

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property



Historic name: N/A

Other names/site number: 1111 North Los Robles Avenue (preferred)

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

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

2. Location

Street & number: 1111 North Los Robles Avenue

City or town: Pasadena State: CA County: Los Angeles (037)

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

1111 North Los Robles Avenue
Name of Property

Los Angeles, CA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/single dwelling

Current Functions

(Enter categories from instructions.)

Domestic/multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century American
Movements/ Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick; Wood/Shingles; Stucco; Concrete;
Vinyl

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The building at 1111 North Los Robles Avenue is a two-and-a-half story Craftsman style single-family residence with Swiss Chalet influences. It has an L-shaped plan, front-gabled roof, and partial-width porch on the primary façade. The building is wood-framed and clad with wood shingles; the foundation, two chimneys, and porch pier bases are constructed of brick. The roof features exposed rafter tails, triangular knee braces, and a raised half-story that is accommodated for by a break and step up in the gabled roof. The residence is located on a residential street consisting of mostly single-family residences, both large and moderate in scale. Now utilized as a multi-family residence, the building is set back from the street with a grass lawn and mature vegetation in front. It is in good condition and retains all aspects of integrity.

The building is an excellent representative example of the Craftsman style and possesses many of the character-defining features of the style, including separate front-gabled porch, wood shingle siding, wide wood window and door frames, exposed rafter tails, and triangular knee braces. It also stands out for its nearly symmetrical façade, which is only offset by the front-gabled roof on the first story, and distinctive half-story pop-up.

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Narrative Description

The primary façade (east elevation) of the residence faces east onto North Los Robles Avenue. It is asymmetrical in design and composition. The first story has a partial-width porch sheltered by a front-gabled roof on the north side. The porch is supported by rectangular wood piers with brick and concrete bases. The porch roof features exposed wood rafter tails. A wood balustrade runs along the length of the primary façade. The main entrance – consisting of a single wood door with large square light, multi-light sidelights, wood screen door, and wood frame and paneling – is located midway along the primary elevation beneath the porch. There is a pair of multi-light wood French doors flanked by four-over-one double-hung wood windows to the south of the main entrance. The French doors have the same wide wood frame as the main entrance, but the doors themselves are non-original. There is a balcony located on the top half-story of the residence; it features triangular knee braces and the same balustrade as the first story porch. A wood stringcourse divides the first and second stories; it wraps around the building and is present on all four elevations. There are two louvered vents on the primary façade, one each beneath the roof and porch roof gable ends. Windows consist of four-over-one, six-over-one, eight-over-one double-hung wood windows and one single-light window; all have wood frames.

The north elevation faces onto the property's driveway. It is asymmetrical and has an exterior wood staircase leading to a multi-light wood door on the second story. The staircase appears to have been constructed c.1935 when the residence was converted to a multi-family residence.¹ Beneath the stair landing is a wood paneled door with wood frame and mesh and metal screen door. It is accessed via brick and concrete stairs. Windows consist of groups of multi-light wood windows as well as single six-over-one and eight-over-one wood windows. All windows have wood frames.

The west elevation features a porch between the first and second stories that is accessed via exterior wood stairs. It has a wood railing, as does the porch. The porch is partially covered by a non-original corrugated plastic and metal awning. Doors on the west elevation consist of original multi-light wood and multi-light wood paneled doors with metal and mesh screen doors over them. Windows consist of single-light wood casement, single-light fixed, a group of one-over-one double-hung wood windows, single-light jalousie windows with original wood frames, a pair of non-original one-over-one wood windows within original wood frames, and eight-over-one double-hung wood windows.

(See continuation sheet.)

