

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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PLEASE NOTE

National Register of Historic Places (National Register) nominations are considered **drafts** until listed by the Keeper of the National Register (Keeper). Nominations can be changed at the State Historical Resources Commission meeting based on comments received by, but not limited to:

- Local governments;
- Owners;
- State Historic Preservation Officer;
- Office of Historic Preservation Staff;
- State Historical Resources Commission; and
- General public.

National Register nominations may also be changed by the Keeper prior to listing. Nominations needing substantive changes may require recirculation to all interested parties for additional review and comment.

California Register of Historical Resources nominations are considered **drafts** until approved for listing or formally determined eligible for listing by the State Historical Resources Commission. Nominations can be changed at the State Historical Resources Commission meeting based on comments received by, but not limited to:

- Local governments;
- Owners;
- State Historic Preservation Officer;
- Office of Historic Preservation Staff;
- State Historical Resources Commission; and
- General public.

California Points of Historical Interest nominations are considered **drafts** until approved for listing by the State Historical Resources Commission and the Director of California State Parks. Nominations can be changed at the State Historical Resources Commission meeting based on comments received by, but not limited to:

- Local governments;
- Owners;
- State Historic Preservation Officer;
- Office of Historic Preservation Staff;
- State Historical Resources Commission;
- General public.

**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 Marguerita Lane Historic District

other names/site number _____

2. Location

street & number See Attached Map N/A not for publication

city or town Pasadena N/A vicinity

state California code CA county Los Angeles code 37 zip code 91106

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.)

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

<p>I hereby certify that this property is:</p> <p><input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.</p> <p><input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.</p> <p><input type="checkbox"/> determined not eligible for the National Register</p> <p><input type="checkbox"/> removed from the National Register</p> <p><input type="checkbox"/> other (explain): _____</p> <p>_____</p> <p>_____</p>	<p>Signature of the Keeper</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Date of Action</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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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	
19	4	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
19	4	Total

Name of related multiple property listing

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

N/A _____

Number of contributing resources previously listed in the National Register

0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single family

Current Functions

(Enter categories from instructions)

DOMESTIC/single family

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19 & EARLY 20 CENTURY REVIVALS -
Spanish Colonial Revival

Materials

(Enter categories from instructions)

foundation concrete
roof ceramic tile
walls 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.

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.)

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1927-1930

Significant Dates

1927 – 30 district planned and constructed

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Schutt Brothers, architect
 Schutt, Denman, architect
 Schutt, Burton, architect
 Nelson, R.E. architect
 Combs, W.A., builder

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:

City of Pasadena Design and Historic Preservation

10. Geographical Data

Acreage of Property

1.65 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	—	—	—	3	—	—	—
2	—	—	—	4	—	—	—

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See attached map.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Teresa Grimes

organization Christopher A. Joseph & Associates date September 10, 2008

street & number 11849 W. Olympic Blvd., Suite 101 telephone 310-473-1600

city or town Los Angeles state CA zip code 90064

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Marguerita Lane Historic District
Los Angeles County, California

Summary: Marguerita Lane is a narrow private street in the southern part of the Pasadena off South Marengo Avenue. It is a dead-end street running in a basically east-west direction lined with a variety of trees. The district boundaries comprise all of the properties located on the cul de sac. The subdivision was conceived as an artists' colony, and all of the lots were developed in two-year period of time between 1927 and 1930. The sixteen houses in the district are similar in style, scale, and materials, but unique in design. The houses are primarily one-story in height, and all are Spanish Colonial Revival in style. Common features are wood-framed structures, stuccoed walls, multi-paned casement windows, and roofs covered with red clay tiles. The houses are all relatively small (ranging in size from 900 to 1,500 square feet) even though they occupy a high percentage of their lots, which are approximately 75 x 60 square feet including the private street. Detached one-car garages and patios cover the remainder of most lots. The edge of the lane has a variety of features, including privacy walls, tall hedges, and small planter strips. The asphalt street has no streetlights, curbs, gutters, or sidewalks alongside it. The district has a strong consistency in character and retains a high level of physical integrity. All but one of the houses are contributing to the district, as they were constructed during the period of significance and retain their physical integrity. A few of the garages are counted as non-contributing because carports or additions have been made to the front.

