

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 Upper Busch Gardens Cultural Landscape Historic District

other names/site number Busch's Sunken Gardens



2. Location

street & number 960, 970, 980, 1001, 1010 – 1050, 1060 Stoneridge Drive;

570 & 571 Busch Place; 570, 571 & 579 Garden Lane;

475 & 485 Orange Grove Circle; 477 & 485 Madeline Drive;

1021 S. Orange Grove Boulevard

<input type="checkbox"/>
<input type="checkbox"/>

not for publication

city or town Pasadena

vicinity

state California

code CA

county Los Angeles

code 37

zip code 91105

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/Title

Date

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

Upper Busch Gardens Cultural Landscape
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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.)

- private
 public - Local
 public - State
 public - Federal

Category of Property
 (Check only one box.)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	28	buildings
1		sites
27	1	structures
1		objects
30	29	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Historic Designed Gardens in Pasadena

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

LANDSCAPE/Garden

Current Functions
 (Enter categories from instructions.)

DOMESTIC/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

N/A

Materials

(Enter categories from instructions.)

foundation: N/A

walls: N/A

roof: N/A

other: _____

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Upper Busch Gardens Cultural Landscape Historic District is a group of single-family residential properties in southwest Pasadena that have remnant features of extensive botanical gardens that were built on the estate of Adolphus and Lilly Busch. Construction of the gardens began in 1904 and they were open to the public from 1906 to 1928 and sporadically between 1933 and 1938. The property originally included a mansion called "Ivy Wall" on the property at 1021 S. Orange Grove Blvd., built in 1898 and sited near Orange Grove Boulevard, which was known as "Millionaire's Row" for the proliferation of large estates built by wealthy property owners. The upper gardens, which were 16 acres in size, extended west from the house to Arroyo Drive (now South Arroyo Boulevard), a distance of approximately 1,000 feet, and eventually extended south to Madeline Drive. The gardens were characterized by terraced hillsides, meandering pathways, ponds, bridges, planters, fountains and specimen landscape species. The gardens were subdivided and developed with single-family housing beginning in 1937 and the Ivy Wall mansion was demolished in 1952. All of the properties within the district boundaries have remnant features from Busch Gardens including concrete pathways, rock steps and retaining walls and mature trees; a few properties have larger features including concrete faux bois railings, bridges and decorative features; rock planters; decorative concrete walls; and fountains and ponds. The most significant property in the district, 485 Madeline Drive, also has a building called the Old Mill that was expanded and converted to a single-family residence after closure of the gardens. The properties in the district represent the context "Gardens of Health and Pleasure, Early Resorts and Estate Gardens in Pasadena 1873-1929" and the property type "Busch Gardens Significant Historic Features, 1904-1937" identified in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena."

Narrative Description

The district is comprised of 21 separate properties totaling 10.27 acres in size. All of the properties have single-family residences on them that are non-contributing to the district. The properties vary in the extent of Busch Gardens features they contain, with some having a single pathway and others having more extensive features and structures. A description of each property is below:

- 1. 455 Arlington Drive

One non-contributing building (house)

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Although this property was within the original boundaries of Upper Busch Gardens, no significant historic features remain. It is included in the boundaries of the district because it is flanked by properties that have significant historic features on them.

2. 570 Busch Place

One contributing object (concrete faux bois fountain), one contributing structure (concrete path) and two non-contributing buildings (house and garage)

This property is at the western end of the district and is relatively flat with some sloping portions towards the eastern end of the property behind the house. At the north-central portion of the property, adjacent to the driveway, is a concrete faux bois fountain that resembles a sculptural arrangement of logs. An Arroyo-stone lined concrete pathway is behind the house. A house with attached garage was built in 1938 and is noncontributing to the district.

3. 571 Busch Place

One contributing structure (concrete path) and one noncontributing building (house with attached garage)

This property is at the western end of the district and is relatively flat with some sloping portions towards the eastern end of the property behind the house. An Arroyo-stone lined concrete pathway is behind the house, which was built in 1951 and is noncontributing to the district.

4. 570 Garden Lane

One contributing structure (network of concrete paths with steps, rock retaining walls and rock planters), one non-contributing building (house with attached garage)

This property is at the western end of the district and is relatively flat with a steep upward slope towards the eastern end of the property behind the house. The sloping portion has a path and stairs, retaining walls and rock planters winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. A house with attached garage was built on the property in 1937 and is non-contributing to the district.

5. 571 Garden Lane

One contributing structure (concrete paths with rock retaining walls), two non-contributing buildings (house and detached garage)

This property is at the western end of the district and is relatively flat with a steep slope towards the eastern end of the property behind the house. A concrete path edged with Arroyo stones and retaining walls is at the peak of the hill. A house with attached garage was built on the property in 1948 and is non-contributing to the district.

6. 579 Garden Lane

One contributing structure (network of concrete paths with steps, rock retaining walls and rock planters), two non-contributing buildings (house and detached garage)

This property is at the western end of the district and is relatively flat with a steep upward slope towards the eastern end of the property behind the house. The sloping portion has a path and stairs with retaining walls and rock planters winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. A house with attached garage was built on the property in 1951 and is non-contributing to the district.

