

Lower Busch Gardens Cultural Landscape  
Historic District  
Name of Property

Los Angeles County, CA  
County and State

6. 1150 Busch Garden Court

Two contributing structures (network of concrete paths with steps, rock retaining walls and rock planters; built-in concrete/rock bench, one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the western end with a steep upward slope at the eastern 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-and-concrete seat is incorporated into a retaining wall adjacent to the path at the peak of the slope. A house with attached garage was built on the property in 1954 and is non-contributing to the district.

7. 1160 Busch Garden Court

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

This property is at the southern end of the Lower Gardens and is flat at the western end with a steep upward slope at the eastern end behind the house. The sloping portion has a concrete path edged with Arroyo stones, as well as a rock retaining wall at the peak of the hill. A house with attached garage was built on the property in 1953 and is non-contributing to the district.

8. 1170 Busch Garden Court

Three contributing structures (extensive network of concrete paths with steps, rock retaining walls and rock planters; viewing platform; entry gate), 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 and western ends with a steep slope at the eastern and southern ends 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 large viewing platform is built into the hillside at the southerly terminus of the pathway. The platform consists of a large rock foundation with rock retaining walls and pilasters, concrete steps and floor paving and a metal railing. The platform would have offered a spectacular view of the entire Lower Gardens. At the southwest corner of the property are two freestanding rock pilasters and a rock wall, which were part of a lower entry gate to the gardens. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

9. 1080 Busch Garden Court

Two contributing structures (rock planter, footbridge), one non-contributing building (house with attached garage)

This property is at the northern end of the Lower Gardens, is relatively flat and was the original site of a large pond that was a significant feature of the Lower Gardens. Behind the house is a kidney-shaped swimming pool and a water feature east of it that consists of a rock and concrete border, a small pond, and a built-up rock cascade. Based on comparison with historical photographs, the border of the water feature, which has sculpturally laid rock, was a former footbridge that crossed the former large pond. Near the entry to the house is a circular rock planter that resembles similar planters remnants on other properties in the vicinity. A house with attached garage was built on the property in 1951 and is non-contributing to the district.

10. 625 Busch Garden Drive

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

This property is at the northern end of the Lower Gardens and is one of two properties that flank the original entrance pathway (which was later widened and became Busch Garden Drive). The site is relatively flat and an

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Arroyo-stone-lined concrete pathway from the original gardens is in the front yard of the property. The large cactus in the front yard of the property is not from Busch Gardens. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

11. 655 Busch Garden Drive

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

This sloping property at the northern portion of the Lower Gardens has an extensive network of paths, steps and rock retaining walls at the front of the property, visible from Busch Garden Drive. There are also paths, walls and steps to the rear of the house. Some rockwork, including a pond, was added later but are compatible with and differentiated from the original rockwork. A single-family house with attached garage was built on the property in 1952 and is non-contributing to the district.

12. 620 Busch Garden Lane

Five contributing structures (network of concrete paths with steps, rock planters and retaining walls; bridge; pond and stream; gate post; gazebo), one contributing object (water fountain), one non-contributing building (house with attached garage)

This property is arguably the most significant of those in the Lower Gardens due to the number of original features that remain intact. The site has hilly topography with a steep upward slope at the east end. A house, built in 1950 and non-contributing to the district, is at the western end of the site. Between the house and the easterly property line is a series of features associated with Busch Gardens including a waterfall and stream that empties into a man-made pond. Other Busch Gardens features on the property include Arroyo-stone-lined pathways, rock retaining walls and steps, a bridge with a concrete faux bois railing over the stream, and a concrete faux bois drinking fountain. An open-air gazebo structure formerly known as the "summer house" is on the property and, although it has been altered with a new tile roof and the application of exterior stucco, it is in its original location and retains the feeling of and association with Busch Gardens. The roof of the structure is visible from Busch Garden Drive. In addition, an original stone pilaster/gate post marking the entrance to the Lower Garden is on the property, but outside of the wood perimeter fence and, thus, visible to the public at the corner of South Arroyo Boulevard and Busch Garden Drive.