1. 225 Marguerita Lane

1 Contributing Building
Date of Construction: 1927

Architect: Schutt Brothers
Original Owner: Mr. & Mrs. L. C. Dillman

This one-story house is located at the northwest corner of Marguerita Lane and Marengo Avenue. It has an L-shaped plan with the open end of the L oriented toward the rear. The walls are sheathed in smooth hand-troweled stucco and the roof is covered with red clay tiles. A contoured molding distinguishes the edge of the roof, which has no overhang. The house has a shallow side-facing gabled roof comprised of three sections that step down toward the east (i.e., away from Marengo Avenue). The non-original front door is perpendicular to the street on the east side of the middle section of the primary façade. Three pairs of multi-paned wood casement windows are set almost flush with the walls and provide the only openings on the primary façade. Four glass-blocks west of the front door provide light to the foyer within. The Marengo Avenue facade has two pairs of windows that match those on the primary façade and four smaller pairs of single-pane wood casements windows. Two stucco chimneys with a narrow band below a pyramidal cap pierce the roofline. An attached garage with two original swinging wood doors that have four lights each faces Marengo Avenue. The house is connected to the garage by a covered breezeway with an arched opening. A tiled chimney-like feature projects from the shallow gabled roof of the garage. Two prominent posts with small arched niches frame the entryway from Marguerita Lane.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Marguerita Lane Historic District
Los Angeles County, California

2. 235 Marguerita Lane

1 Contributing Building
Date of Construction: 1928

Architect: Schutt Brothers
Original Owner: Mr. & Mrs. L. C. Dillman

This one-story house has smooth stuccoed walls and a street-facing façade divided into three bays. The bays are roughly equal in size and symmetrical, with the two outer bays having side-facing gabled roofs and the middle bay having a shed roof. The roof is covered with red clay tiles and has a shallow overhang and exposed rafter tails. The two outer bays are about one foot taller than the central bay, which contains a non-original front door. A deeply recessed niche containing four multi-paned wood casement windows is situated east of the entry. The western bay has a pair of recessed French doors that opens to a very small balcony enclosed by a simple wrought iron railing. The eastern bay has an attached garage accessed by a short driveway paved with bricks laid in a herringbone pattern. At the rear of the middle bay is a shallow conical roof with one cone on top of another. A small shed-roofed addition to the rear of the west façade dates from 1982. A low garden wall also constructed of brick trims the flower garden along the street. It is broken in the center by a wide set of steps with decorative tiled risers that leads to the front door. The garden wall and steps are non-original, but in keeping with the character of the district.

3. 245 Marguerita Lane

1 Contributing Building
Date of Construction: 1927

Architect: Schutt Brothers
Original Owner: Hugh Conroy

This one-story house has a rectangular plan with walls clad in smooth hand-troweled stucco. Three nearly symmetrical bays to the house, each with a side-facing gabled roof, reflect the design theme of the house at 235. In this case, however, the central volume is the tallest, rather than the shortest. A contoured molding distinguishes the edge of the roof, which has no overhang. Three large deeply recessed arches on the eastern end distinguish the primary façade. The easternmost arch contains a single wood-paneled sectional garage door. The central arch has a secondary, nonsymmetrical arch within it that leads to a breezeway between the garage and the house and to a recessed front door that faces the breezeway rather than the street for a secluded effect. The western arch contains a pair of multi-paned wood casement windows that are covered by a wrought iron grille. Another deeply recessed opening is positioned on the western bay and contains two pairs of casement windows similar to those found throughout the house. A very low brick garden wall trims the flower bed along the street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Marguerita Lane Historic District
Los Angeles County, California

4. 255 Marguerita Lane

1 Non-contributing Building

Date of Construction: 1927

Architect: Schutt Brothers

Original Owner: S. Ward Sanford

This generally L-shaped house is composed of a one-story mass at the front and a two-story mass at the rear, both covered by smooth stucco. The eastern wing has a front-facing gable with a single recessed opening in which two multi-paned wood casement windows are protected by a decorative iron grille. East of the roof peak is a stucco and brick chimney. Six red clay tiles stacked in the form of a pyramid provide a vent. Tucked behind the front wall of the house is a recessed porch supported by two square stuccoed columns. The porch leads to a paneled front door and a large multi-paned window that extends almost from floor to ceiling. The rest of the wall of this wing is largely comprised of floor-to-ceiling doors and windows that look out into the nook of the L. The rear wing is covered by a side-facing gable and is dominated by a second story above a two-car garage that faces the street. The second story was added in 1978. The overhead wood garage door has paneling that creates four arches. The second story has narrow French doors flanked by narrower sidelights that give access to a narrow balcony with a wrought iron railing. Both roofs are characterized by a shallow overhang with exposed rafter tails. A very low brick garden wall trims the small yard along the street. The driveway and entry court are paved with concrete. Although the eastern wing facing the street is original, the rear wing has been substantially altered. As such the house is counted as non-contributing. However, it certainly does not distract from the overall character of the district.

