. 1, 1981; Gregory, John, Illustrated Historical Map of the Arroyo Seco. Pasadena Historical Museum. Pasadena, 2000. Pasadena Historical Museum, EPHEMERA; Box 1D; Arroyo Seco, Arcadia.
 3. Richard Longstreth. *On the Edge of the World*. Cambridge, Mass: MIT Press, 1983, 314-315.
 4. John Beach, "The Bay Area Tradition 1890-1918." in ed. Woodbridge, Sally *Bay Area Houses*, New York: Salt Lake City: Gibbs-Smith Publisher, 1988, 23.

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Lower Arroyo Seco Historic District
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The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement
Name of multiple property listing

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SECTION 9: MAJOR BIBLIOGRAPHICAL REFERENCES

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Lower Arroyo Seco Historic District
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Lower Arroyo Seco Historic District
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SECTION 10: GEOGRAPHICAL DATA

Verbal Boundary Description

The district boundaries include, on the west, South Arroyo Boulevard from properties facing the arroyo below the cross street, Norwood Drive, south to two properties above California Blvd. The boundary then jogs to the east to include properties on California Blvd. then south to La Loma Road; it then jogs west and north to include properties at 737 and 745 La Loma and 626, 636 and 648 S. Arroyo Blvd. then south to include La Loma Road from 730 east to 500. The boundary then turns north to include the west side of the north running portion of La Loma then east to include 440 La Loma then north to include 470 W. California then west and north to include 485 W. California and west on the back property line of all properties on the north side of California Blvd. west to the properties on South Arroyo Boulevard.