13. 640 Busch 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 southern end of the Lower Gardens and is flat at the western end with a steep upward slope at the eastern end behind the house. The sloping portion has a path and stairs with retaining walls extending to the top of the hillside, terminating in a concrete path edged with Arroyo stones at the peak. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

14. 650 Busch Garden Lane

Two contributing structures (network of concrete paths with steps and rock retaining walls and a rock trench for transporting water), one contributing object (concrete faux bois railing), 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. Part of the pathway also includes a concrete faux bois railing. A house with attached garage was built on the property in 1956 and is non-contributing to the district.

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15. 660 Busch Garden Lane

One contributing structure (network of concrete paths with steps and rock retaining walls), 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. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

16. 670 Busch 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 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 flagstone steps and paths at the base of the hill are newer, but are compatible with, yet differentiated from the original pathways and rockwork on the site. A house with attached garage was built on the property in 1953 and is non-contributing to the district.

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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.

**Areas of Significance**

(Enter categories from instructions.)

Entertainment/Recreation \_\_\_\_\_  
 Landscape architecture \_\_\_\_\_  
 Engineering \_\_\_\_\_  
 Social History \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

1905-1938  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

See continuation sheet  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Robert Gordon Fraser  
\_\_\_\_\_  
\_\_\_\_\_

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

Construction on the Lower Gardens began in 1905 and they were open to the public from 1909 through 1938, with some closures during that time. The gardens were sold and redeveloped as a single-family residential neighborhood in 1949.

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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 1905 as an addition to the Upper Gardens, the Lower 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 Lower 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 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** 4.81  
(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 South Arroyo Boulevard on the north, east and south and Busch Garden Court on the west.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries were selected because they encompass the extent of properties that retain significant historic features associated with Lower Busch Gardens.

**11. Form Prepared By**

name/title Kevin Johnson/Planner  
organization City of Pasadena date October 4, 2012

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County and State

street & number 175 N. Garfield Avenue telephone (626) 744-7806  
city or town Pasadena state CA zip code 91101  
e-mail kevinjohnson@cityofpasadena.net

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### Additional Documentation

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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.)

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### Photographs:

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

Number, Description and Date of Photographs:

1. Enclosure for Grecian Pergola (view from South Arroyo Boulevard) – 1025 S. Arroyo Boulevard – April 8, 2011
2. Interior view of Grecian pergola – 1025 S. Arroyo Boulevard – Photographer: Michael Logan – August, 2003
3. Cactus wall (view from Busch Garden Drive) – 1035 S. Arroyo Boulevard – May 18, 2012
4. Mystic hut foundation (view from Busch Garden Drive) – 1055 S. Arroyo Boulevard – May 18, 2012
5. Rock retaining walls (view from Busch Garden Drive) – 655 Busch Garden Drive – May 18, 2012
6. Garden entry post (view from corner of Busch Garden Drive & South Arroyo Boulevard) – 620 Busch Garden Lane – May 18, 2012
7. Rustic bridge, pond & summer house – 620 Busch Garden Lane – Photographer: Michael Logan – October 2003
8. Remnant of rock bridge - 1080 Busch Garden Court – May 18, 2012
9. Viewing platform – 1170 Busch Garden Court – May 18, 2012
10. Viewing platform access stair – 1170 Busch Garden Court – May 18, 2012
11. Typical pathway – 1170 Busch Garden Court – May 18, 2012
12. Overall view of Busch Gardens from rear of property at 1000 S. San Rafael Avenue facing east – April 12, 2012
13. Overall view of Busch Gardens from rear of property at 1000 S. San Rafael Avenue facing northeast – April 12, 2012

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**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.).