5. & 6. 265 Marguerita Lane

1 Contributing &

1 Non-contributing Building

Date of Construction: 1929

Architect: Unknown

Original Owner: William A. Coombs

This one-story house has a rectangular plan with a shallow hipped roof and a stucco exterior. The roof is characterized by a shallow overhang with exposed rafter tails and is covered with red clay tiles. The primary façade is symmetrically arranged with two sets of windows flanking a paneled non-original door. The windows throughout the house are multi-paned wood casements that are set nearly flush with the walls. The entryway is sheltered by a bracketed hood that extends in a shed configuration off the main roof. A rear garage with board and batten siding and a red clay tile roof is attached to the corner of the house by a short breezeway. In 1959 a carport was constructed in front of the garage. As such the entire building is counted as non-contributing. The side (east) elevation facing the driveway features a chimney with windows to each side. A very low brick garden wall trims the small yard along the street, which is lushly landscaped. A narrow brick path winds its way to the front door. The driveway is paved with concrete.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Marguerita Lane Historic District
Los Angeles County, California

7. 275 Marguerita Lane

1 Contributing Building
Date of Construction: 1928

Architect: Denman Schutt
Original Owner: William A. Coombs

This L-shaped one-story, stuccoed house has a cross-gabled roof that was covered with lightweight tiles in 2005. A recessed entry porch with a wood paneled front door is tucked into the wing facing the street. One small window in the gable end is centered in a parabolic arch on the facade. The rear wing parallel to the street has four pairs of multi-paned wood casement windows spaced equidistant. In 2005, a stuccoed privacy wall was constructed near the street.

8. & 9. 285 Marguerita Lane

2 Contributing Buildings
Date of Construction: 1929

Architect: Denman Schutt
Original Owner: William A. Coombs

A gabled roof set perpendicular to the street covers this one-story house. The walls are sheathed in smooth stucco and the roof is covered with red clay tiles. The house is raised a couple feet above the grade, unlike most in the district. A porch on the east side of the primary façade is recessed into the rectangular mass of the house. Two simple rustic wood posts support the porch roof. Along the perimeter of the porch is a low wrought iron railing. The porch is accessed from the driveway on the east side of the house and contains a wood paneled door and two pairs of multi-paned wood casement windows. Flanking the windows are shutters. West of the porch is a non-original aluminum-sliding window. A detached one-car garage has stucco walls and a flat parapeted roof with a setback consistent with that of the house. On the front of the garage is a tiled hood that extends across the façade about a foot below the parapet. The hood extends past the façade of the garage and reaches the front porch post to create an arched entry to the rear yard. A very low brick garden wall trims the small yard along the street. The driveway is paved with asphalt.

10. & 11. 295 Marguerita Lane

1 Contributing &
1 Non-contributing Building
Date of Construction: 1928

Architect: R. E. Nelson
Original Owner: R. E. Nelson

This one-story, L-shaped stuccoed house has a cross-gabled roof with a steeper pitch than others in the district. A flat roofed extension sits to the rear of the house. Being at the end of the cul de sac, both the front (south) and side (west) of the house are prominently displayed to the street. A stuccoed chimney projects from the middle of the gable end facing the cul de sac. The original stucco surface was sandblasted and re-stuccoed in 2005. A porch in the nook of the L has a shed roof, covered with tiles

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Marguerita Lane Historic District
Los Angeles County, California

like the main roof. The roof is supported by three, square wood posts topped by corbelled wood capitals. Glazed ceramic tiles with a traditional Moorish/Spanish motif (probably not original) surround the front door. Next to the door is a fixed window with small square lights at the top. A detached one-car garage sits to the rear of the lot. It has a bracketed eyebrow hood like 285. The pair of swing wood doors appears to be original. A carport with solid doors was added to the front of the garage in 2008. As such the entire building is counted as non-contributing. Between the house and the concrete driveway is a stucco and terra cotta tile wall with a wrought iron gate.

