

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 Hillmont
other names/site number Williams, Romyne House



2. Location

street & number 1375 E. Mountain Street not for publication
city or town Pasadena vicinity
state California code CA county Los Angeles code 37 zip code 91104

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	
1	1	buildings
		district
		site
		structure
		object
1	1	Total

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 19th/Early 20th Century Development & Architecture in Pasadena

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

foundation: STONE

walls: WOOD, STONE

roof: OTHER

other: _____

Narrative Description

Summary Paragraph

Hillmont is at the northwest corner of N. Hill Avenue and E. Mountain Street. The existing parcel is considerably smaller than the original site, which had two large stables (or barns) and an open lawn with palm trees. Currently, the house is on a corner lot and largely screened from view behind tall hedges, occupies a sloping site. The principal elevations face south (to Mountain Street) and east (to Hill Avenue). To the north of the house is a detached garage. Based on city permit records, it was built in 1927 and enlarged in 1944 and although, based on historical photographs, it appears to exhibit features of the original stable in this location, it is a non-contributing structure. Curvilinear driveways connect the house and garage to Hill Avenue and Mountain Street.

The 4,329 square-foot house is an exceptional local example of Queen Anne style architecture, distinguished by picturesque massing, verandas, elaborate carpentry, ornament, stained glass and leaded glass windows, and richly carved wood paneling and ornament on the interior.

Narrative Description

Irregular in plan—with asymmetrical and heavily textured elevations—Hillmont is a two-and-a-half story house completed in 1887. The foundation and first floor are built of rock-face and dressed green Tehachapi sandstone laid in random coursing. The elaborate stonemasonry has decorative courses of raised dressed-ashlar beltcourses, hammer-dressed quoins and sills, and heavy segmental arches—with voussoirs, sills, and raised keystones—framing the first-floor windows and the front entry. The upper story is sheathed in fish-scale shingles. The steeply-pitched roofs are a combination of intersecting hipped and gabled forms; a center pyramidal roof terminates in two ornamental finials. A dormer, with four lights, is on the eastern roof slope.

The primary elevation, facing south, has a projecting one-story porch, with lathe-turned railings and posts, turned balusters with intersecting rails and thin uprights arranged in a stepped geometric pattern (characteristic of Eastlake design), spindle friezes, and fans. A polygonal bay on the front porch has arch-topped transom windows in stained glass and inset quatrefoil ornament in sunken panels. The double doors at the front entry have large colored glass panels with a floral and foliate design and raised base panels with carved swags in relief. A transom with colored glass is set above the entry. Access to the polygonal wrap-around porch, on the east and west ends, is from granite steps, set within solid railings and low Gothic-like newel posts. The second floor on the south elevation has a projecting gabled wing with a heavy bargeboard with running ornament. The pedimented face of the gable has a sunray design in the apex, strapwork flanking an attic window, and panels with carved flower and leaf designs in relief. Beneath the open-faced pediment is an elaborate composition of two double-hung windows with leaded stained glass in the top sashes adjoining a fixed rectangular window with leaded stained glass (and set between two sunburst panels). A large swag—in unusually high relief—with garlands is centered below the rectangular window. Beneath the window sills, a low railing, of Eastlake style design, encloses the three-bay window and carved panel. On the east, next to the projecting wing is a covered sleeping porch, with a flared shingle clad base, turned posts with fans, and a low railing.

Major features on the east elevation include a large, mullioned stairwell window, which has a rich display of colored glass set within ten panels, four of which graduate in height in alignment with the interior staircase, a one-story polygonal bay with leaded-and-colored glass transoms and framed by large consoles; and a tall gable-roofed oriel, with three elongated windows and half-timbered walls filled with floriated reliefs, asters, and strapwork—all derivative from Jacobethan precedents and Scandinavian folkloric design.

The west elevation has a two-story porch (each of a different design), set beneath a relatively shallow gable-roofed projection.

Characteristic of Queen Anne style houses, the interior features a large entry hallway enriched with wood paneling, carved ornament, and elaborate stairs and balusters. Each room of the house is finished with a different type of wood.¹ The house has 32 stained glass windows.

Alterations include the apparent loss of freestanding carriage houses/stables/barns (with cupolas and clipped gables), one of which may have been reconstructed in 1927, the removal of two tall paneled chimneys (shown in a photograph

¹ C. F. Shoop, "Pioneer Banker Lives in Historic Residence," Pasadena Star-News (October 10, 1949).

Hillmont

Name of Property

Los Angeles County, CA

County and State

from 1887), and the infill of a small one-story porch on the north elevation. The beaded red mortar in the sandstone base may be a later alteration.

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

EXPLORATION/SETTLEMENT

Period of Significance

1887

Significant Dates

1887 – house construction

Significant Person

(Complete only if Criterion B is marked above)

Romayne "Barney" Williams

Cultural Affiliation

N/A

Architect/Builder

Ridgway, Harry (architect)

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)

Construction of Hillmont was completed in 1887.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

Hillmont, completed in 1887, is a locally significant example of the Queen Anne subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19th/Early 20th 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 Queen Anne subtype of the single-family residence property type and as a master work of a prominent local architect, Harry Ridgway. It is also eligible under Criterion B for association with Romaine Williams, an early and influential Pasadena citizen.

