



Attachment A

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 182 S. Orange Grove Blvd. Pasadena, Ca 91105

Project Name: Application for Historic Designation

Project Description: (Please describe demolitions, alterations and any new construction)

Application does not require any demolitions, alterations, or immediate new construction.

Zoning Designation: General Plan Designation:

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Zoe Rou Yuun Su

Telephone: [626] 215-4863

Address: 182 S. Orange Grove Blvd.

Fax: []

City Pasadena State: CA Zip: 91105

Email:

CONTACT PERSON: Michael Poremba

Telephone: [626] 215-8013

Address: same as above

Fax: []

City State: Zip:

Email:

PROPERTY OWNER NAME: Zoe Rou Yuun Su

Telephone: []

Address: same as above

Fax: []

City State: Zip:

Email:

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- ADJUSTMENT PERMIT, AFFORDABLE HOUSING CONCESSION OR WAIVER, CERTIFICATE OF APPROPRIATENESS, CERTIFICATE OF EXCEPTION, CHANGES TO APPROVED PROJECT, CONDITIONAL USE PERMIT, DESIGN REVIEW, DEVELOPMENT AGREEMENT, EXPRESSIVE USE PERMIT, FLOOR AREA RATIO (FAR) INCREASE, GENERAL PLAN AMENDMENT, HEIGHT AVERAGING, HILLSIDE DEVELOPMENT PERMIT, HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN), HISTORICAL RESEARCH/EVALUATION, LANDMARK TREE PRUNING, MASTER DEVELOPMENT PLAN, MASTER SIGN PLAN, MINOR CONDITIONAL USE PERMIT, MINOR VARIANCE, PLANNED DEVELOPMENT ZONE, PRELIMINARY PLAN CHECK, PREDEVELOPMENT PLAN REVIEW, RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT, SIGN EXCEPTION, TENTATIVE PARCEL/TRACT MAP, TEMP. CONDITIONAL USE PERMIT, TREE PROTECTION PLAN REVIEW, TREE REMOVAL, VARIANCE, VARIANCE FOR HISTORIC RESOURCES, ZONE CHANGE (MAP AMENDMENT), OTHER:

Note: Space for signature is on reverse side

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: _____

Date: 5-7-12

<p>For Office Use Only</p> <p>PLN # <u>2011-00492</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>5/7/12</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>XUJ</u></p> <p>FEES:</p> <p>BASE FEE:: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO</p> <p>PUBLIC ART REVIEW REQUIRED? YES NO</p> <p>TRANSPORTATION REVIEW REQUIRED? YES NO</p> <p>INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p>REVIEW AUTHORITY:</p> <p><input type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input checked="" type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input type="checkbox"/> PENDING</p> <p><input checked="" type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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Supplemental Application for
HISTORIC DESIGNATION

Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	Otho Sylvester A. Sprague House/Mayfair Mansion
2. Property Address:	182 S. Orange Grove Blvd. Pasadena, Ca 91105
3. Date of Original Construction	1902
4. Original Owner	Otho Sylvester A. Sprague
5. Architect / Builder:	Frederick L. Roehrig (architect-house) and Garrett Eckbo/EDAW (landscape)

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

(see attached)

SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.



LEGAL DESCRIPTION

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input checked="" type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.

Mayfair Mansion – 182 S. Orange Grove Blvd.

BRIEF DESCRIPTION OF PROPERTY

The Mayfair Mansion (also known as Otho Sylvester A Sprague House) is a Tudor Revival style residence constructed in 1902 and designed by master architect, Frederick L. Roehrig. A.B. Trill was the contractor of record.

An Architectural description has been prepared as part of a previous Application for Historic Designation and is attached to this application for reference.