12. 224 Marguerita Lane

1 Contributing Building
Date of Construction: 1927

Architect: Schutt Brothers
Original Owner: Unknown

This one-story stuccoed house is located at the corner of Marguerita Lane and Marengo Avenue. The house is generally rectangular in shape and covered by a complex roof. The roof is covered with red clay tiles and characterized by a shallow overhang with exposed rafter tails. An attached garage with a gabled roof is positioned on the Marguerita Lane side of the house making it a prominent part of the overall design concept. A pair of multi-paned wood casement windows are centered under the gable and are distinguished by a unique flaired hood and a pronounced sill. A round vent punctuates the apex of the gable. The main portion of the house is oriented toward Marengo Avenue. The front door is situated in an arched recess behind a small porch. A five-sided bay window with large panes of glass sits to the north of the front porch. It has a hood similar to the one over the window facing Marguerita Lane. To the south of the porch is a picture window with a heavy molded stucco lintel as well as sill. A privacy wall and hedge surround the front yard and obscure most of the house from public view.

13. & 14. 234 Marguerita Lane

2 Contributing Buildings
Date of Construction: 1927

Architect: Schutt Brothers
Original Owner: Alexander Schutt

This one-story house has an irregular shape with walls clad in smooth hand-troweled stucco. The primary façade is organized into two bays with a side-facing gabled roof on the eastern bay and a taller side-facing shed roof on the western bay. The roof is fit with red clay tiles and features a contoured molding at the edge. Centered on the western bay is a large pair of casement windows opening onto a small balcony that is enclosed in a birdcage-like wrought iron half-circular grill and topped by a cap the shape of a chess pawn. The smaller, eastern bay has two small window openings, one a pair of casement windows and the other being a louvered window set behind five solid turned wood posts. The windows throughout the house are multi-paned wood casements. A brick path leads to the main entrance is on the west side of the house. The front door sits in a shallow recessed opening with a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Marguerita Lane Historic District
Los Angeles County, California

trefoil header. Just past the entrance is a wing wall topped with scroll shaped element that reaches to the roof. A detached garage sits to the rear of the house. It has vertical wood siding and a high roofline. The front yard is trimmed with river rocks and is lushly landscaped.

15. 244 Marguerita Lane

1 Contributing Building
Date of Construction: 1927

Architect: Schutt Brothers
Original Owner: Burton A. Schutt

This is one-story stuccoed house is covered with vines that obscure most of the architectural details from view except for a pair of casement windows. A side-facing shed roof that peaks at a chimney is located on the northwest corner of the house. The roof is fit with red clay tiles like the others in the district. A brick wall extends the primary façade to a driveway with a pair of swinging wood gates with historic hardware. Beyond the front gate is an auto court paved in brick that leads to an attached garage at the rear of the property. To the west of the auto court is the main entrance to the house with a recessed at-grade porch supported by rectangular stuccoed piers. A double door with full-length lights is accessed from the porch. Blue and white glazed tiles cover the threshold. A very low brick retaining wall along the street trims the small lushly landscaped front yard. The driveway is paved with asphalt.

16. & 17. 254 Marguerita Lane

2 Contributing Buildings
Date of Construction: 1927

Architect: Schutt Brothers
Original Owner: W. D. Wallace

The west side of this house is two stories tall while the east side is one story, and the entire volume, as viewed from the street, has a single asymmetrical front-facing gabled roof. The walls are clad in smooth hand-troweled stucco and the roof is fit with red clay tiles. A brick path leads to the main entrance, which is deeply recessed in an arched opening. The front door is wood. A small circular window is centered above the main entrance. To the east of the main entrance, one on each story, are short paired casement windows flanked by wood shutters. On the east façade, the second story projects about two feet beyond the first story. Carved wooden corbels appear to support the projecting second story. In contrast to the primary facade, the east facade has numerous window openings. The windows throughout the house are multi-paned wood casements set in pairs. The primary façade is extended to the west by a tall brick privacy wall punctured by two rows of square openings and two solid wood gates. A detached garage with a side-facing gabled roof and stucco walls sits beyond the rear of the house. It has a non-original metal door. A very low brick retaining wall trims the small yard along the street, which is lushly landscaped. The driveway is paved with asphalt.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Marguerita Lane Historic District
Los Angeles County, California