7. 477 Madeline Drive

One contributing structure (one concrete pathway with rock retaining wall), one non-contributing building (house with attached garage)

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This property is at the southeastern corner of the district and, although it is relatively flat, it has a steep upward slope at the southern end causing it to be elevated substantially above street level. The slope has a single narrow terrace approximately mid-way between the flat peak and the base at the street level that has a concrete path edged with Arroyo stones. A rock retaining wall is at the base of the slope along the street. A house with attached garage was built on the property in 1956 and is non-contributing to the district.

8. 485 Madeline Drive

Two contributing structures (extensive network of concrete paths with steps, rock retaining walls and rock planters; one man-made pond), one contributing building (Mill building, converted to single-family house), one non-contributing building (detached garage)

This sloping property at the southern end of the district is the most significant property in the district because it retains the greatest number of features from the original gardens, as well as the only remaining building. The property is elevated substantially from street level similar to the adjacent easterly property at 477 Madeline Drive and the pathway on that property connects to the pathway at 485 Madeline Drive, which has an extensive network of pathways and stairs traversing the hilly property. In roughly the eastern center of the property is an original building from Busch Gardens that was known as the "Old Mill." The original building had an irregular plan with a footprint approximately 546 square feet in size and was four stories high. A two-story addition, attached to the southeast corner of the original building, was constructed in 1946 and 1955 to increase the living space in the building to allow for use as a single-family residence. The original portion of the building remains evident on the exterior and has a steeply sloped gabled roof and exterior walls of stone on the first three levels and stucco on the fourth level. Wood half-timbering is placed over the exterior wall materials. The building has wood rectangular and arched windows, some of which have diamond-pane leaded glass. A water wheel is attached to the northern façade of the house, where a waterfall formerly flowed. The area above the water wheel was converted to an outdoor patio for the residence, which has interrupted the flow of water over the wheel. Below the wheel, the former stream and a small pond remain evident. The stream originally flowed under a bridge into a large pond on what is now the adjacent westerly property at 1060 Stoneridge Drive. A detached garage and carport were built at the northwest corner of the property, with driveway access from Stoneridge Drive, in 1965.

9. 1021 S. Orange Grove Boulevard

Two contributing structures (retaining wall & gate), five non-contributing buildings (multi-family residential buildings)

This relatively flat, terraced property was the former site of the "Ivy Wall" mansion which Adolphus and Lilly Busch purchased in 1904. The only remaining features from the site are a retaining wall along the south property line and a metal gate within this wall toward the western end of the property. The property was redeveloped with multi-family housing in five separate buildings in 1953.

10. 475 Orange Grove Circle

One contributing structure (rock planters and concrete faux bois railings and decorative features), one non-contributing building (house and attached garage)

This property is relatively flat with a gently sloping terraced hillside at the western end of the property, behind the house. The property was within a portion of the garden known as the annex, which was added to the garden in 1910 and sold to John Shedd in 1917. The hillside slope has a series of circular rock planters built into it and a pathway at the base that appears to be a newer concrete unit paver design. Along the pathway are some original concrete faux bois log railings and other decorative features. A house with attached garage was built in 1932 and is non-contributing to the district.

11. 485 Orange Grove Circle

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Two contributing structures (network of concrete paths with steps, rock planters and concrete faux bois railings and decorative features; two ponds and fountains), one non-contributing building (house and attached garage)

This property is flat at the eastern end and sloping downward at the western end behind the house. The property was within a portion of the garden known as the annex, which was added to the garden in 1910 and sold to John Shedd in 1917. The sloping portion of the rear has an extensive network of concrete pathways and steps edged in Arroyo stone as well as rock planters. The area also has two large ponds surrounded by retaining walls constructed of large concrete faux boulders. There is also a flat wooden footbridge with support posts of concrete faux bois logs. The ponds, walls and bridge were developed during the period of significance, but after the property was sold to Shedd. A house with attached garage was built on the property in 1956 and is non-contributing to the district

12. 960 Stoneridge Drive

One contributing structure (concrete path), one non-contributing building (house and attached garage)

This property is in the southern center of the district and is relatively flat at the east end with a steep downward slope on the west end behind the house. An Arroyo-stone-lined concrete path is incorporated into the downward slope of the property. A house with attached garage was built on the property in 1948 and is non-contributing to the district.

13. 970 Stoneridge Drive

Two contributing structures (network of concrete paths with steps and rock retaining walls; pond with small waterfall and stepping stones), one non-contributing building (house and attached garage)

This property is in the southern center of the district and is relatively flat at the east end with a steep downward slope on the west end behind the house. A network of Arroyo-stone-lined concrete paths, steps and Arroyo stone retaining walls is incorporated into the downward slope of the property, as well as a pond with a small water fall and concrete plinths that serve as stepping stones when the pond is filled with water (it is currently empty). A house with attached garage was built on the property in 1957 and is non-contributing to the district.

14. 980 Stoneridge Drive

Two contributing structures (network of concrete paths with steps and rock retaining walls; pond with large waterfall), one non-contributing building (house and attached garage)

This property is roughly in the center of the district and is relatively flat at the east end with a steep downward slope on the west end behind the house. A network of Arroyo-stone-lined flagstone paths and steps (which likely replaced original concrete paths and steps) and Arroyo stone retaining walls is incorporated into the downward slope of the property, as well as a pond into which spills a large waterfall formed by a tall rock retaining wall. A house with attached garage was built on the property in 1947 and is non-contributing to the district.

