



ATTACHMENT B









11/14/2007









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State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

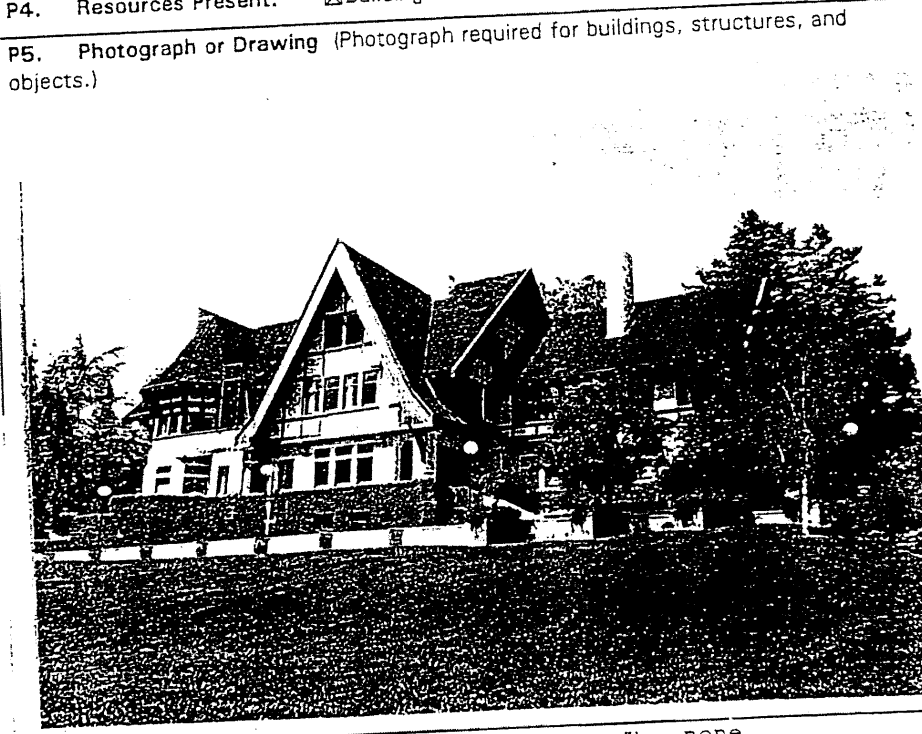
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S1

Page 1 of 6 Other Listings \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

P2. Resource Identifier: 182 South Orange Grove Blvd. (184 South Orange Grove Blvd.)  
Location: a. County Los Angeles and (Address and/or UTM Coordinates. Attach Location Map as required.)  
b. Address 182 South Orange Grove Blvd. Zip 91105  
City Pasadena mE/ \_\_\_\_\_ mN \_\_\_\_\_  
c. UTM: USGS Quad \_\_\_\_\_ (7.5'/15') Date \_\_\_\_\_ ; Zone \_\_\_\_\_  
d. Other Locational Data (e.g., parcel #, legal description, directions to resource, additional UTMs, etc., when appropriate): \_\_\_\_\_

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):  
See Continuation Sheet

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District



P6. Date Constructed/Age:  
 Prehistoric  Historic  Both  
1902

P7. Owner and Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

P8. Recorded by (Name, affiliation, and address): Lauren Weiss  
Bricker Ph.D., & Janet  
Tearden, M.A.  
Redlands, CA 92373

P9. Date Recorded: 10/9/96

P10. Type of Survey  Intensive  
 Reconnaissance  Other  
Describe: West Gateway/  
Urban Village Specific  
Plan, City of Pasadena

P11. Report Citation (Provide full citation or enter "none"): none

Attachments:  NONE  Map Sheet  Continuation Sheet  Building, Structure, and Object Record  Linear Resource Record  
 Archaeological Record  District Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

