

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Jarvis, Benjamin House

other names/site number N/A



### 2. Location

street & number 531 N. Raymond Avenue

not for publication

city or town Pasadena

vicinity

state California code CA county Los Angeles code 37 zip code 91103

### 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

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

### 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)

**Category of Property**  
(Check only **one** box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2	0	buildings
		district
		site
		structure
		object
2	0	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Development & Architecture in Pasadena

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/Single Dwelling

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DOMESTIC/Single Dwelling

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**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS

Colonial Revival

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foundation: STONE

walls: WOOD

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roof: ASPHALT

other:

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## Narrative Description

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### Summary Paragraph

This two-and-one-half story, 2,400 square-foot Colonial Revival house was designed by architect Louis Kwiatkowski and built in 1895. The site, a flat 0.31-acre interior lot, is on the west side of North Raymond Avenue between East Villa Street and Esther Street, in a neighborhood of mixed single-family houses. The house, at the front of the lot, is set back approximately 30 feet from the sidewalk, similar in setback to other houses on the street. A detached one-and-one-half story garage, originally built as a carriage house, is at the rear of the property, and is a contributing feature. A brick driveway in the north side yard connects the rear yard with garage to the street.

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### Narrative Description

The house is an example of the Colonial Revival style. It is two-and-one-half stories in height and roughly rectangular in plan. It has a gabled roof, oriented toward the street, with two cross gables extending from either side at the location of two projecting two-story bays that are polygonal on the first floor and rectangular above, with curvilinear consoles with pendants on the underside of the second floor. The transition from the upper gables to the second floor is marked by a wide, plain frieze, while the transition between first and second floor is corniced. The primary gable has a recessed portion that results in the formation of a shed roof at the base, in the center of which is a pair of double-hung windows. The house is highly symmetrical, with the exception of a second-story half-width balcony that extends from the northern portion of the east elevation over the façade-length front porch. The front porch has a hipped roof supported by Tuscan columns, a simple wood railing and a dentiled fascia. The house has a composition shingle roof; walls clad in alternating bands of rectangular wood shingles and wood lap siding with mitered corners; an Arroyo stone foundation; wood fixed, transom and double-hung windows in wood-framed openings that are pedimented on the first floor; and an original wood front door with a rectangular light, also in a pedimented opening. Above the front door is and leaded and stained glass transom with the number 531 in a stylized font. The original brick chimney was replaced in 1983.

A detached one-and-one-half story carriage house is at the rear of the property. It has a steeply-pitched gabled roof which transitions to a shed roof at the northern end. The structure is of box-and-strip construction with matching board-and-batten doors that have exposed metal hinges and straps. Most of the doors are hinged swinging doors; one large door at the north end slides on a metal track. Near the peak of the gabled portion of the structure is a projecting arm, originally used to lift hay bales to the interior loft. Below this arm is a window opening that originally had a pair of double-hung windows which have been replaced with a single fixed pane, below which is an upper story hayloft door. Records indicate that it was built as a carriage house at the time of the house.

The brick driveway was recently replaced with new bricks set in concrete (it was previously brick set in sand); at the intersection of the driveway and the walkway leading to the house is a freestanding concrete step, presumably used to access a carriage. Several other examples of original concrete work remain on the property, including steps, walkways and curbs with decorative elements at transitions between straight and curving portions.

**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

**Significant Dates**

1895

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Louis Kwiatkowski

**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 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.

**Period of Significance (justification)**

The Benjamin Jarvis house was constructed in 1895.

**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph**

The Benjamin Jarvis House, built in 1895, is a locally significant example of the Colonial Revival subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Development and Architecture in Pasadena." It meets registration requirements listed in the Multiple Property Documentation Form under National Register Criterion C as a notable example of the Colonial Revival subtype of the single-family residence property type. The house is also an example of the work of a prominent local architect, Louis Kwiatkowski.

**Narrative Statement of Significance**

The Benjamin Jarvis House is locally significant under Criterion C. Under this criterion, the house is a notable example of the Colonial Revival subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Development and Architecture in Pasadena," designed by Pasadena architect Louis Kwiatkowski. The house exhibits elements of the Colonial Revival subtype including two-story height, rectangular plan, symmetrical facades, gabled roofs with shallow eaves, a combination of wood shingle and clapboard siding, double-hung windows, and a porch with classical columns. The house has a high level of architectural integrity through its location, design, setting, materials, and workmanship and feeling. It is in its original location and, remarkably, retains original accessory structures, paving patterns and concrete designs. The elements and proportions of the house that represent its design are intact as are the materials used in its original construction. The house exhibits evidence of techniques employed in residential construction in the late 19<sup>th</sup> century in Pasadena and clearly expresses the historic sense of this time period.

Benjamin Jarvis (1835 – 1916) was a Civil War veteran and a photographer who recorded much of nineteenth century Pasadena. He had a studio in Old Pasadena for a number of years. Architect Louis Kwiatkowski's career is documented in detail in the Multiple Property Documentation Form. He was educated in Vienna, Austria and moved to Pasadena in 1893. The Benjamin Jarvis House is one of his few extant works.

**Developmental history/additional historic context information**

N/A – Historic context documented in Multiple Property Documentation Form "Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Development and Architecture in Pasadena."

**9. Major Bibliographical References**

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

Permit research materials and assessor's records in files, Planning Department, City of Pasadena (referenced in August 2010).

**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: \_\_\_\_\_

Historic Resources Survey Number (if assigned):   N/A



Benjamin Jarvis House  
Name of Property

Los Angeles County, CA  
County and State

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:**

**City or Vicinity:**

**County:**

**State:**

**Photographer:**

**Date Photographed:**

**Description of Photograph(s) and number:**

1 of \_\_\_\_.

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**Property Owner:**

(complete this item at the request of the SHPO or FPO)

name Victor Rodriguez

street & number 531 N. Raymond Avenue telephone 626-449-8275

city or town Pasadena state CA zip code 91103

**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 18 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.