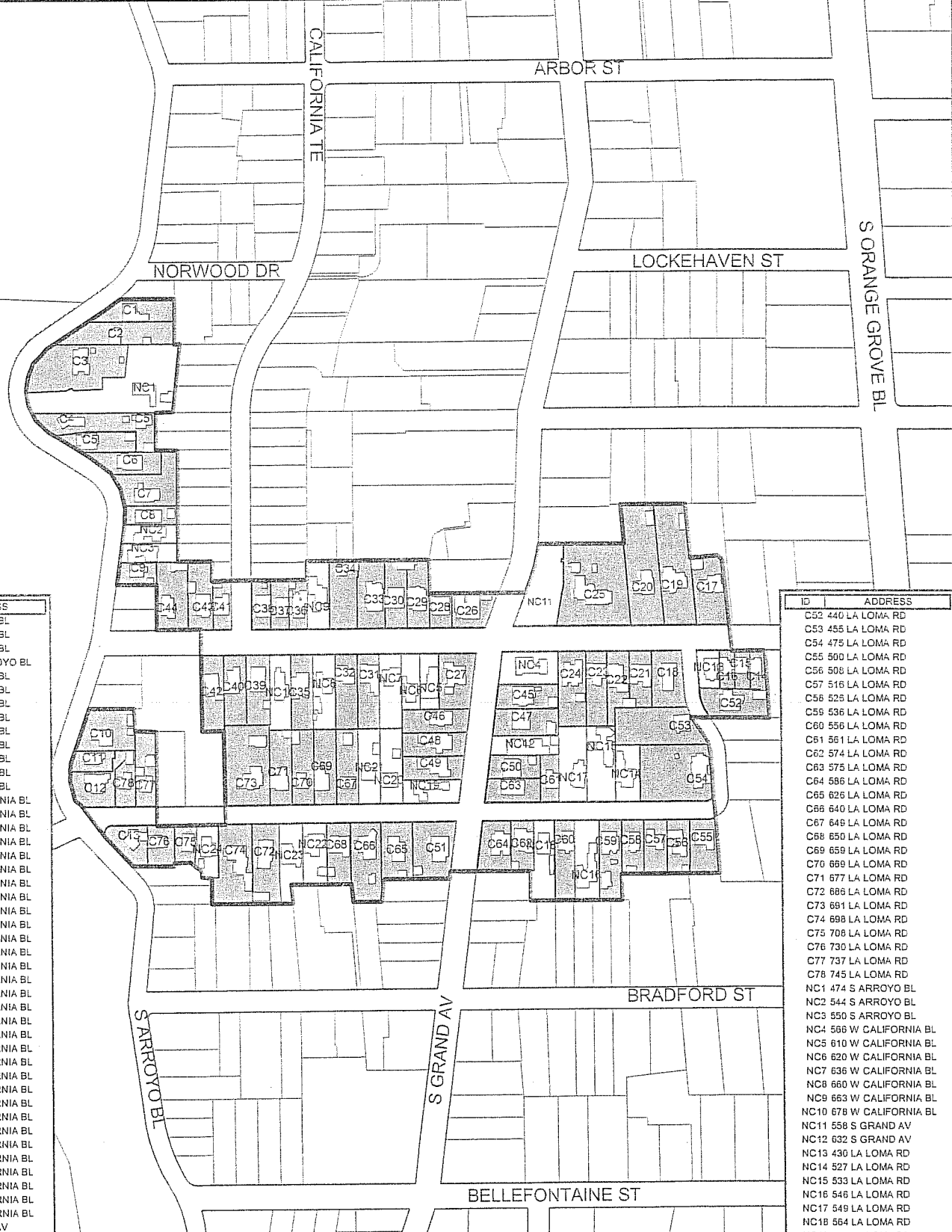
Verbal Boundary Justification

Streets surrounding the district do not contain as high concentrations of Arts and Crafts style residences. Grand Avenue north of California Boulevard is primarily Period Revival style residences. The end of the district in the east is bounded by South Orange Grove Blvd., which is lined with condominiums that were constructed beginning in the 1960s, replacing late nineteenth century houses. The Arroyo Seco provides a natural boundary in the west.

LOWER ARROYO SECO HISTORIC DISTRICT

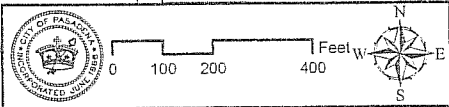
LOS ANGELES COUNTY, CALIFORNIA

September 2003



ID	ADDRESS
C1	436 S ARROYO BL
C2	450 S ARROYO BL
C3	460 S ARROYO BL
C4, C5	490, 492 S ARROYO BL
C5	500 S ARROYO BL
C6	514 S ARROYO BL
C7	530 S ARROYO BL
C8	536 S ARROYO BL
C9	560 S ARROYO BL
C10	626 S ARROYO BL
C11	636 S ARROYO BL
C12	648 S ARROYO BL
C13	670 S ARROYO BL
C14	470 W CALIFORNIA BL
C15	476 W CALIFORNIA BL
C16	484 W CALIFORNIA BL
C17	485 W CALIFORNIA BL
C18	510 W CALIFORNIA BL
C19	511 W CALIFORNIA BL
C20	515 W CALIFORNIA BL
C21	520 W CALIFORNIA BL
C22	530 W CALIFORNIA BL
C23	540 W CALIFORNIA BL
C24	550 W CALIFORNIA BL
C25	555 W CALIFORNIA BL
C26	575 W CALIFORNIA BL
C27	600 W CALIFORNIA BL
C28	607 W CALIFORNIA BL
C29	615 W CALIFORNIA BL
C30	627 W CALIFORNIA BL
C31	636 W CALIFORNIA BL
C32	650 W CALIFORNIA BL
C33	657 W CALIFORNIA BL
C34	659 W CALIFORNIA BL
C35	666 W CALIFORNIA BL
C36	667 W CALIFORNIA BL
C37	677 W CALIFORNIA BL
C38	681 W CALIFORNIA BL
C39	686 W CALIFORNIA BL
C40	696 W CALIFORNIA BL
C41	699 W CALIFORNIA BL
C42	706 W CALIFORNIA BL
C43	711 W CALIFORNIA BL
C44	721 W CALIFORNIA BL
C45	610 S GRAND AV
C46	619 S GRAND AV
C47	620 S GRAND AV
C48	629 S GRAND AV
C49	639 S GRAND AV
C50	640 S GRAND AV
C51	657 S GRAND AV