SUPPLEMENTAL INFORMATION

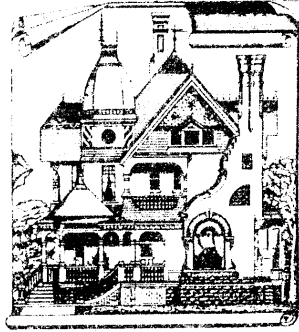
Significance: Mayfair Mansion is significant as an exceptional representation of the work of Frederick L. Roehrig, master architect and regionally significant to southern California. In addition to its historical value as the work of a significant architect, the residence is also an excellent example of the Tudor Revival Style – evidenced by hallmark features of the style including a steeply-pitched cross-gable roof form, half-timbering, and doorways elaborated with Tudor arches.

The additional unique aspect of Mayfair Mansion is its location on the old Ambassador College campus. This semi-public/private arrangement enhances the building's contribution to the public's collective awareness of the historic built environment. With views out almost all east-facing windows that feature the Great Lawn and Ambassador Auditorium.

Additional information about Roehrig's career and his body of work is attached.

LEGAL DESCRIPTION

(attached)



**THE BUILDING
BIOGRAPHER
TIM GREGORY**

- ❖ Building Histories
- ❖ Archival Consulting
- ❖ Cultural Resource Studies
- ❖ Historic Resources Surveys
- ❖ Local, State and National Landmarking

**182 SOUTH ORANGE GROVE BOULEVARD
("Mayfair")**

PASADENA

Former Addresses: 184 South Orange Grove (1902-ca. 1951)
165 Terrace Drive (alternate address, 1902-ca. 1969)

Style: Tudor Revival

Year of Completion: 1902

Architect: Frederick L. Roehrig, one of Southern California's earliest well-known architects. Please see the attached biographical information.

Builder: A. B. Tirrill, Pasadena.

First Owner: O. S. A. Sprague, a retired wholesale grocer from Chicago. The original property included Lots 1, 2, 4, and 5 of the Roscoe Thomas's Subdivision, approximately 2.75 acres. It measured approximately 207 feet north-to-south and ran 572 feet eastward from Orange Grove Boulevard (then Avenue) to Terrace Drive.

Otho Sylvester A. Sprague was born into an old New England family on May 13, 1839 in East Randolph, Vermont. After attending the Kimball Union Academy in Meriden, New Hampshire, he took a job as clerk in the general store of H. Holden & Company in East Randolph, eventually purchasing a partial interest. Mr. Sprague served in the Union Army as a sergeant at the beginning of the Civil War, but was forced to resign due to ill health. In 1863, he moved to Chicago where he joined his brother A. A. Sprague and Ezra J. Warner to establish Sprague, Warner & Company, a wholesale grocery business. It eventually became the largest such firm in the United States. Mr. Sprague also served as a director of the Pullman Railway Car Company, the Elgin Watch Company, and the Southern California Railway Company. Having amassed what was called one of the largest and finest private libraries in Chicago, he was very active in that city's cultural life. He was a founder and patron of the Chicago Art Institute and the Chicago Symphony Orchestra and was a member of the Chicago Club, the Chicago Literary Club, the Commercial Club, and the Union League. In 1871, Mr. Sprague married Lucia E. Atwood in

Malone, New York. They would have three daughters and three sons, two of whom died in childhood.

Still suffering from ill health, Mr. Sprague retired from business in 1894 and moved to the Pasadena area, as did many others seeking the warmth and clearer air of the Southwest. Mr. and Mrs. Sprague, initially residing in Sierra Madre, became well-known for their philanthropy. Following Mrs. Sprague's death in Chicago in 1901, her husband donated in her name all the costs for the new Sprague Memorial Building at the Pasadena Hospital and for the Sprague Memorial Institute for disease research and prevention in Chicago. Mr. Sprague passed away at the age of 69 on February 20, 1909, having enjoyed his new home for only seven years. A biographical article about Mr. Sprague and his obituary from the *Los Angeles Times* are attached.

After Mr. Sprague's death, title to the property was transferred to his son Albert Arnold Second Sprague, who moved into the house. The younger Mr. Sprague was active on the board of the Pasadena Hospital and also maintained the family's interests in Sprague, Warner & Company.