15. 1001 Stoneridge Drive

One contributing structure (network of concrete paths with steps), one non-contributing building (house and attached garage)

This property is roughly in the center of the district and is relatively flat at the east end with a steep downward slope on the west end behind the house. A network of Arroyo-stone-lined decomposed granite paths (which likely replaced original concrete paths), concrete steps and Arroyo stone retaining walls is incorporated into the downward slope of the property. A house with attached garage was built on the property in 1949 and is non-contributing to the district.

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16. 1010 Stoneridge Drive

Two contributing structures (concrete path with steps, decorative plaster retaining wall), one non-contributing building (house and attached garage)

This property is at the northeastern portion of the district and is gently sloping at the west end with a steep upward slope on the east end behind the house. At the northeast edge of the property is a two-tiered concrete retaining wall with decorative volutes. Adjacent to this wall is a concrete stairway edged with Arroyo stones leading to a pathway at the top of the rear slope. A house with attached garage was built on the property in 1951 and is non-contributing to the district.

17. 1020 Stoneridge Drive

One contributing structure (concrete path), one non-contributing building (house and attached garage)

This property is at the northeastern portion of the district and is gently sloping at the west end with a steep upward slope on the east end behind the house. At the top of the rear slope is a pathway edged in Arroyo stones. The pathway is accessed by a newer set of brick stairs. A house with attached garage was built on the property in 1951 and is non-contributing to the district.

18. 1030 Stoneridge Drive

One contributing structure (concrete path, stairs and rock retaining wall), one non-contributing building (house and attached garage)

This property is at the eastern edge of the district and is gently sloping at the west end with a steep upward slope on the east end behind the house. At the top of the rear slope is a pathway edged in Arroyo stones as well as an access stair built in to the hillside and a rock retaining wall into which is incorporated a small concrete seat. A house with attached garage was built on the property in 1951 and is non-contributing to the district.

19. 1040 Stoneridge Drive

One contributing structure (concrete path with stairs and rock retaining walls with built-in bench), one non-contributing building (house and attached garage)

This property is at the eastern edge of the district and is gently sloping at the west end with a steep upward slope on the east end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. One of the retaining walls has a built-in seat. A house with attached garage was built on the property in 1951 and is non-contributing to the district.

20. 1050 Stoneridge Drive

One contributing structure (concrete path with stairs and rock retaining walls with built-in bench), one non-contributing building (house and attached garage)

This property is at the eastern edge of the district and is gently sloping at the west end with a steep upward slope on the east end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. A house with attached garage was built on the property in 1954 and is non-contributing to the district.

21. 1060 Stoneridge Drive

Two contributing structures (network of concrete paths with stairs and rock retaining walls; concrete bridge with concrete faux bois railing), one non-contributing structure (former man-made pond converted to swimming pool), one non-contributing building (house and attached garage)

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This property is at the south-central portion of the district and is relatively flat with some gentle upward sloping to the east. A network of concrete paths and steps lined in Arroyo stone traverse the property, one of which has a concrete footbridge with a concrete faux bois log railing. The original garden design included a stream that flowed under this bridge to a man-made pond on this site. The streambed is still evident; however, the pond has since been excavated and converted to a swimming pool, which, although being of a similar shape, no longer retains the original materials or feeling of the former pond. As such, it is a non-contributing feature. A house with attached garage was built on the property 1956 and is non-contributing to this district (although it may be eligible for listing in the National Register under a different context).

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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.

Areas of Significance

(Enter categories from instructions.)

Entertainment/Recreation _____

Landscape architecture _____

Engineering _____

Social History _____

Period of Significance

1904-1938

Significant Dates

See continuation sheet

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Robert Gordon Fraser

Period of Significance (justification)

Construction on the gardens began in 1904 and they were open to the public from 1906 through 1938, with some closures.

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Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Built beginning in 1904, the Upper Busch Gardens Cultural Landscape Historic District is a locally significant example of the "Busch Gardens Significant Historic Features" property type under the context "Gardens of Health and Pleasure, Early Resorts and Estate Gardens in Pasadena 1873–1929" documented in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena." It is also an example of the work of landscape designer and nurseryman Robert Gordon Fraser, in close collaboration with owner Adolphus Busch. It meets National Register criterion A for its association with Busch Gardens, a significant tourist attraction in Pasadena's early history, and criterion C as a collection of notable design features of Busch Gardens and meets registration requirements listed in the Multiple Property Documentation Form.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Upper Busch Gardens Cultural Landscape Historic District is locally significant under Criteria A & C. Under criterion A, the district is associated with Busch Gardens, a significant tourist attraction in Pasadena's early history. As described in more detail in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena," Busch Gardens was an approximately 30-acre botanical garden developed on the estate of Adolphus and Lilly Busch that was open to the public from 1906 to 1928 and sporadically between 1933 and 1938. The gardens played a significant role in the development of the City of Pasadena as a tourist destination and a location for sophisticated garden design. The gardens were visited by millions of people over the course of its operation and the Pacific Electric rail line incorporated a Busch Gardens stop to allow for better access by the large number of garden visitors. Multitudes of events occurred at the gardens including botanical exhibitions, charity events and motion picture filming. The gardens were consistently featured in advertisements intended to draw tourists to the City and articles about developments and events in the gardens were frequently published in the local newspaper. The significance of the gardens to the development of the City cannot be understated.