ID	ADDRESS
C52	440 LA LOMA RD
C53	455 LA LOMA RD
C54	475 LA LOMA RD
C55	500 LA LOMA RD
C56	508 LA LOMA RD
C57	516 LA LOMA RD
C58	525 LA LOMA RD
C59	536 LA LOMA RD
C60	556 LA LOMA RD
C61	561 LA LOMA RD
C62	574 LA LOMA RD
C63	575 LA LOMA RD
C64	586 LA LOMA RD
C65	626 LA LOMA RD
C66	640 LA LOMA RD
C67	648 LA LOMA RD
C68	650 LA LOMA RD
C69	659 LA LOMA RD
C70	669 LA LOMA RD
C71	677 LA LOMA RD
C72	686 LA LOMA RD
C73	691 LA LOMA RD
C74	698 LA LOMA RD
C75	708 LA LOMA RD
C76	730 LA LOMA RD
C77	737 LA LOMA RD
C78	745 LA LOMA RD
NC1	474 S ARROYO BL
NC2	544 S ARROYO BL
NC3	550 S ARROYO BL
NC4	566 W CALIFORNIA BL
NC5	610 W CALIFORNIA BL
NC6	620 W CALIFORNIA BL
NC7	636 W CALIFORNIA BL
NC8	660 W CALIFORNIA BL
NC9	663 W CALIFORNIA BL
NC10	678 W CALIFORNIA BL
NC11	558 S GRAND AV
NC12	632 S GRAND AV
NC13	430 LA LOMA RD
NC14	527 LA LOMA RD
NC15	533 LA LOMA RD
NC16	548 LA LOMA RD
NC17	549 LA LOMA RD
NC18	564 LA LOMA RD
NC19	601 LA LOMA RD
NC20	629 LA LOMA RD
NC21	639 LA LOMA RD
NC22	662 LA LOMA RD
NC23	676 LA LOMA RD
NC24	706 LA LOMA RD



C Contributing Properties
NC Non-Contributing Properties

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Lower Arroyo Seco Residential District
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ADDITIONAL DOCUMENTATION: PHOTOGRAPHS

Name: Lower Arroyo Seco Residential Historic District

Location: 436-670 S. Arroyo Blvd.; 470-721 West California Blvd.;
610-657 S. Grand Ave.;
440-745 La Loma Road;
Pasadena, Los Angeles County, California

Photographer: Steven T. Moga, Historic Resources Group

Date of Photographs: April, 2000

Location of Negatives: City of Pasadena
Design and Historic Preservation Section

1. 460 S. Arroyo Blvd.	8. 638 W. California Blvd.
2. 490 S. Arroyo Blvd.	9. 657 W. California Blvd.
3. 500 S. Arroyo Blvd.	10. 666 W. California Blvd.
4. 626 S. Arroyo Blvd.	11. 706 W. California Blvd.
5. 670 S. Arroyo Blvd.	12. 721 W. California Blvd.
6. 510 W. California Blvd.	13. 657 S. Grand Ave.
7. 607 W. California Blvd.	14. 516 La Loma Road
	15. 640 La Loma Road
	16. 650 La Loma Road
	17. 669 La Loma Road
	18. 691 La Loma Road
	19. 708 La Loma Road
	20. 737 La Loma Road

