

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 Hartwell, John S. House

other names/site number N/A



2. Location

street & number 423 Lincoln Avenue

not for publication

city or town Pasadena

vicinity

state California code CA county Los Angeles code 37 zip code 91101

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	0	buildings
		district
		site
		structure
		object
1	0	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: CONCRETE

walls: WOOD

roof: ASHPHALT/Composition Shingle

other: Chimney: BRICK

Narrative Description

Summary Paragraph

This one-and-one-half story, 1,578 square-foot Queen Anne style house was built in 1887. The flat interior lot is located on the west side of Lincoln Avenue, just north of Maple Street and the 210 Freeway, in a neighborhood of single-family homes. The house is situated centrally on the relatively large site with no accessory structures. Site features are limited to a paved concrete driveway with strips of brick, a wooden picket fence and several mature trees to the rear.

Narrative Description

This one-and-one-half story house is representative of the Queen Anne architectural style. It has an irregular plan and a steeply-pitched hipped roof, with a flat-roofed dormer projecting from the north (side) elevation. Polygonal bays with gable-with-shed roofs extend from the south end of the east (street-facing) elevation and the center of the south elevation. The gable ends of the bays have alternating bands of hexagonal and rounded fish scale shingles and a central window. Above and below the windows of the street-facing bay are framed panels of diagonal tongue-and-groove wood siding. The front porch, which wraps from the east to the north elevations, has a hipped roof supported by turned-wood posts, a row of turned wood spindles beneath the porch roof and a turned wood balustrade which continues to the railings at the concrete steps, ending in newel posts. The house has a composition shingle roof; walls clad in wood drop channel siding with corner boards; a concrete foundation with a combination of wood tongue-and-groove skirting and lattice at the base; tall, narrow wood double-hung windows, some with bordered glass, in wood-framed openings with decorative sills; and a replacement solid front door in an original wood-framed and transomed opening.

The house has experienced some apparent minor alterations including the flat roof form of the dormer on the north elevation, a solid front door, a new concrete foundation, latticework at the base of the porch in place of tongue-and-groove skirting, replaced balusters and handrails on the porch and steps and extension of the rear porch. Sanborn Fire Insurance maps from 1903 depict a small accessory structure on the property that is no longer extant.

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 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 John S. Hartwell House was constructed in 1888.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1888

Significant Dates

1888 – house construction

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

The John S. Hartwell House, built in 1888, is a locally significant example of a one-story Queen Anne cottage. It meets National Register Criterion C registration requirements listed in the Multiple Property Documentation Form "Late 19th/Early 20th Century Development and Architecture in Pasadena," single-family residence property type, Queen Anne subtype.

Narrative Statement of Significance

The John S. Hartwell House is locally significant under Criterion C. 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." The house exhibits elements of the Queen Anne subtype including one-story height, irregular plan, asymmetrical massing, wood drop channel siding, wrap-around porch, projecting polygonal bays with gable-with-shed roofs, narrowly proportioned double-hung windows with bordered glass, decorative millwork detailing (turned posts, spindlework), wood tongue-and-groove skirting, and diamond and fish-scale shingles). 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 retains a significant amount of decorative detailing. 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 19th century in Pasadena and clearly expresses the historic sense of this time period.

The alterations do not adversely impact the overall integrity of the house. The house possesses the essential character-defining features of the Queen Anne subtype including roof form, wall materials, fenestration and decorative detailing. The expanded one-story rear porch is secondary to the original house in size, scale and height. In this case, the accumulation of minor alterations does not render the building ineligible for listing in the National Register.

The house was originally built for John S. Hartwell, who was an early Pasadena citizen who owned and subdivided land and later assisted in the founding of Mountain View Cemetery.

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)

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

Hartwell, John S. House
Name of Property

Los Angeles County, CA
County and State

Description of Photograph(s) and number:

1 of ____.

Property Owner:

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

name Robert Wittry
street & number 679 E. Villa Street telephone _____
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.