Original Building Permit: There is no original permit on file for this house. The City of Pasadena did not begin keeping permit records until late 1902, months after construction had begun on the Sprague house.

Cost to Build: \$22,600—a tremendous amount of money in 1902, when the average house could be built for less than \$5,000.

Other Building Permits: In the early 1920s, a permit was issued to repair a wood-shingle roof that had been damaged by a fire. The cost was \$200.

In July 1929, a rear porch was screened in at a cost of \$500. The G. Lawrence Stimson Company, a well-known building and designing firm, was the contractor.

Rotting studs were replaced in the early 1930s for \$100. New light fixtures were installed in March 1937.

Major electrical work occurred in 1944, 1945, and 1949. Repairs from fire damage, in the amount of \$3,000, were permitted in September 1945. In December 1946, a permit was issued to convert the building into a rooming house. J. Shelton Gordon of Pasadena was to be the contractor.

In August 1951, Ambassador College was issued a permit to add plumbing fixtures and make alterations at a cost of \$500. Mr. Gordon was again the contractor.

A number of permits were issued in mid- and late-1961 to replace fixtures and to construct a service porch addition. The addition was designed by well-known landscape architects Eckbo, Dean & Williams. An existing room was converted into a kitchen in August 1962 for \$150.

The old house was re-roofed with cedar shingles in August 1963.

The second floor was further remodeled and a lounge added to the first floor in 1966 for a total of \$13,000. A new forced-air furnace and an air-conditioning system were also installed at this time, replacing the old steam-heat system, for \$5,823. The owner acted as its own contractor.

Three earthquake-damaged chimneys were repaired in March 1971 for \$5,000. The owner again served as its own contractor. Sprinklers were installed in the building's attic in 1973.

Additional earthquake damage was repaired in December 1997, including a porch and two chimneys. The building was re-roofed with GAF Class A shingles in September 1998 for \$17,500.

Copies of some of these permits are attached.

Assessor's Records: The Pasadena City Assessor first visited the property probably in the year 1915 and recorded a three-story residence with a brick foundation, walls of plaster over metal-lath, a shingled roof with five gables, and plain wood trim. Heat was provided by five fireplaces and a steam heating system. There were 28 plumbing fixtures of "good" quality. Electric fixtures were also "good." Interior finishes were described as both "plain" and "special." A buffet and ten bookcases were built-in. Over-all construction quality of the house was rated "good"—the highest category available on the Assessor's form.

The Assessor estimated the square footage at 12,808 (which would have made the house one of the largest in Pasadena at the time). On the first floor were five living rooms (one was probably a dining room), one tiled bathroom, and a kitchen. The second floor contained three living rooms, five bedrooms, and five tiled bathrooms. Five more bedrooms, one bathroom, and two storage rooms occupied the third floor. The house had a total of fourteen hardwood floors. Five of the downstairs rooms were finished in oak. A basement, eight feet deep, was under the entire house.

The Assessor returned on November 6, 1929 to record completion of a screened-in porch.

On January 9, 1946, repaired fire damage was noted by the Assessor.

The Assessor further updated the building records on October 18, 1951; January 25, 1962; and March 7, 1967 to reflect the changes made when Ambassador College converted the structure into a dormitory. In 1967, the Assessor calculated a new room-count: a lobby, four bedrooms, two bathrooms, and two classrooms on the first floor; a lobby, seven bedrooms, and four bathrooms on the second floor; and five bedrooms and one bathroom on the third floor.

Copies of the City Assessor's building records are attached.

Other Owners and Residents: In 1915, the Sprague family sold their home to Nathan D. Bill, a retired paper and envelope manufacturer from Springfield, Massachusetts, who shared it with his wife Ruth. Also living on the site were Aron Hallstrom, a gardener, and his wife Bertha. Nathan Denison Bill, a native of Springfield, attended the Eastman Business College and was only 20 years old when he started his paper-making business in 1875. He was very active in business and social institutions of his home-town, serving as a park commissioner, a public library board-member, and a director of the Union Trust Company. He was also a member of the Union Club of Boston and the Urban League of New York. A biographical article on Mr. Bill is attached.