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Property Owner

Parcel	Site Address	First Owner Full Name	Mailing Address	City/State	Zip Code
5714-009-006	515 W CALIFORNIA BL	STEVEN M PERRY	515 W CALIFORNIA BL	PASADENA CA	91105-1635
5714-009-007	511 W CALIFORNIA BL	DENNIS C BARRY	511 W CALIFORNIA BL	PASADENA CA	91105-1635
5714-009-019	555 W CALIFORNIA BL	MICHAEL J FINK	555 W CALIFORNIA BL	PASADENA CA	91105-1635
5714-009-035	487 W CALIFORNIA BL	BRYANT G & KAROLINE SAYDAH	487 W CALIFORNIA BL	PASADENA CA	91105-1633
5714-010-004	681 W CALIFORNIA BL	ROBERTO LONGORIA	681 W CALIFORNIA BL	PASADENA CA	91105-2414
5714-010-005	677 W CALIFORNIA BL	LOWELL & HELENE HANCOCK	677 W CALIFORNIA BL	PASADENA CA	91105-2414
5714-010-006	667 W CALIFORNIA BL	DAVID V & CHRISTINA WALLERSTEIN	667 W CALIFORNIA BL	PASADENA CA	91105-2414
5714-010-010	627 W CALIFORNIA BL	DANIEL E & ANTONIA RODRIGUEZ	627 W CALIFORNIA BL	PASADENA CA	91105-2414
5714-010-011	615 W CALIFORNIA BL	CHARLES KAUFMAN	615 W CALIFORNIA BL	PASADENA CA	91105-2414
5714-010-012	607 W CALIFORNIA BL	J & MEGAN MYERS	607 W CALIFORNIA BL	PASADENA CA	91105-2414
5714-010-015	659 W CALIFORNIA BL	PAUL J & SHERRY WATFORD	659 W CALIFORNIA BL	PASADENA CA	91105-2414
5714-010-016	657 W CALIFORNIA BL	CHARLES W & MIGNON GROSENBAUGH	657 W CALIFORNIA BL	PASADENA CA	91105-2414
5714-011-015	663 W CALIFORNIA BL	ENDER & CATHERINE SEZGIN	663 W CALIFORNIA BL	PASADENA CA	91105-2414
5714-023-019	436 S ARROYO BLVD	THOMAS D SEIFERT	436 S ARROYO BL	PASADENA CA	91105-2460
5714-023-020	450 S ARROYO BLVD	MARY & VANCE GERRY	450 S ARROYO BL	PASADENA CA	91105-2460
5714-023-022	474 S ARROYO BLVD	PETER D & OLGA CALDWELL	1922 ALEWA DR	HONOLULU HI	96817
5714-023-025	460 S ARROYO BLVD	JOHN & LOU SOBIESKI	460 S ARROYO BL	PASADENA CA	91105-2460
5714-024-001	699 W CALIFORNIA BL	KENNETH S & KAZUKO NAKABA	699 W CALIFORNIA BL	PASADENA CA	91105-2451
5714-024-003	711 W CALIFORNIA BL	JANELLE H MORTON	711 W CALIFORNIA BL	PASADENA CA	91105-2416
5714-024-004	721 W CALIFORNIA BL	MARCIA L KNUDSON	1175 CORONET AVE	PASADENA CA	91107-1729
5714-024-007	560 S ARROYO BLVD	ARVIN J STODICK	560 S ARROYO BL	PASADENA CA	91105-2403
5714-024-008	550 S ARROYO BLVD	PETER & BETTY MOK	550 S ARROYO BL	PASADENA CA	91105-2403
5714-024-009	544 S ARROYO BLVD	ERICH & URSULA HANLOSER	544 S ARROYO BL	PASADENA CA	91105-2403
5714-024-010	536 S ARROYO BLVD	EUGENE HAN	536 S ARROYO BL	PASADENA CA	91105-2403
5714-024-012	500 S ARROYO BLVD	JOHN A & ANN SCHEID	500 S ARROYO BL	PASADENA CA	91105-2403
5714-024-017	514 S ARROYO BLVD	ANTHONY J MACAULEY	514 S ARROYO BL	PASADENA CA	91105-2403
5714-024-025	530 S ARROYO BLVD	JOHN C & JOAN FAUVRE	530 S ARROYO BL	PASADENA CA	91105-2403
5717-001-001	601 LA LOMA RD	AGAH I & MANIJEH HABIB	649 S GRAND AVE	PASADENA CA	91105-2422
5717-001-002	639 S GRAND AVE	ROGER LOOMIS	639 S GRAND AVE	PASADENA CA	91105-2422
5717-001-003	629 S GRAND AVE	SUSAN H BABCOCK	629 S GRAND AVE	PASADENA CA	91105-2422
5717-001-004	619 S GRAND AVE	MARIANNE B HALL	619 S GRAND AVE	PASADENA CA	91105-2422
5717-001-005	600 W CALIFORNIA BL	LAURA E JONES	600 W CALIFORNIA BL	PASADENA CA	91105-2415
5717-001-006	610 W CALIFORNIA BL	MICHAEL L HUTCHESON	610 W CALIFORNIA BL	PASADENA CA	91105-2415
5717-001-007	620 W CALIFORNIA BL	RONALD M COLLINS	620 W CALIFORNIA BL	PASADENA CA	91105-2415
5717-001-008	636 W CALIFORNIA BL	RICHARD S & BARBARA ELLIS	636 W CALIFORNIA BL	PASADENA CA	91105-2415
5717-001-009	638 W CALIFORNIA BL	ROSS S SELVIDGE	638 W CALIFORNIA BL	PASADENA CA	91105-2415
5717-001-010	650 W CALIFORNIA BL	KURT SCHWENK	650 W CALIFORNIA BL	PASADENA CA	91105-2415
5717-001-011	660 W CALIFORNIA BL	REID ALLEN	660 W CALIFORNIA BL	PASADENA CA	91105-2415
5717-001-012	666 W CALIFORNIA BL	LINDA M LASLEY	666 W CALIFORNIA BL	PASADENA CA	91105-2415
5717-001-013	678 W CALIFORNIA BL	CHARLES E & DIANE CARROLL	678 W CALIFORNIA BL	PASADENA CA	91105-2415