¹ No building permit was found related to the conversion to a multi-family residence but it is known to have occurred by 1938, when a building permit was filed for alterations to four apartments already in existence.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Driscoll, Charles F.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The residence at 1111 North Los Robles Avenue is eligible for listing in the National Register under Criterion C as it possesses the distinguishing features of the Swiss Chalet variant of a Craftsman single-family residence. It meets the registration requirements for two-story Craftsman single-family residences outlined in the Multiple Property Documentation (MPD) Form "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement." It is significant at the local level in the context of "Single-Family Residential Architecture of the Arts and Crafts Period in Pasadena." Constructed in 1910, it exemplifies the values of design, craftsmanship, and materials which embody the philosophy and practice of the Arts and Crafts movement. The residence retains all aspects of integrity and has minimal alterations. In 1980, it was formally determined eligible for listing in the National Register of Historic Places.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The residence possesses many of the character-defining features of a two-story Craftsman style single-family residence, including extensive use of natural materials, low-pitched front-facing gabled roof, wide and low proportions and massing, a half-story surrounded by windows, and shingle exterior cladding.² The building also possesses design features taken from the Swiss chalet and utilized in Craftsman residences, including wide overhanging eaves, balconies, and balcony detailing consisting of "wooden slats or a flat cut-out patterned balustrade and trim."³

Despite the building's conversion to a multi-family residence, it retains most of its original character on both the interior and exterior. It retains the majority of its original construction materials; those materials that have been replaced have largely been replaced in-kind or in a manner consistent with the original design. The entrance porch is intact, and the addition to the residence occurs on the rear. The property remains an excellent example of a Craftsman residence with Swiss Chalet influences.

(See continuation sheet.)

² Lauren Bricker, Robert Winter, and Janet Tearnen, "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement" Multiple Property Listing, Section E, page 11.

³ Bricker, Winter, and Tearnen, Section F, page 30.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

(See continuation sheet.)

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than one acre

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

Assessor Parcel Number 5729-030-023, which corresponds to the attached sketch map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the land area historically associated with the building.

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11. Form Prepared By

name/title: Elysha Paluszek, Architectural Historian
organization: GPA Consulting
street & number: 231 California Street
city or town: El Segundo state: CA zip code: 90245
e-mail elysha@gpaconsulting-us.com
telephone: (310) 792-2690
date: _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: 1111 North Los Robles Avenue

City or Vicinity: Pasadena

County: Los Angeles County State: CA

Photographer: Elysha Paluszek (applies to all photographs)

Date Photographed: April 10, 2013 (applies to all photographs)

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ____.

(See continuation sheet for description of photographs)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Narrative Description (cont.)

Constructed in 1941, there is a two-story addition constructed on the south side of the west elevation. Fire stairs were rearranged at this time as well, presumably to accommodate for the construction of the addition. The addition is clad in smooth stucco and has an exterior brick chimney on the west elevation and a metal balcony around the perimeter of the flat roof. The addition has six-over-one and one-over-one double-hung wood windows. The windows have thin wood frames. There are two multi-light vinyl windows (one sliding and one single-hung) on the east elevation of the addition. There are two multi-light wood doors, one of them non-original to the addition, on the north elevation. The original (1941) door has a wood frame mimicking the original door frames (dating from 1910) on the residence. There is a vent near the roof on the addition's north elevation. The south elevation features an exterior brick chimney as well as eight-over-one double-hung wood windows and non-original multi-light casement windows within original wood frames.

There is a detached garage located to the west of the residence. It is constructed in the same style and is also clad with wood shingles. It features a tilt-up wood door on the south elevation, exposed roof beams, exposed rafter tails, and a louvered wood vent beneath the front-gabled roof. It was expanded in 1940 with a flat-roofed portion that is clad with semi-textured stucco. The addition has one roll-up door; one door was not visible because it was open. Building permits indicate that the garage was moved on the lot to its current location in 1941.

The building's interior was remodeled in the 1930s and 1940s when it was converted from a single-family to a multi-family residence. As a result, the original floor plan is not readily apparent everywhere in the interior of the building. Some original spaces remain, however, including two rooms on the south side of the first floor (now a living room and bedroom). These rooms retain their original ceiling beams. The interior of the building also retains its original hardwood floor (in rooms not including the kitchens and bathrooms, which were remodeled in the 1930s or 1940s), built-ins, window frames, and door frames. The kitchens and bathrooms, though remodeled to some degree, retain their tile, built-ins, and cabinetry.