18. & 19. 264 Marguerita Lane

1 Contributing &

1 Non-Contributing Building

Date of Construction: 1929

Architect: Denman Schutt

Original Owner: William E. Skinner

This one-story stuccoed house has a side-facing gabled roof fit with red clay tile. A shallow overhang with exposed rafter tails characterizes the roof. The primary façade is divided into two unequal bays. To the west is a large recessed front porch that is accessed by paths from the street as well as the driveway. A heavy wood beam supported by two large rustic square posts with trapezoidal capitals defines the porch. In the corner of the porch is the front door, and a large window opening to the west has two casement windows flanking a fixed window. Unlike others in the district, these windows have three lights in the upper portion. The windows throughout the rest of the house are multi-paned wood casements windows set in pairs. A detached garage is set back beyond the rear wall of the house. It has a flat roof with a red clay tile parapet and stucco walls. A carport with a solid garage door sits in front of the garage. It was added in 1951. As such the entire building is counted as non-contributing. The clipped hedge and narrow strip of grass occupy the front yard.

20. 274 Marguerita Lane

1 Contributing Building

Date of Construction: 1930

Architect: Schutt Brothers

Original Owner: William A. Coombs

This one-story house is surrounded by a tall stuccoed privacy wall with two solid wood gates. Only the roof and the upper part of the windows are easily seen from the street. The generally L-shaped plan is covered by intersecting hipped roofs. The main entrance faces west and is located in the wing that projects toward the street, near the point where the two wings connect. It is covered by a shed roof. The roofs are fit with red clay tiles and have no overhang. The original windows have been replaced with sliding aluminum windows, however the size of the openings is original. In 1953 a carport was added to the west end of the wing that runs parallel with the street. It was subsequently altered to create an enclosed garage.

21. 284 Marguerita Lane

1 Contributing Building

Date of Construction: 1928

Architect: Denman Schutt

Original Owner: William A. Coombs

This is a rectangular one-story house is covered by a gabled roof fit with red clay tiles. A secondary shed roof projects over a small porch that contains a wood paneled front door. There are four small windows on the primary facade leaving broad expanses of blank stuccoed wall area. All the windows

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Marguerita Lane Historic District
Los Angeles County, California

were replaced with louvered units in 1959, however the size of the openings is original. Also that year, a shed-roofed garage was attached to the west side of the house. The garage has a wood overhead door. To the rear of the house is a cross-gabled wing, the front end of which is apparent from the street because the ridge of this gable is higher than the ridge of the main gable.

22. & 23. 294 Marguerita Lane

2 Contributing Buildings

Date of Construction: 1928

Architect: Denman Schutt

Original Owner: William A. Coombs

This one-story stuccoed house has an L-shaped plan covered by a combination gable and flat roof. The main wing has a side-facing gabled roof, and the cross wing has a flat roof with a parapet that reaches nearly to the ridge of the main gable. Red clay tiles cover the roofs, which have no overhang. The main entrance is reached from an uncovered landing with three concrete steps and has a substantial stucco surround. It is centered on the gabled wing and flanked by two single-paned square casement windows of very different sizes. The small one is on the east and is approximately one-fourth the size of the one on the west. A low, stuccoed wall at the street surrounds the front yard, which is lushly landscaped. A detached garage with a flat roof and stucco walls sits beyond the rear of the house. It has swinging wood doors and a carport that extends to the front wall of the house. As the carport is open and the garage is still within view from the street, it is counted as contributing.

Integrity: The district retains all aspects of integrity. The integrity of location is strong, as none of the buildings have been moved. The integrity of the larger setting remains unchanged. The neighborhood continues to be occupied by residential buildings of a similar scale. The integrity of the immediate setting has been somewhat diminished by the construction of several privacy walls and carports, which shield the view of the houses and garages from view. The feeling of the district as a collection of late 1920s Spanish Colonial Revival style houses remains strong. Most of the changes have been very consistent and in keeping with the original architecture of the district. Association is not an important factor of integrity in evaluating the district. But nonetheless, the district is sufficiently intact to convey its architectural significance. The integrity of design, workmanship, and materials remain strong. Many of the houses remain virtually unchanged. Minor alterations include the replacement of front doors. Three of the houses (274, 284, and 285) have had windows replaced on the front elevations. However, the size and details of the openings remain original. Therefore the fenestration pattern remains intact. The most significant alterations in the district relate to the accommodation of automobile. All of the original garages were for one car. Some were attached to the houses, while others were detached. Some garages were located at the front of the lots, while others were at the rear. And some of the properties did not originally include garages at all. In one case (274) a garage has been added to a house. In other

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

Marguerita Lane Historic District
Los Angeles County, California

cases (264, 265, and 295), carports have been added to the front of garages that sit at the rear of the lots.