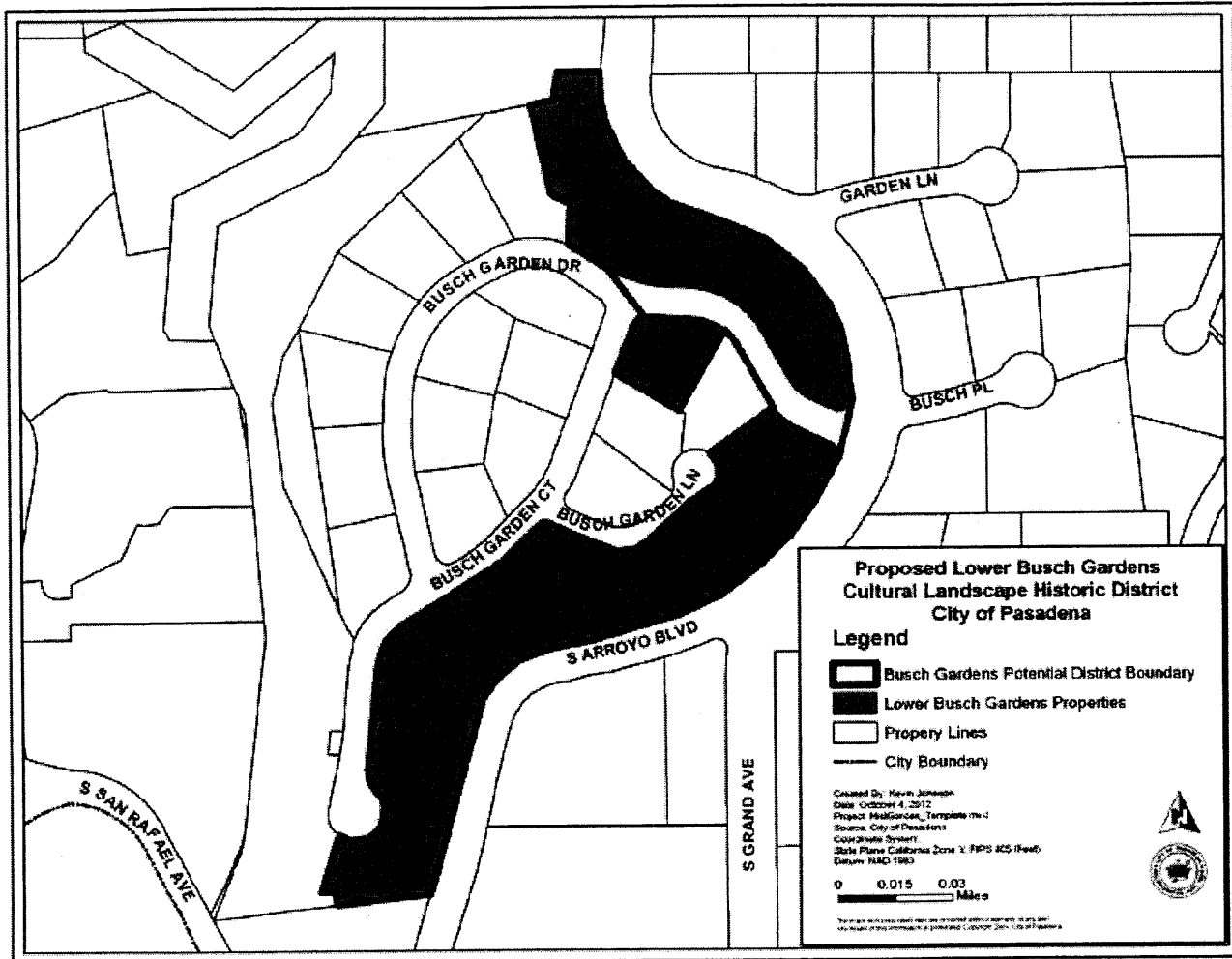
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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**



Lower Busch Gardens Cultural Landscape  
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**AERIAL MAP**