The third floor was finished as living space and a bathroom added in 1938, according to building permits. A building permit, also from 1938, for alterations to four apartments indicates that the building was already being utilized as a multi-family residence by that date. Much of the interior spaces were likely reconfigured during this time, with partitions, kitchens, and bathrooms being added.

A historic resources inventory form prepared in 1978 indicates that there was a sliding glass door on the south side of the porch on the primary elevation. This appears to be the location of what is currently a pair of French doors. These therefore were installed sometime after 1978, replacing a non-original sliding door. One apartment's kitchen and bathroom were remodeled and the plumbing replaced in 1999. Other alterations include the replacement of two original windows with jalousie windows on the first story of the west elevation, the replacement of the original windows on the top half-story of the west elevation, and the replacement of casement windows on the second story of the south elevation. These replaced windows retain their original wood frames. The vinyl windows on the east elevation have been added or replaced earlier windows in the same locations. The alterations the building has undergone have not impacted its ability to stand as a quintessential example of a Craftsman residence from the period.

The building retains all aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building has not been moved, so it retains its integrity of location. The 1910 Sanborn maps indicate that around the time the building was constructed, North Los Robles Avenue was populated with single-

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family residences, mostly large-scale, on relatively large parcels of land. The surrounding setting today is comprised of mostly moderate- to large-scale single-family residences (or ones were originally single-family residences, as in the case of 1111 North Los Robles Avenue) constructed in the first two decades of the twentieth century. The surrounding setting remains residential and has not substantially changed from what it was when and soon after the building was constructed. It therefore retains its integrity of setting.

The building's design has not been substantially altered, despite having been converted to a multi-family residence. Its original design and all integral elements of that design remain evident. It therefore retains its integrity of design. The building retains a majority of its original materials, including wood shingle siding, brick foundation, wood windows, wood door and window frames, and wood exposed rafter tails. Its workmanship and use of materials, which was so integral to the Craftsman style, remain. The building retains its integrity of feeling; although it has been converted into a multi-family residence, this conversion has not resulted in the loss of the building's original identity as a large single-family residence. The building retains its integrity of association, as it remains identifiable as a Craftsman residence and associated with the key tenants of the style.

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CA, 1895-1918

Name of multiple listing (if applicable)

Narrative Statement of Significance (cont.)

The residence was designed by local architect Charles F. Driscoll. Driscoll (1841-1929) was a prolific architect in Pasadena. He moved to the area in 1898 from Omaha, Nebraska.¹ Prior to his move, he had a successful architectural practice in New York City and Omaha.² He designed residences throughout Southern California, including Pasadena, Hermosa Beach, Sierra Madre, Altadena, Alhambra, and La Crescenta. He was also responsible for designing a small number of commercial buildings and multi-family residences in the area. Extant examples of Driscoll's work in Pasadena include 110 North Oakland Avenue (1904), 300 Congress Place (1908), 679 South Pasadena Avenue (1909), 796 North Mentor Avenue (1912), 824 North Wilson Avenue (1908), and the Crown Building and Loan Association office at 32 North Marengo Avenue (1912).³ Driscoll was a prolific local architect, but not enough information could be found at this time to determine whether or not he was a master architect.

¹ "Architect in Crown City Dies," *Los Angeles Times*, July 30, 1929, page A9.

² Alison Rose Jefferson, Ford Place Historic District Draft National Register of Historic Places nomination, n.d., Section 8, page 20.

³ City of Pasadena, California Historical Resources Inventory Database (CHRID) Program, <http://pasadena.cfwebtools.com/> (accessed April 29, 2013).

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Major Bibliographical References

“Architect in Crown City Dies,” *Los Angeles Times*, July 30, 1929, page A9.

Bricker, Robert Winter, and Janet Tearmen. “The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement” Multiple Property Listing, 1998.

City of Pasadena, California Historical Resources Inventory Database (CHRID) Program,
<http://pasadena.cfwebtools.com/> (accessed April 29, 2013).

Jefferson, Alison Rose. Ford Place Historic District Draft National Register of Historic Places nomination, n.d.