The district is also significant under criterion C as a collection of notable landscape design features of Busch Gardens. Although the gardens were redeveloped with single-family residences, many features of the garden were incorporated into the newer development. Many of these features are on hillsides and ridges that were not able to be built on, resulting in their preservation. The features continue to convey their association with Busch Gardens due to their distinctive design and workmanship. All features are in their original locations and, using historical photographs and aerials, each feature's connection to Busch Gardens has been verified and their integrity of location, design, materials, and workmanship has been confirmed. As such, the district meets the registration requirements established in the Multiple Property Documentation Form for the "Busch Gardens Significant Historic Features, 1904–1937" property type under the context of "Gardens of Health and Pleasure, Early Resorts and Estate Gardens in Pasadena 1873–1929."

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form "Historic Designed Gardens in Pasadena."

9. Major Bibliographical References

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

Permit research materials, assessor's records and newspaper/article clippings in files, Planning Department, City of Pasadena (referenced in August 2012).

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Logan, Michael, and Gary Cowles. *The Original Busch Gardens, Pasadena, CA*. The Pasadena Gardens, 2005. Web. 2 Oct 2012. <www.pasadenagardens.com>.

Photographs and ephemera in possession of Michael Logan and Gary Cowles (referenced in March 2011 and October 2012)

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 # _____
- recorded by Historic American Landscape Survey # _____

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

Acreage of Property 10.27
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The district is generally bound by easterly property lines of 1021 S. Orange Grove Boulevard, 1020-1050 Stoneridge Drive and 477 Madeline Drive on the east; Madeline Drive and southerly property lines of 570 Busch Place and 960 Stoneridge Drive on the south; westerly property lines of 570 & 571 Busch Place, and 570, 571 and 579 Garden Lane on the west and northerly property lines of 579 Garden Lane, 475 Orange Grove Circle, 1010 Stoneridge Drive and 1021 S. Orange Grove Boulevard on the south.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected because they encompass the extent of properties that retain remnant features associated with Upper Busch Gardens.

11. Form Prepared By

name/title Kevin Johnson/Planner

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organization City of Pasadena date October 4, 2012
street & number 175 N. Garfield Avenue telephone (626) 744-7806
city or town Pasadena state CA zip code 91101
e-mail kevinjohnson@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** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The following is the same for all photographs:

Name of Property: Upper Busch Gardens Cultural Landscape Historic District
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

Number, Description & Date of Photographs:

1. Old Mill – north and west facades – 485 Madeline Drive – June 1, 2012
2. Pond west of Old Mill – 485 Madeline Drive – June 1, 2012
3. Rock seat on Old Mill site – 485 Madeline Drive – June 1, 2012
4. Steps and path on Old Mill site – 485 Madeline Drive – June 1, 2012
5. Bridge & faux bois railing west of Old Mill – 1060 Stoneridge Drive May 18, 2012
6. Faux bois fountain – 570 Busch Place – October 12, 2012
7. Decorative retaining walls – 1010 Stoneridge Drive – April 20, 2012
8. Ponds, steps & retaining walls – 485 Orange Grove Circle – February 21, 2012
9. Footbridge with faux bois log supports – 485 Orange Grove Circle – February 21, 2012
10. Faux bois railing detail – 475 Orange Grove Circle – February 16, 2012
11. Typical stair & retaining wall – 579 Garden Lane – February 16, 2012
12. Typical pathway – 579 Garden Lane – February 16, 2012
13. Typical rock planters – 475 Orange Grove Circle – February 16, 2012

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14. Lawn terracing – 475 Orange Grove Circle – February 16, 2012

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

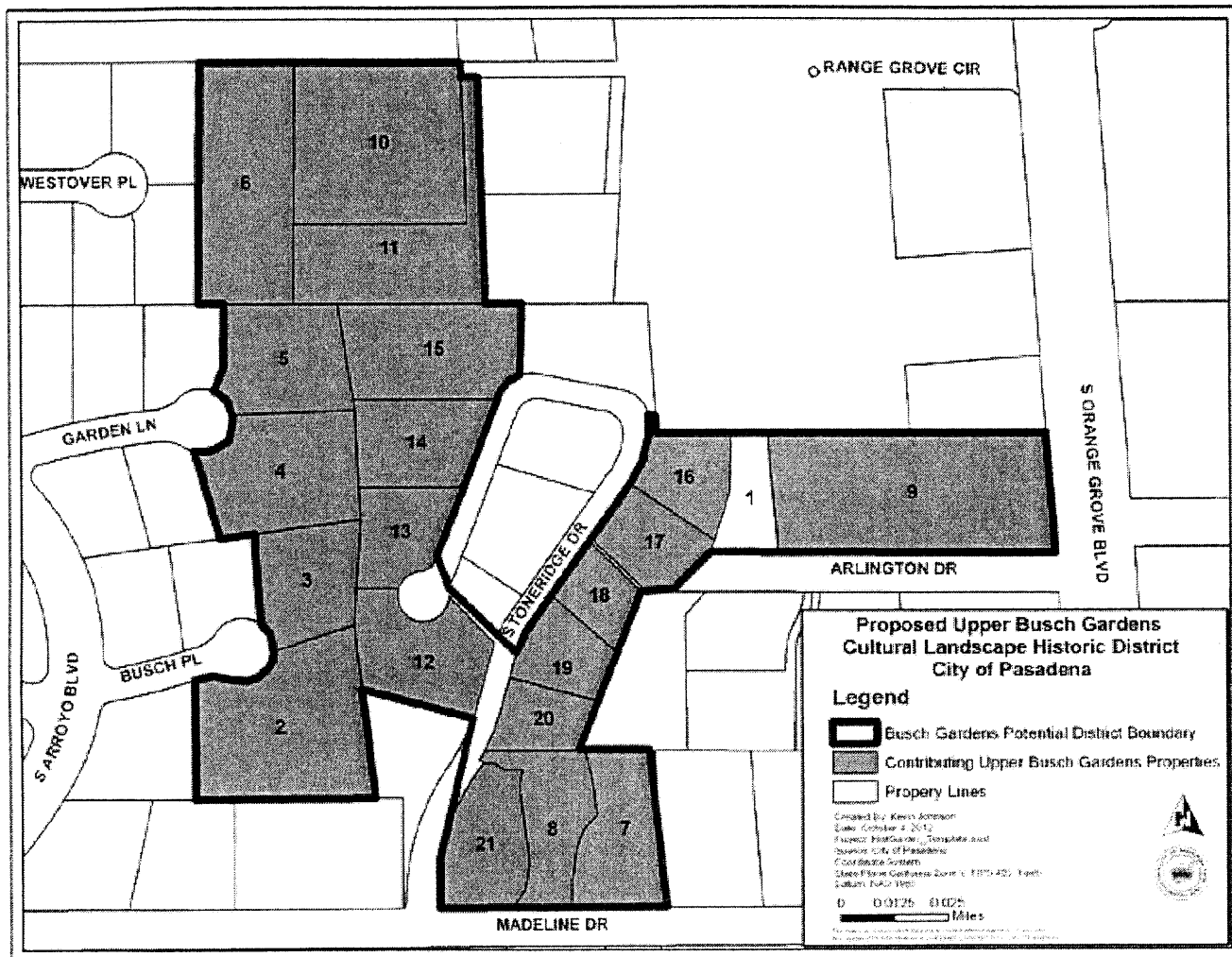
name Multiple owners – see attached ownership list
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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.

