

ATTACHMENT B



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

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	<i>Pasadena Orange Grove Homeowners Assoc.</i>
2 Property Address	<i>305-339 S. Orange Grove Blvd.</i>
3 Date of Original Construction	<i>1958</i>
4 Original Owner	<i>multiple (18 units)</i>
5 Architect / Builder	<i>J. G. Resh</i>

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.

Entire site - 4 buildings - 18 units - detached garages

See on file Primary Record (DPR)

See photos on file in HP office

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



Supplemental Application for
HISTORIC DESIGNATION

LEGAL DESCRIPTION *Attached*

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 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 checked="" 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.

*See letter from HP office, May 31, 2016
from Jason Wasmund, Asst. Planner*

PASADENA ORANGE GROVE HOA

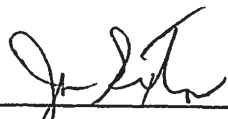
From: Board of Directors
To: City of Pasadena
Re: Historic Landmark Designation

The Board of Directors of the Pasadena Orange Grove Homeowners Association ("HOA") met on Wednesday, July 20, 2016. During the course of that meeting, the Board of Directors authorized Phyllis Mueller (a member of the Association), to pursue the granting of Historic Landmark Designation for the Association's properties. Phyllis is a member of the Association and resides at 317 South Orange Grove Boulevard, Pasadena, California, 91105.

The Board of Directors authorized Phyllis to take whatever steps were reasonably necessary to accomplish the goal of achieving the designation. The authorization was subject to her obtaining a majority of signatures of the members of the Association approving the Board's recommendation that Historic Landmark Designation be sought.

You will find attached a document indicating that an overwhelming number of Homeowners have approved the effort to seek Historic Landmark Designation status.

We look forward to taking whatever steps are required in order to be granted the Historic Landmark Designation.



Jon Sexton, President

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 4S1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page (1) of (2)

Resource Name or # (Assigned by recorder) *The Orange Grove*

P1 Other Identifier

P2 Location Not for Publication Unrestricted
and (P2b and P2c or P2d Attach a Location Map as necessary)

a County *Los Angeles*

b USGS 7 5' Quad

Date

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c Address *305-339 South Orange Grove Boulevard*

City *Pasadena*

Zip *91105*

d UTM (Give more than one for large and/linear resources)

mE/

mN

e Other Locational Data Assessor's Parcel Number *5714-005-(multiple lots)*

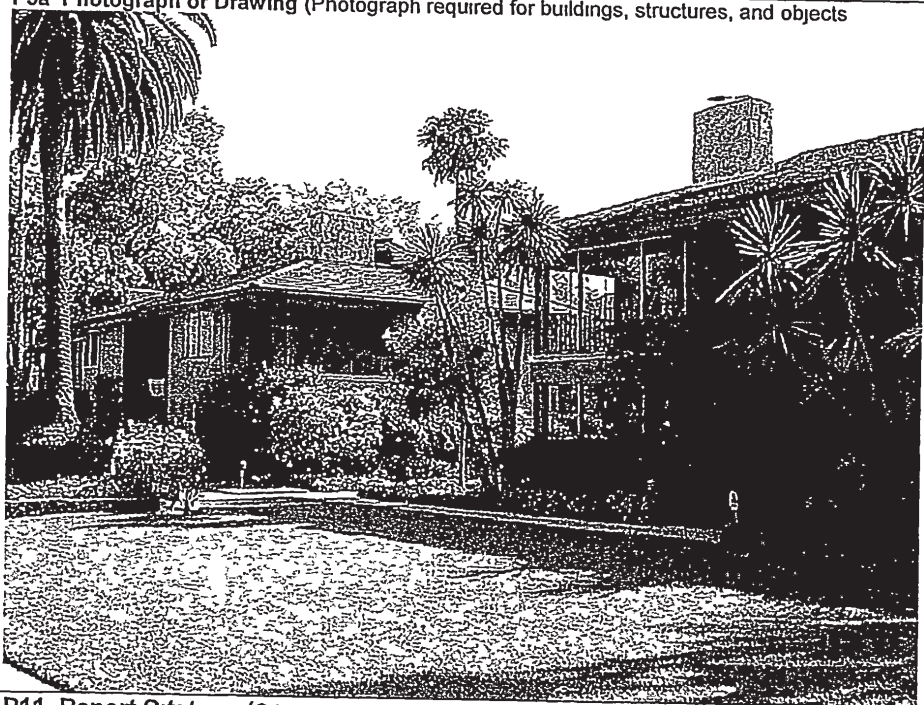
P3a Description (Describe resource and its major elements Include design, materials, condition, alterations, size, and se