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Marguerita Lane Historic District
Los Angeles County, California

Marguerita Lane is eligible for listing in the National Register as a historic district under Criterion C. The district is locally significant in the context of Period Revival architecture as an excellent collection of small-scale Spanish Colonial Revival single-family houses. While there are many distinguished examples of Spanish Colonial Revival style houses in Pasadena, the district is unique in that it was developed as a unified tract of houses in similar styles and on relatively small lots. Virtually unchanged since it was developed between 1927 and 1930, the district retains a high level of physical integrity.

Many scholars attribute the rise of the Spanish Colonial Revival style to the Panama-California Exposition in 1915. Bertram Goodhue (1869-1924) was the principal architect of the exposition. The style he chose was an adaptation of the ecclesiastical architecture of 18th century Spain. Now referred to as Churrigueresque, the style was named after a family of Spanish architects and sculptors who applied elaborate ornamentation to the Spanish Baroque.

The following year Goodhue was invited by his good friend George Hale (1868-1938) to develop a new plan for Caltech. To some extent, the Goodhue plan followed an earlier campus plan by Hunt and Grey. In 1921, Goodhue's first building, Bridge Hall of Physics, was built, uniting in its highly original design the simple lines of the early modern movement with decorative elements contrasting with smooth stucco surfaces, which characterized the Spanish Baroque. Although Goodhue died in 1924, his New York office carried out the building of the two wings of the west campus plan in accordance with his original designs.

Goodhue's only house in Pasadena was located at 1245 South Grand Avenue. Designed for John N. Willys in 1916, it once had a spectacular Churrigueresque style entrance. In 1950, the house was split into three separate houses - the other two now have addresses at 1210 South Grand Avenue and 695 Columbia Street. In addition, the chauffeur's cottage is now a separate house at 1215 South Grand Avenue.

One of the first Churrigueresque style houses in Pasadena, the Garford House at 1126 Hillcrest Avenue, was designed by Marston & Van Pelt. Designed in 1916, the house has a front door framed in elaborate Spanish Baroque forms made so popular by the exposition, and an L-shaped plan enclosing a patio, onto which major rooms open.

The Panama-California Exposition helped to promulgate Spanish architecture as the appropriate California tradition, and soon Spanish forms were adopted as the leitmotif for building types and whole urban districts to which the style had not been previously applied. Several towns, including Fullerton and Santa Barbara, established policies requiring the use of the style. Between 1920 and 1930, thousands of single-family houses and apartment buildings were designed in the style to house the soaring

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

Marguerita Lane Historic District
Los Angeles County, California

population. By this time, the style contained a greater element of fantasy and less of a scholarly examination of what the buildings of the Spanish colonists had looked like. The buildings were often composed of details and elements drawn directly from the buildings of Spain and other countries of the Mediterranean, more often than from the actual Spanish Colonial buildings remaining in the region such as the California missions. The character-defining features of the style include courtyards, tiled roofs, Churrigueresque ornamentation, slightly rustic exterior plaster finish, wrought iron details such as door and window grilles, pierced stucco screens, fountains, and decorative glazed tile (the last three being references to Islamic Spain.)

The Marguerita Lane Historic District was planned in 1927 by Dr. Alexander Schutt as a private street of artist studios which he called "studio houses."¹ Very few artists, in fact, occupied the houses. The City Directories document that individuals representing a wide variety of occupations lived in the houses. Dr. Schutt briefly lived in the house at 284.