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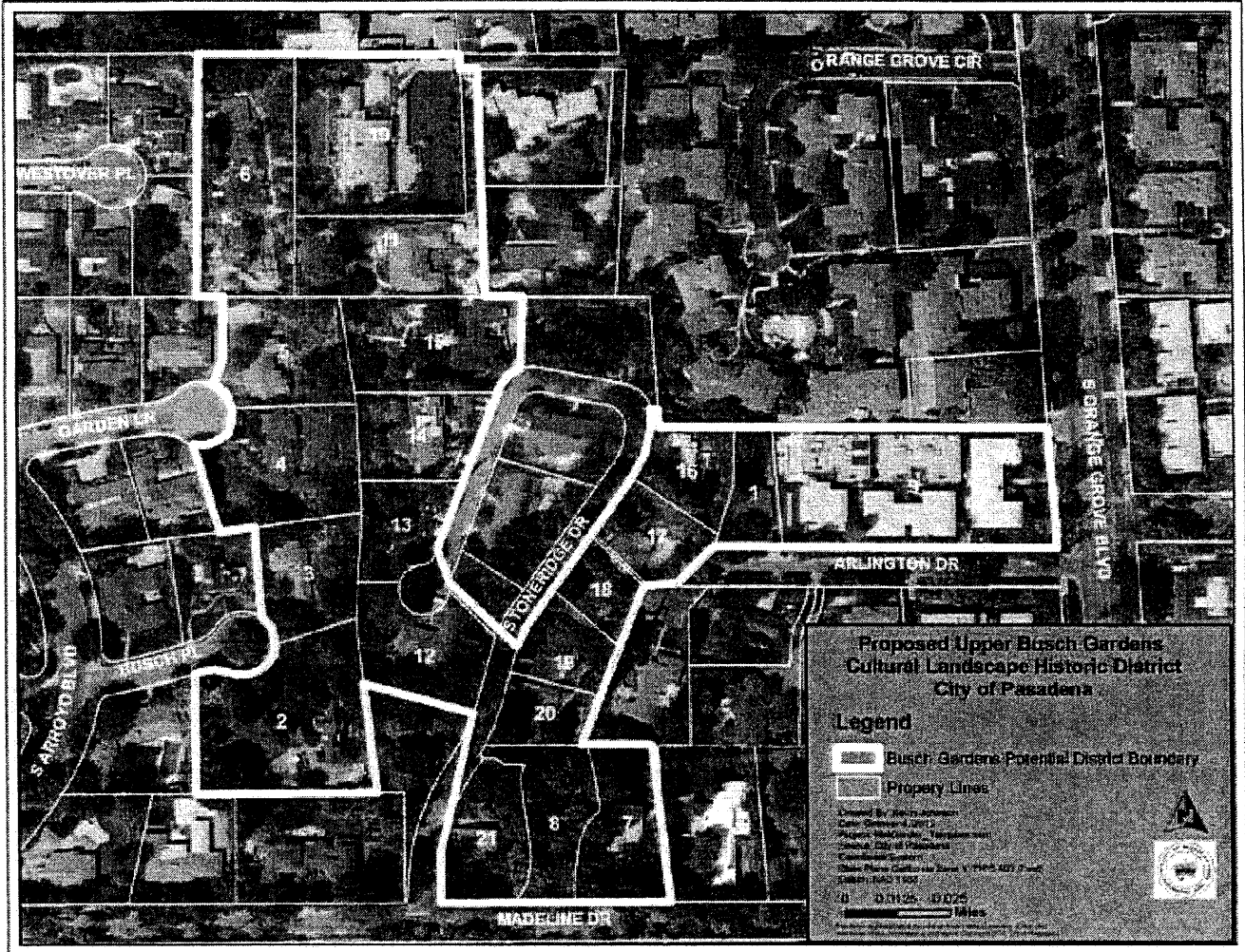
SKETCH MAP