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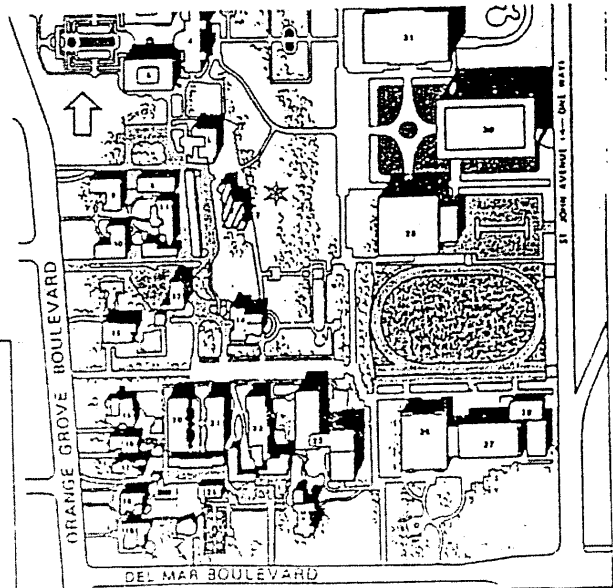
- B1. Resource Identifier: 182 South Orange Grove Blvd.  
B2. Historic Name: Otho Sylvester A. Sprague House  
B3. Common Name: Mayfair (Ambassador College)  
B4. Address: 182 South Orange Grove Blvd. (164 South Orange Grove Blvd.)  
City: Pasadena County: Los Angeles Zip: 91105  
B5. Zoning: \_\_\_\_\_ B6. Threats: none known  
B7. Architectural Style: Tudor Revival  
B8. Alterations and Date(s):  
Original 2-story garage demolished 1949; Extensive interior remodeling to convert building for use as a dining hall/classrooms (1961) and dormitory (1966). Pergola added to west facade (1986)  
B9. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
B10. Related Features: none

- B11. Architect: Frederick L. Roehrig Builder: A.B. Trill  
B12. Historic Attributes (List attributes and codes): HP2-Single Family Property  
B13. Significance: Theme: Residential Architecture Area: City of Pasadena  
Period of Significance: 1902 Property Type Residence Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
See Continuation Sheet

- B14. References:  
See Continuation Sheet

- B15. Evaluator: Bricker/Tearden  
Date of Evaluation: 10/9/96

(This space reserved for official comments.)





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI #/Trinomial \_\_\_\_\_

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Continuation  Update

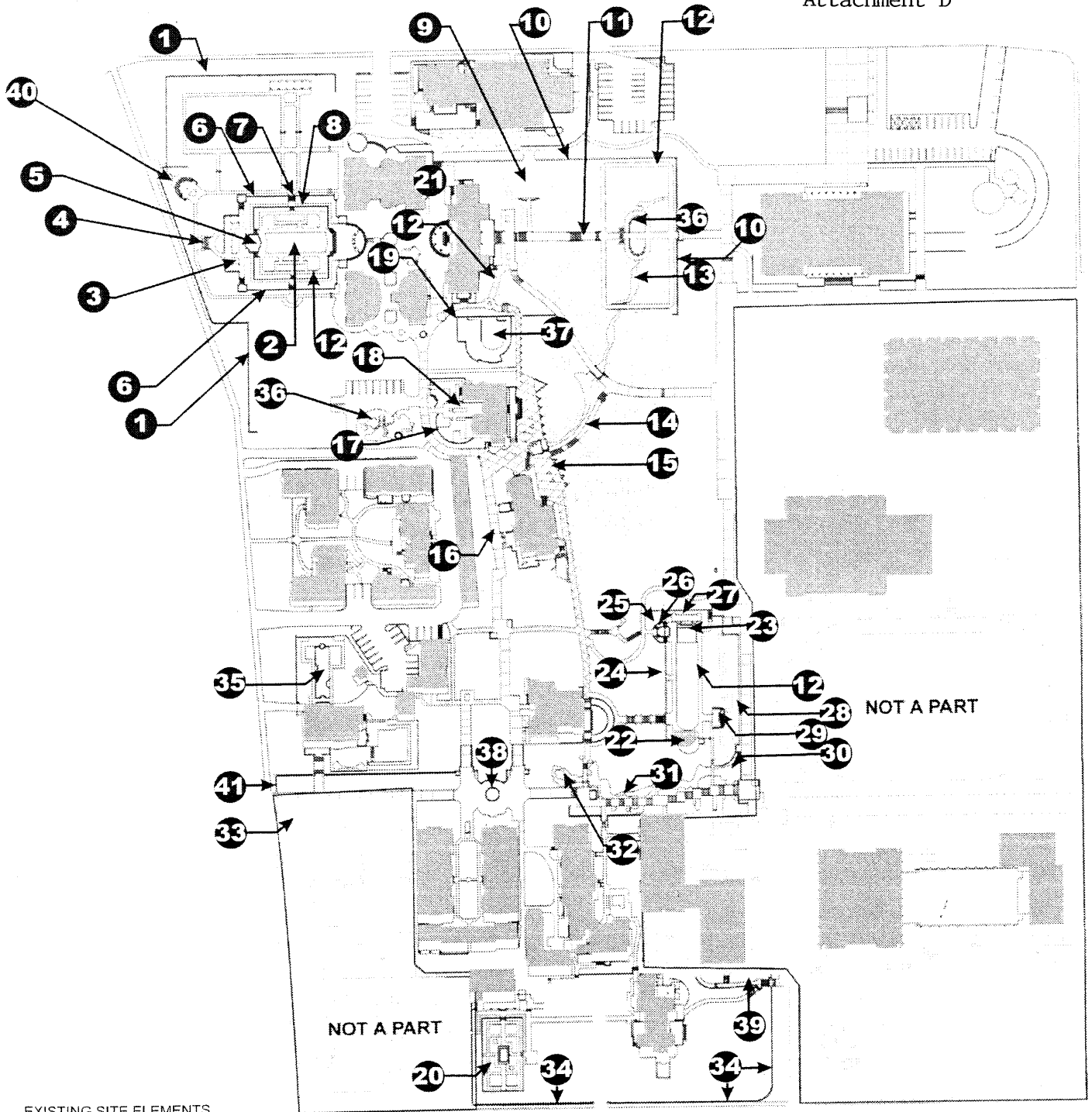
Resource Identifier: 182 South Orange Grove Blvd. (184 South Orange Grove) Pasadena