Narrative Statement of Significance

Hillmont (named for the adjoining streets of Hill Avenue and Mountain Street) is significant under Criterion C as notable example of the master architect Harry Ridgway and as a locally rare and notable example of a high-style Queen Anne "country house."² Under this criterion, the house is a notable example of the Queen Anne subtype of the single-family residence property type identified in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena. It retains an exceptionally high level of authenticity to its original design on both the exterior and interior and embodies the essential character-defining features: the original roof form, the wall materials, the fenestration patterns, and their component parts. Unique among the small grouping of similar high-style Queen Anne mansions in Pasadena (Adena Mansion, 361 Adena Street; Stoutenburg House, 255 S. Marengo Avenue; Lukens House, 267 N. El Molino Avenue), Hillmont has detailing influenced by English designers such as Richard Norman Shaw (1831-1912) and other practitioners of the Jacobethan Revival as well as folkloric ornament from Scandinavian sources. The green-sandstone base—and the extensive tooling of the sandstone—is a distinctive feature of this house as well as the rich display of colored art glass in the front entry and entry hallway/stairwell. The richly textured exterior walls and the high level of ornamentation also demonstrate high artistic values of the house. The house is also important as an example of the work of Ridgway, who was the most prolific and accomplished architect in Pasadena during the late nineteenth century.

The "old pioneer residence"³ is also significant under Criterion B for its association with Romaine Williams, one of the earliest settlers in Pasadena. One of the city's "enterprising citizens" during its settlement period, Williams, from New York, came to Pasadena in 1877. He operated a "general merchandise" store at the northeast corner of Colorado Street (now Boulevard) and Fair Oaks Avenue, which included the city's post office and the city's only telephone. From its inception, the store was the center of business and civic activity in the city and this continued after Williams expanded it in 1885 to include a meeting hall with a stage. He prospered, through real estate acquisitions, particularly the sale of his first home site, now Central Park, during the 1880s and participated in many civic and business initiatives including private companies for water and electric utilities, a street railway, a planning mill and a bank and of large acres of recreational areas on Mt. Wilson in the San Gabriel Mountains. He also participated in civic committees including one in 1885 to remove Chinese immigrants from "the center of town."

Harry Ridgway was a prolific architect, the first to establish an office in Pasadena, and Hillmont is one of his master works. It is one of only a few extant examples of his work. His career and influence is documented in more detail in the MPDF.

The house retains integrity of location, design, setting, workmanship, materials, feeling and association. It is in its original location and, although the surrounding area has been extensively developed since the building was originally constructed, the house remains on a uniquely large lot due to its large setbacks from both E. Mountain Street and N. Hill Avenue, preserving much of its original setting. The design, workmanship and materials of the house are all intact and clearly communicate the feeling of a high-style Queen Anne house that was designed for a wealthy client. The association with Romaine Williams, an influential and prominent early citizen of the city who built and lived in the house, is retained because all of the physical elements that characterize the property are intact. Five years after completion of the house, Williams lost his money, sold the house, and moved to Los Angeles.

² Term used by architect Harry Ridgway advertising his work in Pasadena Chronicle, August 16, 1883: "Fine buildings and country houses a specialty."

³ Shoop, Pasadena Star-News, October 2, 1949 .

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form “Late 19th/Early 20th Century Development and Architecture in Pasadena.”

9. Major Bibliographical References

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

Los Angeles City Directory (1881-1882). (photocopied pages on file with Planning and Development Department, City of Pasadena).

Page, Henry Markham. *Pasadena: Its Early Years*. Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964.

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

Reid, Hiram A. *History of Pasadena*. Pasadena: Pasadena History Company, 1895.

(Unknown Author)“First Pasadena Postmaster Dead." *The Pasadena Daily News*. June 15, 1909.

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

10. Geographical Data

Acreege of Property 0.67

UTM References

(Place additional UTM references on a continuation sheet)

1
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description

The property is bound by North Hill Avenue on the east, East Mountain Street on the south and property lines of 1375 E. Mountain Street on the west and north. The Los Angeles County Assessor’s Parcel Number of the property is 5741-009-020 and the boundaries are depicted on the attached map.

Boundary Justification

The boundaries were selected because they encompass the extent of resources associated with Hillmont.

11. Form Prepared By

name/title Jeff Cronin, Principal Planner
organization City of Pasadena date August 30, 2010
street & number 175 N. Garfield Avenue telephone 626-744-4009
city or town Pasadena state CA zip code 91101
e-mail jcronin@cityofpasadena.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map:** "Hillmont"

Photographs:

The following is the same for all photographs:

Name of Property: Hillmont
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

1. Looking north, August 2010
2. Looking west, August 2010
3. Front porch & bay detail, looking north, August 2010
4. Entry doors, looking north, August 2010
5. Entry door stained glass detail, looking north, August 2010
6. Second story detail, looking north, August 2010
7. Side bay detail, looking west, August 2010
8. Stained glass & stone detail, looking west, August 2010
9. Stained glass & stone detail, looking west, August 2010
10. Historical photo, looking northwest, June 1986
11. Historical photo, looking northeast, 1887(published in Pasadena Star-News in 1937)

Property Owner:

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

name Robert & Linda Angel
street & number 1375 E. Mountain Street telephone 626-798-6552
city or town Pasadena state CA zip code 91104

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.