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AERIAL MAP



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1937 AERIAL PHOTOGRAPH

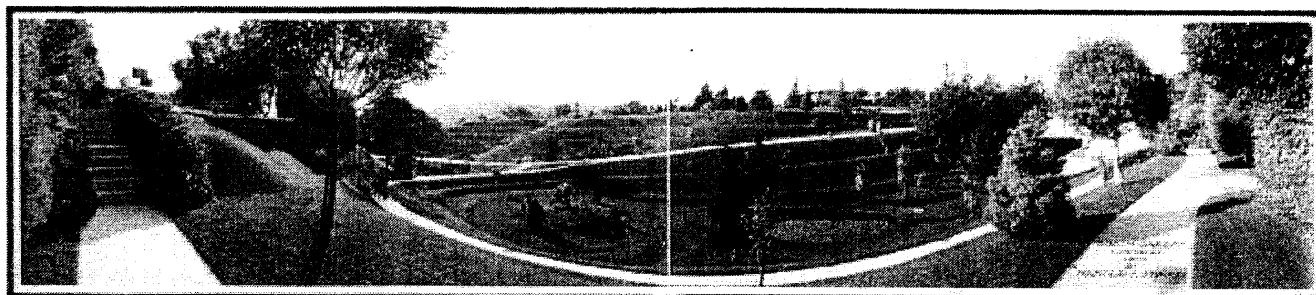


Photo from www.pasadenagardens.com

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PANORAMIC VIEW OF UPPER GARDENS, 1909

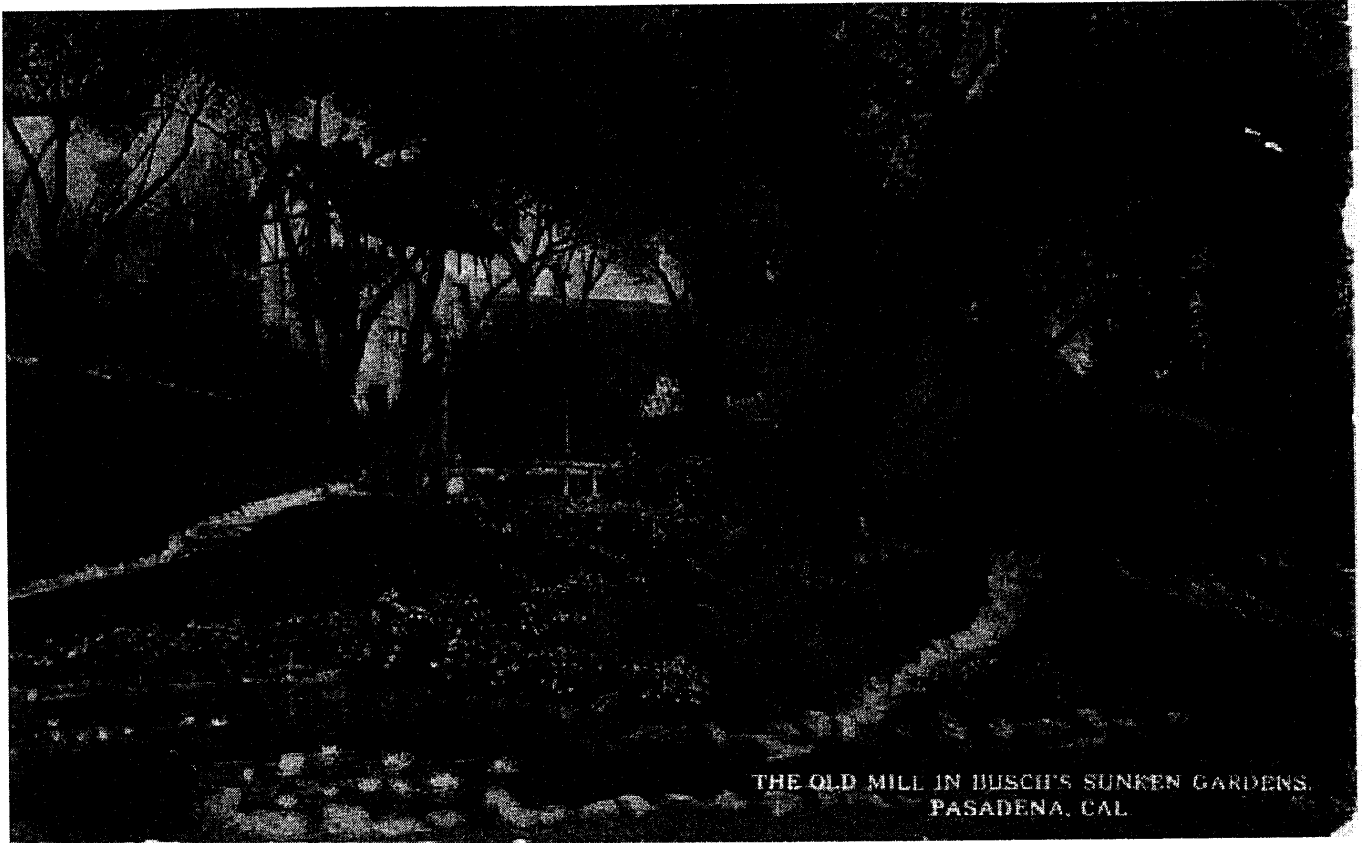


Photograph by Harold A. Parker

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Los Angeles County, CA
County and State