**P3. Description:**

This large, two-story, with attic and basement single family dwelling (altered to dining hall/classrooms and dormitory) is located mid-block between the east side of South Orange Grove Boulevard and (the vacated) Terrace Drive, between Green Street and West Del Mar Boulevard. Originally, a two-story garage (initially known as a barn) was constructed west of the house, with access from a curvilinear driveway from Terrace Drive. The entrance to the house is located on the east facade, within a recessed porch that is located at the northeast corner of the central mass of the building. As a component of the Ambassador College campus, the principal entrance was moved the west facade; the addition of a pergola (1986) adjacent to the walkway further emphasized the means of access to the building.

The irregular plan Tudor Revival style house is oriented on a northwest/southeast axis. The architectural imagery of the building is conveyed through the fairly sharply pitched, shingle-clad cross gable roof, the grid-like half-timber pattern located in the gable ends, and other features that emphasize the verticality of the building. However, the horizontal extension of the dwelling, north and south of its central gabled mass, creates a balanced architectural form. The large scale, and heavy wooden members of the roof reflect the contemporary aesthetic of the Arts and Crafts Movement. A variety of double-hung and awning windows are located within the first story; horizontal bands of double-hung windows are framed by the half-timber pattern of the second floor.





**EXISTING SITE ELEMENTS**

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| 1. DECORATIVE WALLS WITH URNS   | 15. ENHANCED PAVING AND WALLS (ECKBO) | 30. MAN-MADE STREAM (GROVE STREAM)       |
| 2. WATER FEATURE TO BE RESTORED | 16. ENHANCED PAVING                   | 31. WALKWAY AND STAIRS                   |
| 3. TRELLIS                      | 17. WALL                              | 32. MAN-MADE STREAM                      |
| 4. GARDEN STAIRS                | 18. WATER FEATURE AND GARDEN          | 33. DECORATIVE WALL WITH URNS            |
| 5. WATER FEATURE                | 19. WALL                              | 34. CLINKER BRICK WALL                   |
| 6. GARDEN WALL AND BALUSTRADE   | 20. DEL MAR ROSE GARDEN               | 35. REFLECTING POOL                      |
| 7. STAIRS                       | 21. TERRACE                           | 36. MEDITERRANEAN GARDEN                 |
| 8. GARDEN WALL                  | 22. PAVILION                          | 37. ECKBO COURTYARD                      |
| 9. GRAVEL MOTOR COURT           | 23. WATER FEATURE                     | 38. CIRCLING BIRDS FOUNTAIN              |
| 10. DECORATIVE WALL WITH URNS   | 24. DECORATIVE WALL AND BALUSTRADE    | 39. CLINKER BRICK STAIRS                 |
| 11. WALKWAY AND STAIRS          | 25. GARDEN STAIRS AND WALL            | 40. DECORATIVE ENTRY GATE                |
| 12. WALKWAY                     | 26. WATER FEATURE                     | 41. DECORATIVE WALL WITH METAL WORK GATE |
| 13. MAN-MADE STREAM (MAYFAIR)   | 27. TRELLIS                           |  |
| 14. WALKWAY AND STAIRS          | 28. DECORATIVE WALL                   |  |
|                                 | 29. WATER FEATURE                     |  |