Around 1919, Jacob Mortenson (1848-1924) became the owner. Residents of Oak Park, Illinois, Mr. Mortenson and his wife Ida M. Mortenson used their Pasadena residence only as a winter home. Born in Denmark, Mr. Mortenson was what they called at the time "a self-made man." He rose from poverty to become one of the foremost lumbermen in North America. He was also a director of a number of organizations, including the Security National Bank of Pasadena, the Standard Trust & Savings Bank of Chicago, and the Avenue State Bank of Oak Park. Mr. Mortenson also belonged to the Valley Hunt Club and the Midwick and Annandale Golf Clubs. A copy of his obituary from the *Los Angeles Times* is attached. Mrs. Mortenson gained sole ownership of their Pasadena property in 1925, following her husband's death.

Ernest C. May, a financial executive, occupied the property in 1927 with his wife Margaret and two daughters. They did not become the owners until the following year. Margaret was the daughter of Mr. and Mrs. Mortenson. Ernest Crawford May (1889-1974) was a native-born Pasadenan, attending Throop Polytechnic (the precursor of Caltech). At the age of seventeen, he began his career at the First National Bank of Pasadena, which his father had helped organize. Later on, Mr. May became a vice-president of Security National Bank and was associated with Andrew W. Stewart & Company, a bond broker located at 234 East Colorado, Room 102. He subsequently worked for the William R. Staats Company, also in the bonds business, at 311 East Colorado. Mr. May was described as "socially very popular," being a member of many organizations, such as the Valley Hunt Club, the Overland Club, and the Newport Harbor and California Yacht Clubs. He had enlisted in the U.S. Navy during World War I and continued to serve in the reserves for many years, rising to the rank of Commander. During his later years, Mr. May lived in Santa Barbara. Biographical articles on Mr. May are attached. Mr. and Mrs. Hallstrom stayed on as the property's caretakers throughout the ownership of the Mortenson and May families.

In 1935, Michael A. Iogolevich, a physician, obtained ownership. He shared the house with his wife Marie. Isaac and Julia Parks, who acted as caretakers, were the sole occupants of the property in 1941 and 1942.

May M. Bosca, the widow of E. E. Bosca, took possession around 1943. She converted the house into the Bosca School for Boys. By 1945, J. H. Archibald had become the owner.

Harry S. Hitchcock, an engineer, and his wife Janet were the residents of the house by 1947. The front part of Lot 1 facing Orange Grove was subdivided off and an apartment house built in 1948.

In 1951, Ambassador College purchased the old Sprague house to add to its new campus. The College converted it into a girls' dormitory, called the Mayfair Building.

Notes: The impending construction of the Sprague house was announced in the June 26, 1902 issue of the *Pasadena Star* newspaper. It was described as a "two-story attic and basement frame, stone, and brick residence." A copy of the announcement is attached.

A 1906 photograph of the house and its extensive grounds was found in the collection of the Pasadena Museum of History. A copy of the image is attached.

The April 1908 issue of the *Arrowhead* magazine featured a photograph of the Sprague house. A much-magnified copy of the image is attached.

The Sprague house was featured on a walking tour of the Ambassador College campus conducted by Pasadena Heritage in May 2007. Part of the docent script is attached.

Significance: As of this writing, the Sprague house is being considered by the City of Pasadena for City Landmark status.

Sources:

Los Angeles Public Library
City of Pasadena, Planning and Development Department (Design & Historic
Preservation Section)
Pasadena Public Library
Pasadena Museum of History (Research Library and Archives)

Carew, Harold D. *History of Pasadena and the San Gabriel Valley*, vol. II.
Chicago, S. J. Clarke, 1930.

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*.
Salt Lake City, Gibbs-Smith, 2003.