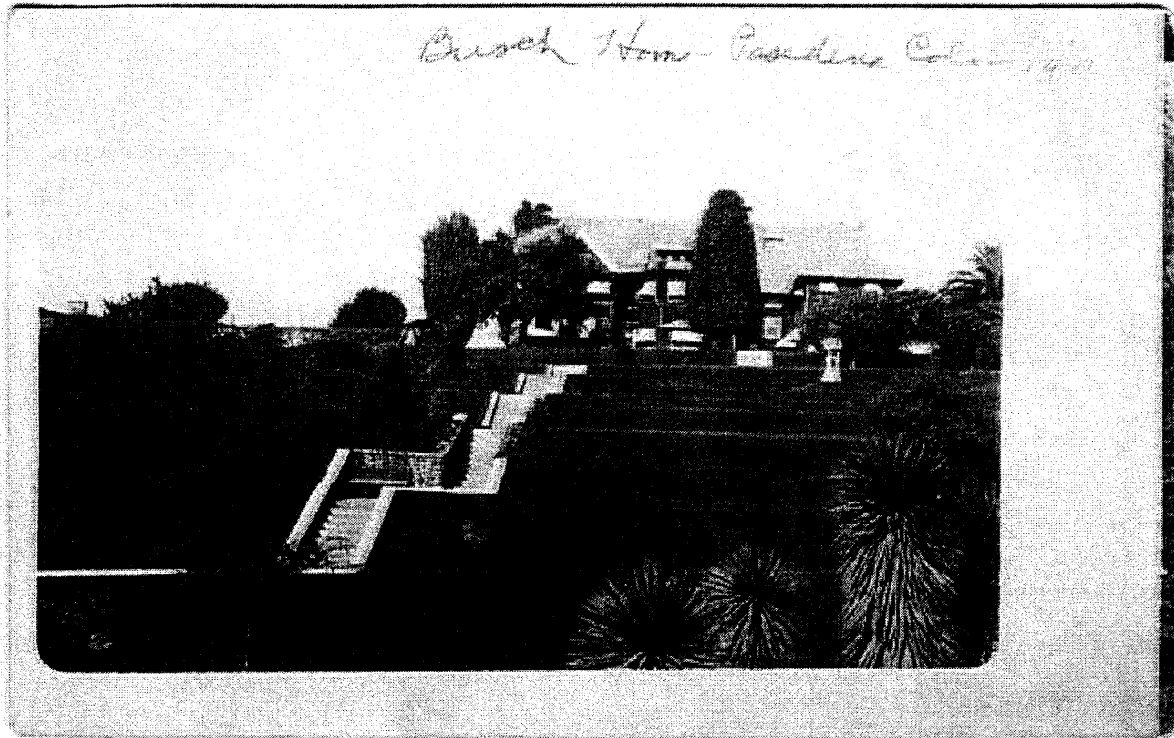
OLD MILL & BRIDGE, DATE & PHOTOGRAPHER UNKNOWN



Upper Busch Gardens Cultural Landscape
Historic District
Name of Property

Los Angeles County, CA
County and State

GARDENS AT REAR OF IVY WALL MANSION, 1911



Upper Busch Gardens Cultural Landscape
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TERRACING & LARGE PATHWAY (PORTION OF PATHWAY NOW STONERIDGE DRIVE), 1909



Photograph by Graham Photo Co.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

Upper Busch Gardens Cultural Landscape Historic District
Name of Property Los Angeles County, CA
County and State Historic Designed Gardens in Pasadena
Name of multiple listing (if applicable)

SIGNIFICANT DATES

1903: Construction on gardens begins

1905: Adolphus Busch acquires 12 acres from W.W. Gregory on Madeline and Arroyo Drives

1907: Off-site water pumping plant established to provide water for irrigation and future ponds, waterfalls, fountains & lake

1909: Gardens opened to public (no admission fee)

1910: Adolphus Busch acquires 12 additional acres from Mrs. Benjamin Blossom, expanding the boundaries of the gardens further north (the area was known as "the Annex")

1913: Adolphus Busch dies

1917: The Annex sold to John Shedd, who added significant garden features to those that were developed by Busch

1919: Gardens closed to public; subdivision of gardens for residential lots threatened

1920: Gardens re-opened to public; admission fee instated to benefit Pasadena Hospital Association

1921: American Legion assumes operation of gardens and benefit of admission fee

1928: Lily Busch dies, gardens closed to public

1933: Gardens re-opened to public; admission fee to benefit Pasadena Civic Relief Association (a charity that provided assistance to the unemployed)

1935: Gardens re-opened to public; admission fee to benefit American Legion

1937: First portion of gardens sold for private development

1938: Remaining portions of gardens closed to public

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 Lower Busch Gardens Cultural Landscape Historic District
other names/site number Busch's Arroyo Gardens



2. Location

street & number 1025, 1035 & 1055 South Arroyo Boulevard;
1130 – 1170 Busch Garden Court; 625 & 655 Busch Garden Drive;
620 – 670 Busch Garden Lane;

<input type="checkbox"/>
<input type="checkbox"/>

not for publication

city or town Pasadena vicinity _____
state California code CA county Los Angeles code 37 zip code 91105

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/Title Date

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

Lower Busch Gardens Cultural Landscape
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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.)

