

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Other Listings  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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Resource Name or #: (Assigned by recorder) *Palmer Parkway Court*

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County *Los Angeles*

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ;

c. Address: *877-899 South Marengo Avenue* City *Pasadena* Zip *91106*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: Assessor's Parcel Number: *5720-016-008*

P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, and se

*Noted Pasadena architect Harold J. Bissner who was responsible for many revival-style buildings in the city designed Palmer Parkway Court in 1940. This fourteen unit, Ranch/Colonial Revival apartment complex consists of five buildings surrounding a large central courtyard. The one-story apartments are mostly rectangular with side-gabled, medium pitched roofs and sheathed in wood shingles or rough stucco. Paralleling South Marengo Avenue, the symmetrical, four-unit east building has a center, shallow-arched walkway leading to the courtyard and four other buildings. Delicate "X"-pattern screens flank the arched walkway. The roof ridge above is crowned by a small, vented, dormer-like embellishment. Most windows are wood-framed, six-over-six, double-hung sash with street-facing windows bordered by wooden shutters. Red brick porch steps lead to solid wood doors with vertical panels in the upper half and rustic "X" panels in the lower half. Projecting porch roofs have shallow, arched beams supported by square wooden posts. Extensive landscaping borders the building between a concrete path and the façade. Courtyard buildings are less ornate than the east building, lacking shingles, shutters, and rustic roof crowns. Fenestration and porch configurations, however, are the same, and several units have lantern-like sconces at the entrances. Four, large, symmetrically placed, mature trees shade the courtyard and apartments. North and south rear elevations are generally flush with simple detailing. The west buildings have a sunken driveway at the rear and are atop eight enclosed, double-car garages. The buildings and grounds are in excellent, original condition.*

P3b. Resource Attributes: (List attributes and codes) *HP3 – Multiple Family Property*

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



P5b. Description of Photo: (View, date, accession #)

*View of east elevation.  
June, 2002*

P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both  
*1940 – Tax Assessor Records.*

P7. Owner and Address

*William L. Puget  
877 S. Marengo Ave.  
Pasadena, CA 91106*

P8. Recorded by: (Name, affiliation, and address)

*Peter Moruzzi  
Historic Resources Consultant  
2935 Angus Street, Los Angeles, CA 90039*

P9. Date Recorded: *June 16, 2002*

P10. Survey Type: (Describe)

*Intensive survey.*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*City of Pasadena Historic Resources Research Form, undated.*

- Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)
- Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record
- Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) *Palmer Parkway Court*

B1. Historic Name: *Palmer Parkway Court*

B2. Common Name: *Same.*

B3. Original Use: *Multiple Family Residence*

B4. Present Use: *Multiple Family Residence*

B5. Architectural Style: *Ranch/Colonial Revival Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Original City of Pasadena Building Permits are missing for this property. Tax Assessor Records indicate the following: March 1, 1940. Permit 6390-H (Apts 1 – 4), cost: \$7000. Permit 6391-H (Apts 5 – 7), cost: \$5000. Permit 6392-H (Apts 12 – 14 and Garage), cost: \$5,200. Permit 6394-H (Apts 8, 9), cost: \$2,400. Permit 6395-H (Apts 10, 11), cost: \$2,400*

B7. Moved?  No  Yes  Unknown

Date:

Original Location:

B8. Related Features:

*Four mature trees in central courtyard.*

B9a. Architect: *Harold J. Bissner*

b. Builder: *O.K. Earl, Jr.*

B10. Significance: Theme: *Multiple Family Housing*

Area:

Period of Significance: *1940*

Property Type: *Multiple Family Property*

Applicable Criteria: *C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also Address integrity).

*The Palmer Parkway Court apartments appear to qualify for individual listing in the National Register of Historic Places as a locally significant example of the combination Ranch with Colonial Revival Modern styles of architecture as applied to a multiple-family garden development in pre-WWII Pasadena. Its Ranch Style features include asymmetry, shingle siding, diamond pane windows, red brick porch steps and floor, and rustic-looking dormer on the roof ridge. The Colonial Revival details include six-over-six sash windows, shutters and the medium-pitched, side-gabled roof. The complex is named after the original owners, Ernest and Mary Palmer.*

*Harold J. Bissner (1901-1988) was a 70 year resident of Pasadena who designed dozens of residences and commercial buildings in the city in a variety of mostly revival styles. Bissner specialized in Spanish Colonial and Monterrey Revival styles, particularly in the 1920s and early 1930s. In the late 1930s and early 1940s, Bissner built a number of Ranch style residential and commercial buildings. In the postwar years, as Bissner and Zook architects, the firm worked mostly in the Modern style. For example, the duo is credited with designing the popular Gwinn's Drive-In restaurant from 1948 (2915 East Colorado Boulevard, now demolished), which was distinctly Modern.*

*Many postwar apartment complexes in Pasadena are noteworthy for their attempts at combining Modern materials, techniques, and floor plans with various revival styles (Spanish Colonial, Italian Renaissance, Classical, Colonial, Tudor), Asian styles, or Ranch styles. The remainder tends to be Vernacular Modern in style, minimally ornamented, without specific historical references. True Art Deco, Streamline Moderne, International Style (or Case Study) Modern, and even "Dingbat" multiple family residences appear to be quite rare.*

B11. Additional Resource Attributes: (List attributes and codes) *HP3 – Multiple Family Property*

B12. References:

*Tax Assessor Records.*

*Obituary, Pasadena Star-News, December 10, 1988. Pg C-5.*

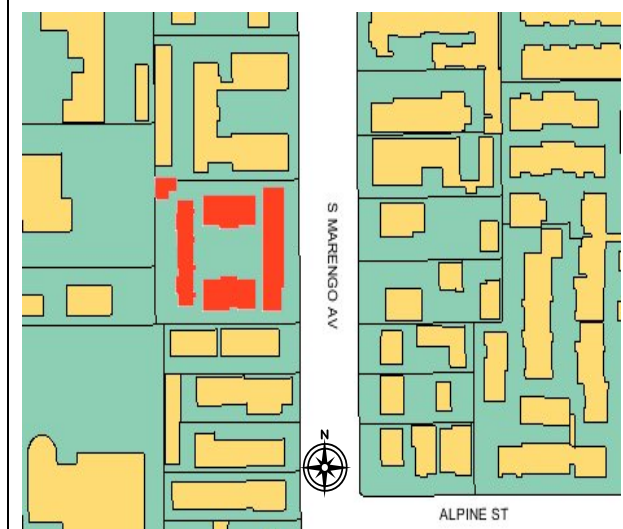
B13. Remarks:

B14. Evaluator: *John Steinmeyer*

Date of Evaluation: *June 16, 2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**P3a. Description (continued from page 1):**

**B10. Significance (continued from page 2):**

**P5b. Description/Date of Photo:** *Photo #2: Courtyard view looking east at west and south elevations, June 2002.*



**P8. Recorded by:** *Peter Moruzzi*

**P9. Date Recorded:** *June 16, 2002*