McAlester, Virginia and Lee. *A Field Guide to American Houses*.
New York, Knopf, 1984.

The National Cyclopaedia of American Biography, vol. 15 (1916).

City Directories: 1902

Arrowhead: April 1908

Los Angeles Times: February 22, 1909; May 27, 1924

Pasadena Evening Star: June 26, 1902

Pasadena Star-News: April 7, 1916; November 23, 1916; January 31, 1942

Internet Resources, including California Index, California Death Index,
Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times*
Database.

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e-mail: timgregory@sbcglobal.net

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FREDERICK L. ROEHRIG

Architect

Frederick Louis Roehrig was born in Le Roy, New York on December 24, 1857, the son of Frederick Louis Otto Roehrig and Caroline (Smith) Roehrig. The older Roehrig was a medical doctor and also a professor of Oriental and Arabic languages at Cornell University. The younger Frederick graduated from Cornell with a Bachelor of Architecture degree in 1883. From there, he went on to study in England and France, like so many of his generation. He returned to the United States in 1884 to marry Mary Gavina Hungerford of Ithaca, New York.

The Roehrigs moved to Pasadena in 1886 at the height of a building boom. Frederick, although quite young by professional standards, practiced architecture very successfully, receiving commissions from many wealthy new Pasadenans. He designed the City's first hospital and the first buildings of the Pasadena Presbyterian Church. Roehrig's father, nearing retirement age, also moved to Pasadena and both families lived near each other in the 500 block of South Oakland Avenue until the older Roehrig's death in 1908. Although Frederick had relocated his offices to Los Angeles by 1890, he still remained active in Pasadena, helping to draw up the City's first building code. He was also a founding member of the California State Board of Architectural Examiners, who made sure only qualified people could practice as "architects". Roehrig was granted California's second architectural license. He was also active in the Southern California Chapter of the American Institute of Architects.

Having been trained as an architect in the classical tradition and having come from an eastern family with a strong academic background, Roehrig's early buildings reflected these conservative influences. His first residences (now mostly destroyed) were reminiscent of H. H. Richardson and early Stanford White buildings. In 1889, in partnership with Seymour Locke, Roehrig designed the two portions of the Green Hotel which still exist (now 99 South Raymond Avenue)--perhaps his most famous local work. The buildings are a mixture of Mission Revival and Islamic architecture. As the Arts and Crafts movement gained momentum, many of Roehrig's designs began to take their place within the less dramatic Craftsman mode. He eventually became versatile in many styles: Queen Anne, Mission Revival, Period Revival, Prairie, and Mediterranean. He created many fine residences in San Diego, Santa Barbara, Riverside, and Los Angeles, as well as in Pasadena. He also made his mark in the design of commercial and industrial buildings, such as powerhouses connected with the Los Angeles Aqueduct.

Frederick Roehrig was characterized as a quiet, dignified man, devoted to his profession and to his wife and three children. He was said to have been very meticulous, not only in his work but also in his personal life. Roehrig continued working during the 1930s. He died at the age of 90 on October 7, 1948.

Some local Roehrig designs that still exist include:

654 East Mariposa Street, Altadena (1888)
707 South St. John Avenue (1890)
1247 North Garfield Avenue (1891)
297 South Orange Grove Blvd. (1894)
107 North Orange Grove Blvd.—formerly at
362 South Los Robles Avenue (1896)
721 South St. John Avenue (1897)
357 South Lorraine Blvd., Los Angeles (1898)
2263 South Hoover Blvd., Los Angeles (1900)
182 South Orange Grove Blvd. (1902)
328 Bellefontaine Street (1904)
100 West State Street (1906)
805 South Madison Avenue (1908)
280 South Orange Grove Blvd. (1909)
The Finnish Folk Art Museum on the Pasadena Historical
Museum grounds--originally a garage moved from 1003
South Orange Grove Blvd. (1909)
1231 South El Molino Avenue (1910)
499 Prospect Terrace (1911)
500 Bellefontaine Street (1917)