- private
 public - Local
 public - State
 public - Federal

Category of Property
 (Check only **one** box.)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
	16	buildings
1		sites
25		structures
3		objects
29	16	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Historic Designed Gardens in Pasadena

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

LANDSCAPE/Garden

Current Functions
 (Enter categories from instructions.)

DOMESTIC/Single Dwelling

Lower Busch Gardens Cultural Landscape
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7. Description

Architectural Classification
(Enter categories from instructions.)

N/A

Materials

(Enter categories from instructions.)

foundation: N/A
walls: N/A
roof: N/A
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Lower Busch Gardens Cultural Landscape Historic District is a group of single-family residential properties in southwest Pasadena that have remnant features of extensive botanical gardens that were built on the estate of Adolphus and Lilly Busch. The gardens were divided into two separate areas—the Upper Gardens and the Lower Gardens—each of which began development at different times and were of different visual character. Construction of the Lower Gardens began in 1905 and they were open to the public from 1909 to 1928 and sporadically between 1933 and 1938. The Lower Gardens, which were 11 acres in size, extended west from Arroyo Drive (now South Arroyo Boulevard) to the Arroyo Seco, a distance of about 800 feet. The Lower Gardens were more rustic in character as compared to the more formal Upper Gardens and included a small lake with a waterspout, a sheep pasture with live sheep, a gazebo known as the summer house, a cascading stream winding down the hill into the lake, a Mystic Hut, an aviary, a river-walk on the east side of the Arroyo Seco streambed with arched bridges at either end, terra cotta fairytale figurines, glider/swings adorned with flowers, the Rosy Wall cottage, and a sheer wall of numerous cactus planters reaching up to the bluff where a Grecian pergola stood. The gardens were subdivided and developed with single-family housing in 1949. All of the properties within the district boundaries have remnant features from Busch Gardens including concrete pathways, rock steps and retaining walls and mature trees; a few properties have larger features including concrete faux bois railings, bridges and decorative features; rock planters; decorative concrete walls; and fountains and ponds. The most significant property in the district, 620 Busch Garden Lane, has a waterfall and stream flowing under a bridge as well as a gazebo (formerly with a thatched roof) known as the Summer House and an original entry gate post. The Lower Gardens have a significant amount of features visible from the public right-of-way.

Narrative Description

The district is comprised of 16 separate properties totaling 4.81 acres in size. All of the properties have single-family residences on them that are non-contributing to the district. The properties vary in the extent of Busch Gardens features they contain, with some having a single pathway and others having more extensive features and structures. A description of each property is below:

1. 1025 S. Arroyo Boulevard

One contributing structure (pergola), one non-contributing building (house with attached garage)

This property is at the northeastern edge of the Lower Gardens on a bluff that offered views of both the Upper and Lower Gardens. A semicircular pergola was constructed on the property in 1912; the remainder of the

Lower Busch Gardens Cultural Landscape
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surrounding area was lawn and concrete pathways. The pergola consists of a series of Ionic columns with wood beams and cross-members creating a flat support for climbing vines built atop an elevated concrete pad. In 1951, a new custom single-family residence was constructed on the property and a wall was constructed on the outer edge of the pergola to enclose it within the walls of the house. A roof was built over the pergola, with the center void space left open to the sky. The curving exterior wall is prominently visible from South Arroyo Boulevard and was designed to have a series of frosted glass panels that generally evoke the post-to-void relationship of the pergola structure within. The remainder of the house and attached garage are non-contributing to the district.

2. 1035 S. Arroyo Boulevard

One contributing structure (network of concrete paths with steps and rock retaining walls and extensive rock planters) and one non-contributing building (house with attached garage)

This property is relatively flat at the northeastern end, with a steep downward slope to the southwest behind the house, descending to Busch Garden Drive, from which an extensive network of paths, steps, rock retaining walls and planters are visible. The area was known as the Cactus Wall because an array of cacti were planted in the rock planters on the hillside, some of which remain intact. A single-family house with attached garage was built on the property in 1950 and is non-contributing to the district.

3. 1055 S. Arroyo Boulevard

One contributing structure (extensive network of concrete paths with steps and rock retaining walls); one contributing object (structure foundation) and one noncontributing building (house with attached garage)

This property is relatively flat at the northeastern end, with a steep downward slope to the southwest behind the house, descending to Busch Garden Drive, from which an extensive network of paths, steps and rock retaining walls are visible. There is a newer rock wall at the Busch Garden Drive street edge, built in 2003. The property also originally had a structure called the Mystic Hut which had a rock foundation, rustic log walls and a thatched roof. The rock foundation of that structure remains on the property and is contributing to the district. A single-family house with attached garage was built on the property in 1956 and is non-contributing to the district.

4. 1130 Busch Garden Court

One contributing structure (network of concrete paths with steps, rock retaining walls and rock planters), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the northern end with a steep upward slope at the southern end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. The path continues onto adjacent properties but access is blocked by newer fences at either end of the property. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

5. 1140 Busch Garden Court

One contributing structure (network of concrete paths with steps, rock retaining walls and rock planters), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the northwestern end with a steep upward slope at the southeastern end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. An integrated rock seat projects from the retaining wall at the base of the hill. A house with attached garage was built on the property in 1951 and is non-contributing to the district.