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Property Owner

Parcel	Site Address	First Owner Full Name	Mailing Address	City/State	Zip Code
5717-001-014	686 W CALIFORNIA BL	PATRICK M SUTTON	686 W CALIFORNIA BL	PASADENA CA	91105-2430
5717-001-018	706 W CALIFORNIA BL	JAMES BRODERICK	706 W CALIFORNIA BL	PASADENA CA	91105-2430
5717-001-023	626 S ARROYO BL	ROBERT W WINTER	626 S ARROYO BL	PASADENA CA	91105-1636
5717-001-024	636 S ARROYO BL	VINCENT L & DONNA OCONNOR	636 S ARROYO BL	PASADENA CA	91105-1636
5717-001-032	677 LA LOMA RD	ROBERT J & JOAN CATHCART	677 LA LOMA RD	PASADENA CA	91105-1636
5717-001-034	658 LA LOMA RD	JOHN C & PATRICIA MARTIN	659 LA LOMA RD	PASADENA CA	91105-1636
5717-001-035	649 LA LOMA RD	JOAN M MOSELEY	649 LA LOMA RD	PASADENA CA	91105-1636
5717-001-036	639 LA LOMA RD	JAMES BUSS	639 LA LOMA RD	PASADENA CA	91105-1636
5717-001-037	629 LA LOMA RD	GERALD R & MARYLOUISE LAU	686 LA LOMA RD	PASADENA CA	91105-2423
5717-001-038	736 LA LOMA RD	ROBERT W GUTZMAN	698 LA LOMA RD	PASADENA CA	91105-2423
5717-001-039	648 S ARROYO BL	NORAH MORLEY	510 W CALIFORNIA BL	PASADENA CA	91105-2423
5717-001-040	745 LA LOMA RD	ALISON L BINGEMAN	520 W CALIFORNIA BL	PASADENA CA	91105-2423
5717-001-043	691 LA LOMA RD	KRANWINKLE	530 W CALIFORNIA BL	PASADENA CA	91105-2428
5717-001-044	696 W CALIFORNIA BL	JOHN G SCHWARZENBACH	540 W CALIFORNIA BL	PASADENA CA	91105-2428
5717-002-001	657 S GRAND AVE	MARK J FARBSTEIN	550 W CALIFORNIA BL	PASADENA CA	91105-2428
5717-002-002	626 LA LOMA RD	SAVIN OF MILLER	566 W CALIFORNIA BL	PASADENA CA	91105-2428
5717-002-019	640 LA LOMA RD	MICHAEL C & SHARON KELLEY	610 S GRAND AVE	LA MIRADA CA	90637-0848
5717-002-021	676 LA LOMA RD	HARRIS S SLATER	620 S GRAND AVE	PASADENA CA	91105-2426
5717-002-022	662 LA LOMA RD	C & M PRICKETT	632 S GRAND AVE	LOS ANGELES CA	90025-1757
5717-002-023	650 LA LOMA RD	MARGARET I ADAMS	640 S GRAND AVE	PASADENA CA	91105-2423
5717-003-003	670 S ARROYO BLVD	KENNETH L COLBORN	575 LA LOMA RD	PASADENA CA	91105-2428
5717-003-004	730 LA LOMA RD	FRANK MCGINITY	561 LA LOMA RD	PASADENA CA	91105-2428