Building permit records document that fourteen of the houses were designed by either Denman Schutt or the Schutt Brothers, and in some cases they functioned as the contractor as well. Denman and Burton Schutt, the Schutt Brothers, were born² in Racine, Wisconsin and received their earlier education in Bismark, North Dakota and Pasadena, California. Their father, Dr. Alexander Schutt appears to have developed Marguertia Lane as a way of advancing his son's careers as architects and builders. However, Marguertia Lane is the only known work of the Schutt Brothers. There after, they worked independently or under the name Schutt and Scott. Denman opened an architecture office in 1927, while Burton opened his own office in 1930, after working briefly in Hawaii. Their only work listed in the National Register, is the De Golyer House and Gardens in Texas, which is now the Dallas Arboreteum. It was designed under the name, Schutt and Scott for oilman Everett De Golyer 1939. By this time, Denman had changed his surname Scott. Their other major work as a team was a residence for Patricia Detring in Bel-Air, California in 1942. Both died relatively young, Denman died in 1948 while Burton died in 1954. Arguably, Burton had a much more successful career than Denman. His work was widely published in newspapers and architectural journals of the day. He designed numerous residential and commercial buildings, mostly in the communities of Bel-Air and Beverly Hills. He is best known for designing the Bel-Air Hotel in 1945.

Most of the Spanish Colonial Revival details described above can be found in one or more of the houses in the district. Because of the small scale of the houses in the district, it appears as though the designers decided to focus on one or two elements of Spanish Colonial Revival architecture rather than trying to

¹ "Art Village is Planned for City," Pasadena Star News, August 9, 1927, part 2, page 1.

² Burton was born 5/16/1906.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Marguerita Lane Historic District
Los Angeles County, California

include as many details as possible in each house. Thus, the district collective illustrates the character-defining features of the style.

Some of the most interesting design features were introduced in the first houses in the district. On the north side of the street, the recess of the windows grows consistently deeper from 225 to 245 (west to east), showing an overall design plan for the district. The “birdcage” balcony at 234 is an eye-catching feature visible from the entrance to the street, and the plaster scroll on this house’s entry wing wall is a surprising feature that only meets the eye after a careful look at this house. One of the other early houses on the block, 254, features an asymmetrical gabled roof that is a rare form for its time.

Every house in the district is sufficiently intact to contribute to the character of the district except for one. Four detached garages are also contributors, while three are non-contributing. The other garages, however, are attached to the houses either directly or by breezeways and are considered part of the main building.

Most neighborhoods in Pasadena developed during the 1920s and/or 1930s reflect a variety of Period Revival styles that might include Italian Renaissance, Monterey, Tudor, as well as the Spanish Colonial. The Marguerita Lane Historic District is unique in that it is one of the few concentrations of Spanish Colonial Revival style houses on a single street. This can be attributed to the fact that it was developed as a tract by an individual, Dr. Alexander Schutt, with a singular vision. There are only two comparable developments in Pasadena, Oak Knoll Gardens and Arboleda Drive. Oak Knoll Gardens was developed by the B.O. Kendall Company between 1921 and 1922 and includes twenty-six French and American Colonial Revival style houses. Arboleda Drive was planned in 1929 by Margerete Morrow and designed by the architect Myron Radon. It consists of twelve houses and four garages.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 13

Marguerita Lane Historic District
Los Angeles County, California

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 14

Marguerita Lane Historic District
Los Angeles County, California

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 15

Marguerita Lane Historic District
Los Angeles County, California

Verbal Boundary Description: Lots 1 through 16 of Licensed Surveyors Map as per book 24 page 2
(see attached assessor's maps.)

Boundary Justification: The boundary includes the land area historically associated with the district and buildings therein. The district is united by development history and architectural style.

Photographs: The following is the same for all of the photographs:

City: Pasadena

County: Los Angeles

State: CA

Photographer: Teresa Grimes

Date: July 2007

Location of Negatives: City of Pasadena, Design & Historic Preservation,
175 North Garfield, Pasadena CA 91101-1704

1. Marguerita Lane, looking east down the middle of the street.
2. Marguerita Lane, looking southwest down the street, the house at 254 is in the righthand side of the photograph.
3. 254 Marguerita Lane, looking south at the front elevation.
4. 234 Marguerita Lane, looking south at the front elevation.
5. 235 Marguerita Lane, looking northeast at the front elevation.
6. 245 Marguerita Lane, looking northeast at the front elevation.
7. 255 Marguerita Lane, looking north at the east end of the front elevation.
8. 265 Marguerita Lane, looking north at the front elevation.