These four Vernacular Modern apartment buildings were constructed in a garden setting in 1958 They are "L"-shaped, and situated to create semi-private courtyards and common areas on the property Roofs are hipped with shallow, vented gables at the apex and covered with simulated shake shingles Chimneys sheathed in rock veneer pierce the roof near the edges Exterior surfaces are a mixture of medium smooth stucco and board-and-batten cladding Windows are aluminum-framed sliders, fixed, or jalousie Elevations are complex with projecting, squared bays, recessed stairwells, and cantilevered balconies Projecting wooden grids are suggestive of pergolas Painted, steel posts decorated with squared spiral elements support various porch roofs and balconies Many original sconces and hanging light fixtures are brass-plated starburst designs Flat, projecting porch roofs shelter the entries Concrete paths lead to porches with concrete floors Exterior stairs covered in thick magnesite with iron railings lead to the second floor apartments A swimming pool and recreation area is located on the northwest corner of the property Mature, subtropical landscaping consists of many varieties of palms, ferns, shrubs, flowering bushes, and trees A row of attached garage stalls is between the pool and the apartments on the north side The buildings are well maintained and in excellent, original condition

P3b Resource Attributes (List attributes and codes) *HP3 – Multiple Family Property*

P4 Resources Present Building Structure Object Site District Element of District Other (Isolates, etc)

P5a Photograph or Drawing (Photograph required for buildings, structures, and objects



P5b Description of Photo (View, date, accession #)

*View toward west and north elevations
May, 2002*

P6 Date Constructed/Age and Sources

Prehistoric Historic Both
*1958 – City of Pasadena Building Permits,
Tax Assessor Records*

P7. Owner and Address

multiple property owners

P8 Recorded by (Name, affiliation, and address)

*Peter Moruzzi
Historic Resources Consultant
2935 Angus Street, Los Angeles, CA 90039*

P9 Date Recorded *May 2002*

P10 Survey Type (Describe)
Intensive survey

P11 Report Citation (Cite survey report and other sources, or enter "none")

None

Attachments NONE Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page (2) of (2)

NRHP Status Code 4S1

Resource Name or #. (Assigned by recorder) *The Orange Grove*

- B1 Historic Name *The Orange Grove*
B2 Common Name *Same*
B3 Original Use *Multiple Family Residence*
B4 Present Use *Multiple Family Residence*
B5 Architectural Style: *Vernacular Modern*
B6 Construction History (Construction date, alterations, and date of alterations)
June 17, 1958 Apartment building
April 5, 1966 Reroof garages
November 22, 1966 Add to existing block wall Add new block wall

- B7 Moved? No Yes Unknown Date Original Location
B8 Related Features
None

- B9a Architect *J G Resh* b Builder *E G Howe*
B10 Significance Theme *Multiple Family Housing* Area
Period of Significance *1958* Property Type. *Multiple Family Property* Applicable Criteria *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope Also Address integrity)

This property may become eligible for individual listing in the National Register of Historic Places once it becomes old enough to meet the Register's 50-year requirement It is an intact, well-executed example of Vernacular Modern architecture as applied to a multi-family garden development in post-WWII Pasadena Characteristic elements of the Modern style include asymmetry, medium smooth stucco finish, metal-framed sliding, casement, and jalousie windows, metal posts, cantilevered balconies and porch roofs, and minimal applied ornamentation Built on expansive, lushly landscaped grounds, this post-WWII, vernacular Modern apartment complex sublimely blends the manmade with the natural Taking full advantage of postwar materials and design trends, the two-story buildings employ wide expanses of plate glass to enhance the indoor/outdoor experience A promotional brochure from 1958 describes the complex as "deluxe apartment homes" offered fee-simple and not as rentals The brochure describes "commodious bedrooms with a luxuriant bath for every queenly bedroom in the development!" The pool is "tastefully remote, yet immediately accessible" with its "delightfully terraced garden" Also, "a private patio or patio balcony is a feature of each 'Orange Grove' home, assuring delightful all year indoor-outdoor living enjoyment" Finally, "the entire development is completely landscaped in keeping with the rich traditional background of Pasadena's fabulous 'millionaire's row'" Spaciousness, high quality workmanship and materials, planned gardens, view corridors and a park like street appearance all contribute to a unique, comfortable, visually interesting living environment for residents, pedestrians and motorists Original building permits indicate that the building was constructed in the I M Hills subdivision with fourplexes valued at \$59,000 and the six-unit building valued at \$89,000 The original owner was Mudgett Development Company

- B11 Additional Resource Attributes (List attributes and codes) *HP3 – Multiple Family Property*

- B12 References
City of Pasadena Building Permits
Tax Assessor Records

B13 Remarks

- B14 Evaluator *John Steinmeyer*
Date of Evaluation *May 28, 2002*

(This space reserved for official comments)