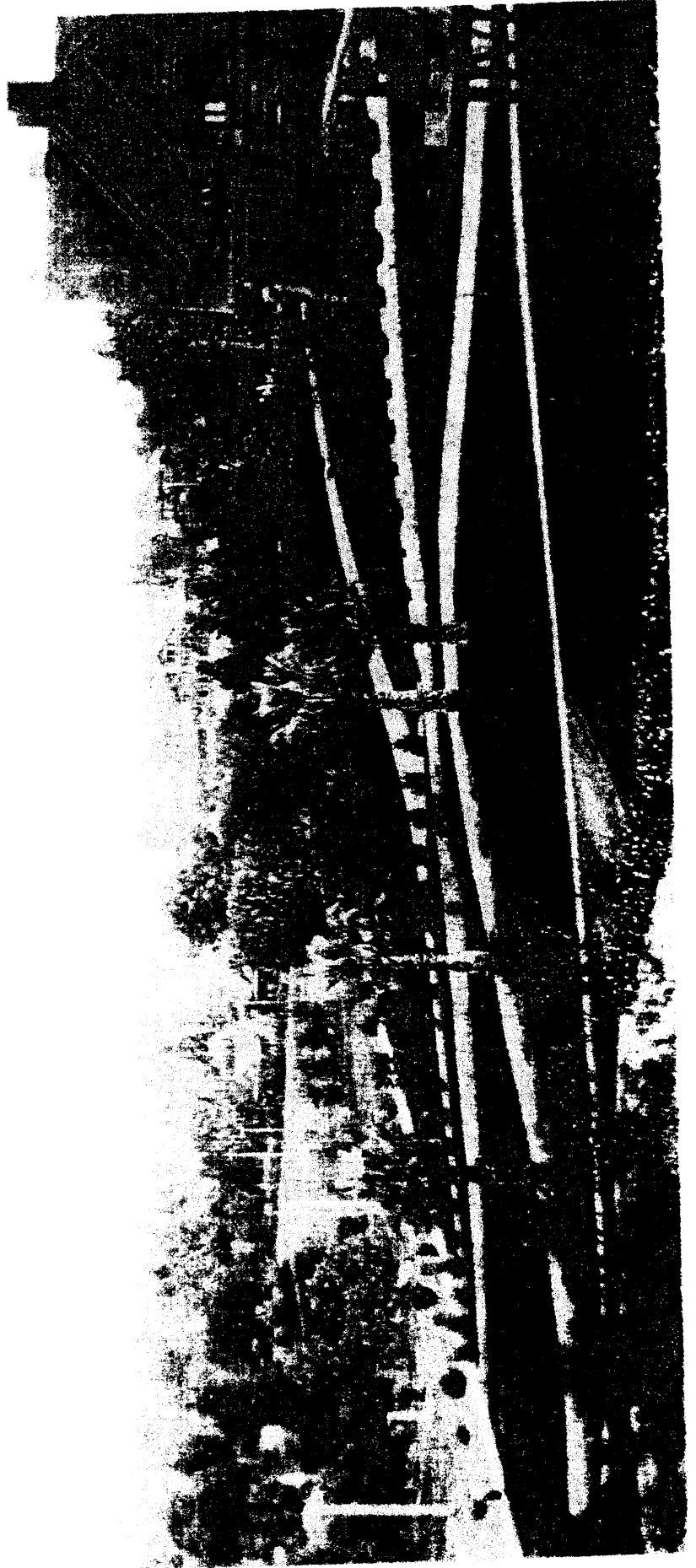
Sources:

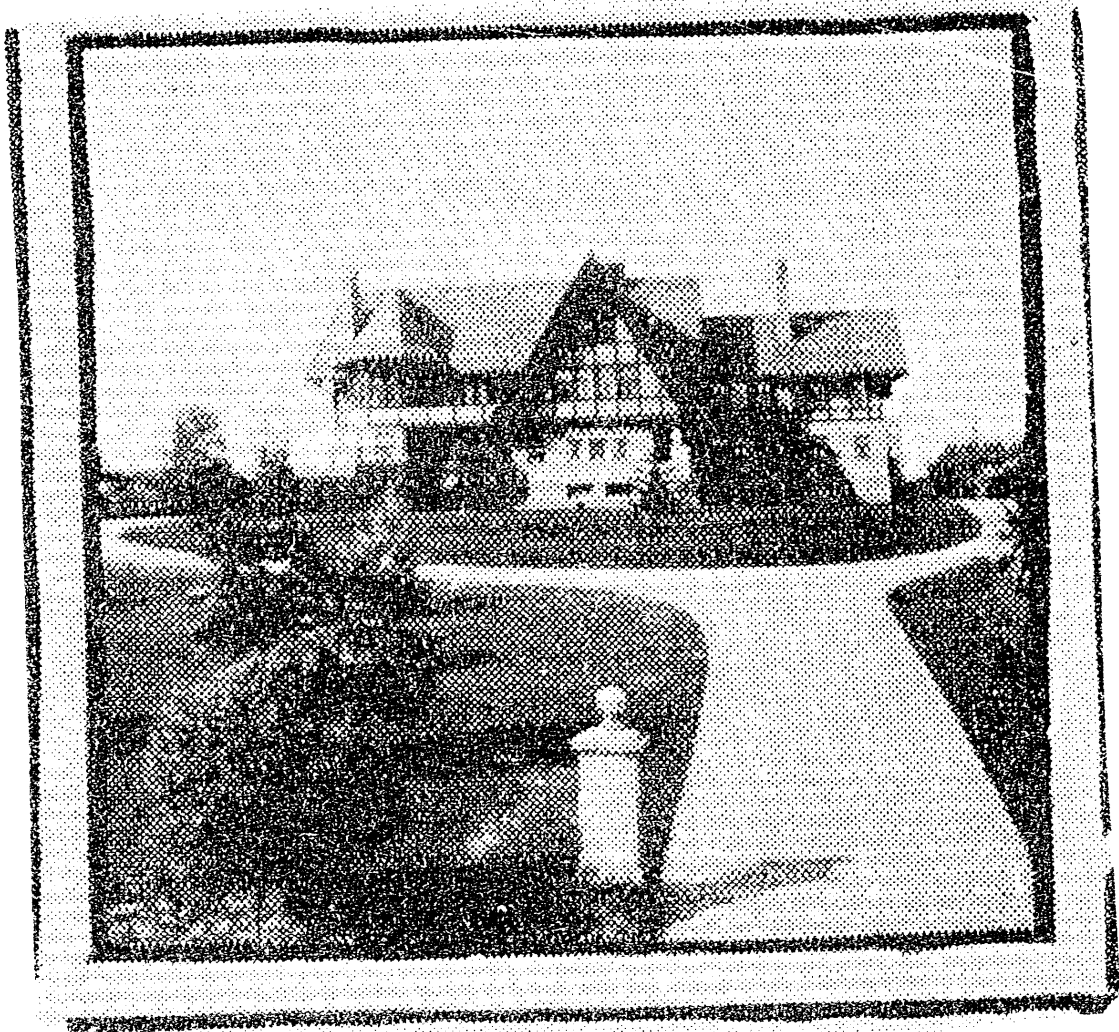
Andersen, Timothy J., ed., et. al. *California Design 1910*. Santa Barbara, Peregrine Smith, 1980.
Who's Who In the Pacific Southwest. Los Angeles, Times-Mirror, 1913.
Pasadena Star-News: May 25, 1916; October 11, 1948.

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December 2007

PASADENA MUSEUM OF HISTORY
Benshoff Collection
Taken 1906--north side of Sprague house on right





O S A SPRAGUE
SO ORANGE GROVE

Arrowhead
April 1908; p. 3