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1937 AERIAL PHOTOGRAPH



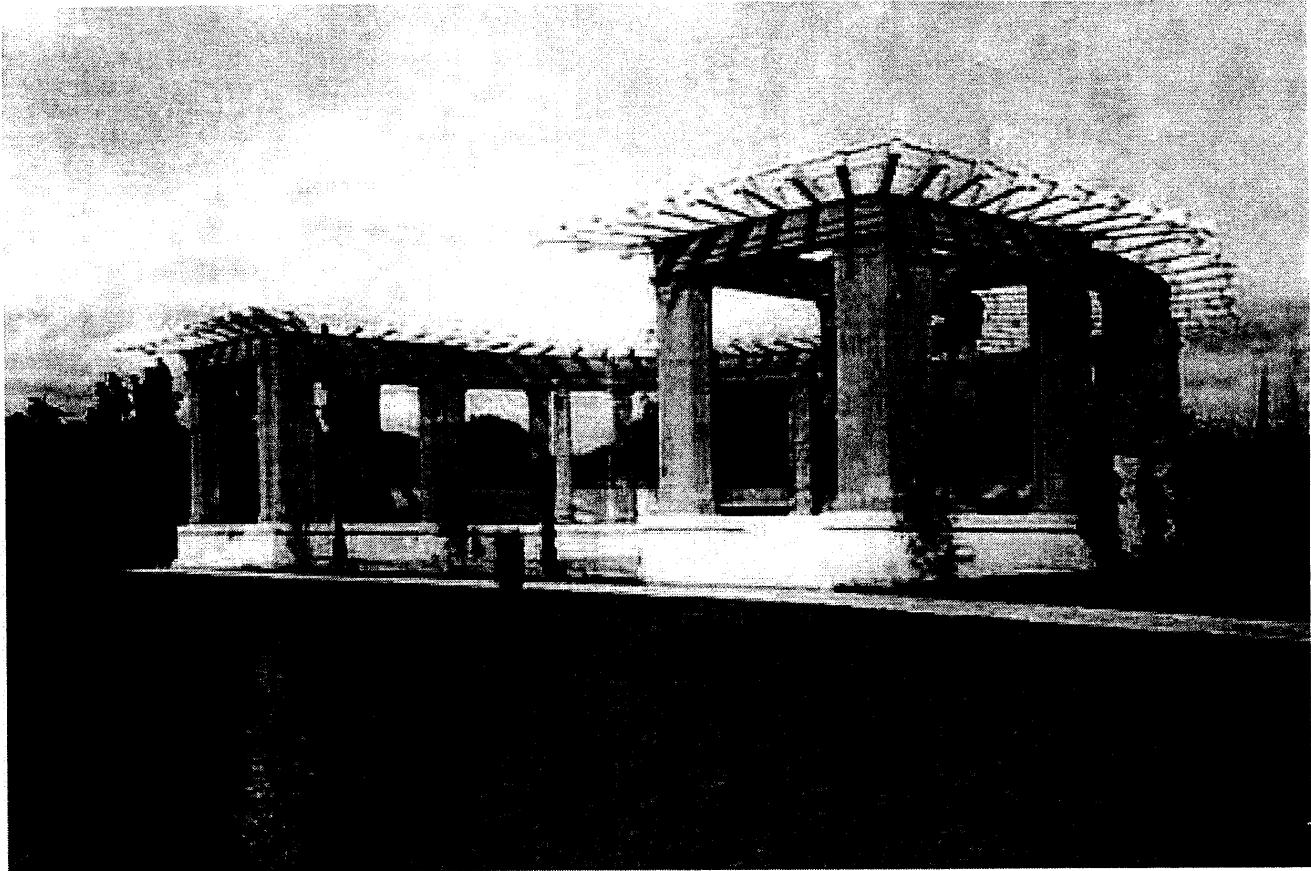
Photo from [www.pasadenagardens.com](http://www.pasadenagardens.com)

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**GRECIAN PERGOLA, DATE UNKNOWN**



Source & photographer unknown

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**RUSTIC BRIDGE & SUMMER HOUSE, 1910**