SOURCE: Jones & Stokes



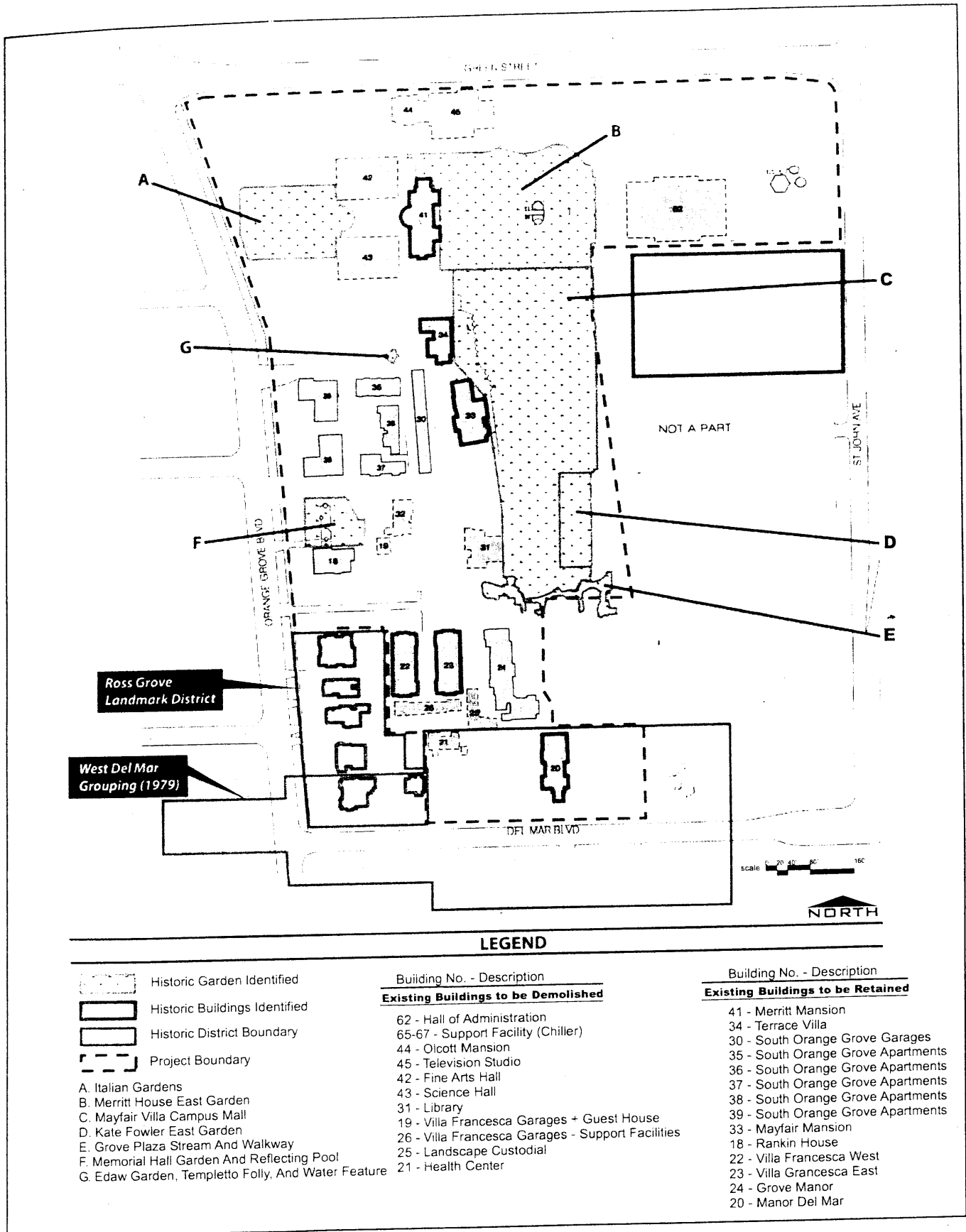
Scale: 1" = 20' 0"



FIGURE 3.4-14

EXISTING SITE ELEMENTS PLAN





SOURCE: Jones & Stokes

FIGURE 3.4-2

HISTORIC RESOURCES MAP



Ambassador West Project  
 Environmental Impact Report

CITY OF PASADENA



## ATTACHMENT E

### EFFECTS OF HISTORIC DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

#### Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

#### Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

#### Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.