5717-003-005	708 LA LOMA RD	DUNDAS I & KULLI FLAHERTY	549 LA LOMA RD	PASADENA CA	91105-2428
5717-003-006	706 LA LOMA RD	DANIEL P & GAYLE HITES	533 LA LOMA RD	PASADENA CA	91105-2428
5717-003-009	686 LA LOMA RD	LOUISA N MILLER	PO BOX 848	PASADENA CA	90637-0848
5717-003-017	698 LA LOMA RD	WALTER & HEATHER MIX	475 LA LOMA RD	PASADENA CA	91105-2426
5718-001-001	510 W CALIFORNIA BL	PHILIP J STATHATOS	11601 WILSHIRE BL 2150	PASADENA CA	90025-1757
5718-001-002	520 W CALIFORNIA BL	JAMES C & TERESA HART	550 BRADFORD ST	PASADENA CA	91105-2409
5718-001-003	530 W CALIFORNIA BL	KELLY C JONES	550 BRADFORD ST	PASADENA CA	91105-2409
5718-001-004	540 W CALIFORNIA BL	BRABBEE K	440 LA LOMA RD	PASADENA CA	91105-2427
5718-001-005	550 W CALIFORNIA BL	MICHAEL S & CONNIE WHALEN	484 W CALIFORNIA BL	PASADENA CA	91105-1634
5718-001-006	566 W CALIFORNIA BL	NICHOLAS W TSCHOEGL	430 LA LOMA RD	PASADENA CA	91105-2427
5718-001-007	610 S GRAND AVE	FRANCOISE S ROZZELL	586 LA LOMA RD	PASADENA CA	91105-2443
5718-001-008	620 S GRAND AVE	DONALD & MEG GERTMENIAN	574 LA LOMA RD	PASADENA CA	91105-2443
5718-001-009	632 S GRAND AVE	KYUNGDSIG S LEE	564 LA LOMA RD	PASADENA CA	91105-2443
5718-001-010	640 S GRAND AVE	PAUL C JENNINGS	556 LA LOMA RD	PASADENA CA	91105-2443
5718-001-011	575 LA LOMA RD	CYRANI L ACKERMAN	546 LA LOMA RD	GLENDALE CA	91105-2443
5718-001-012	561 LA LOMA RD	RICHARD W BUTTON	805 FAIRMONT AVE	PASADENA CA	91203-1009
5718-001-013	549 LA LOMA RD	TATIANA BARZACHI	526 LA LOMA RD	REDONDO BEACH CA	91105-2443
5714-010-013	575 W CALIFORNIA BL	LAURA SIMKINS	575 S GRAND AVE	PASADENA CA	91105

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Property Owner

Parcel	Site Address	First Owner Full Name	Mailing Address	City/State	Zip Code
5718-003-006	500 LA LOMA RD	MARTYN S BELMONT	500 LA LOMA RD	PASADENA CA	91105
5718-003-005	508 LA LOMA RD	MARTYN S BELMONT	500 LA LOMA RD	PASADENA CA	91105
5718-004-010	516 LA LOMA RD	DOUGLAS LINDQUIST TRUST	516 LA LOMA RD	PASADENA CA	91105
5717-001-033	669 LA LOMA RD	MAXWELL & STACEY PRAY	669 LA LOMA RD	PASADENA CA	91105
5714-009-020	558 S GRAND AV	MARK MCKINNEY	3002 DOW AVE UN 404	TUSTIN CA	92780