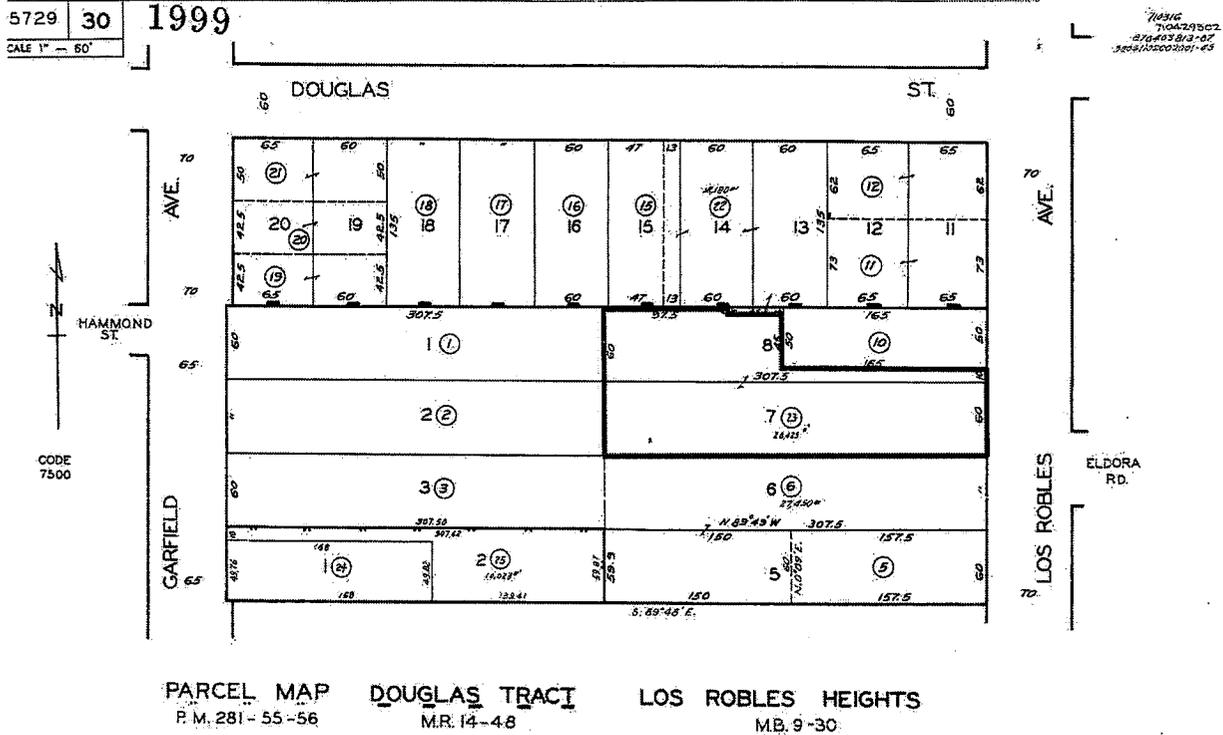
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Sketch Map



Property boundary outlined in bold.
Source: Los Angeles County Tax Assessor

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Photograph Log

Name of Property: 1111 North Los Robles Avenue

City of Vicinity: Pasadena

County: Los Angeles County

State: CA

Name of Photographer: Elysha Paluszek (applies to all photographs)

Date of Photographs: April 10, 2013 (applies to all photographs)

Photo 1: East elevation, camera facing northwest

Photo 2: East elevation detail, camera facing northwest

Photo 3: East elevation porch detail, camera facing northwest

Photo 4: East elevation main entrance detail, camera facing southwest

Photo 5: North elevation, camera facing west

Photo 6: West elevation, camera facing east

Photo 7: West elevation, camera facing northeast

Photo 8: West elevation addition, camera facing southeast

Photo 9: South elevation, camera facing northwest

Photo 10: Unit 1 living room, camera facing southwest

Photo 11: Unit 1 bedroom ceiling, camera facing southwest

Photo 12: Unit 5 kitchen

Photo 13: Unit 5 kitchen

Photo 14: Unit 1 bathroom

Photo 15: Unit 1 bathroom

Photo 16: Detached garage, camera facing northwest