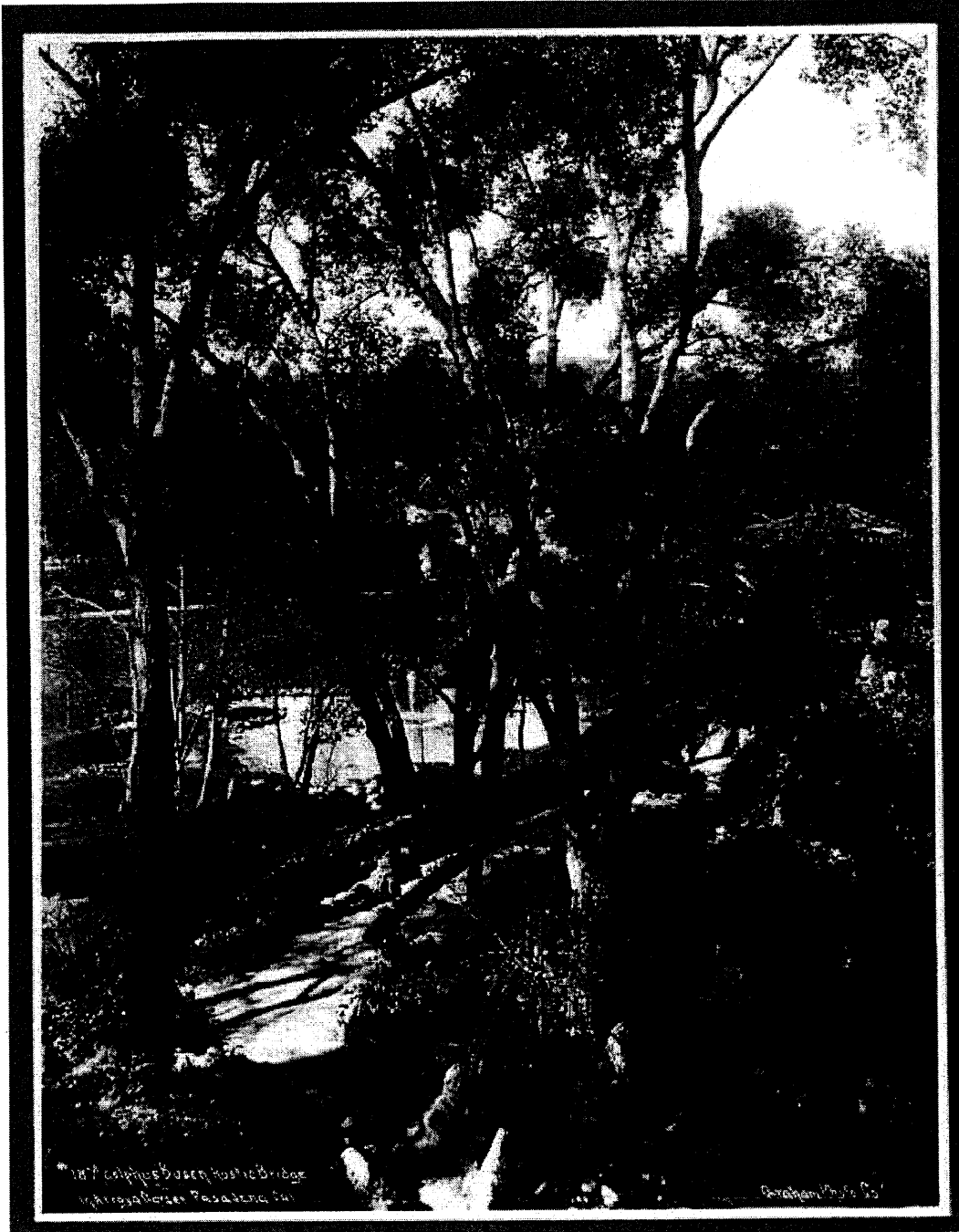


Photo by Graham Photo Co.

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**LAKE IN LOWER GARDENS (CACTUS WALL IN BACKGROUND, LEFT), 1910**

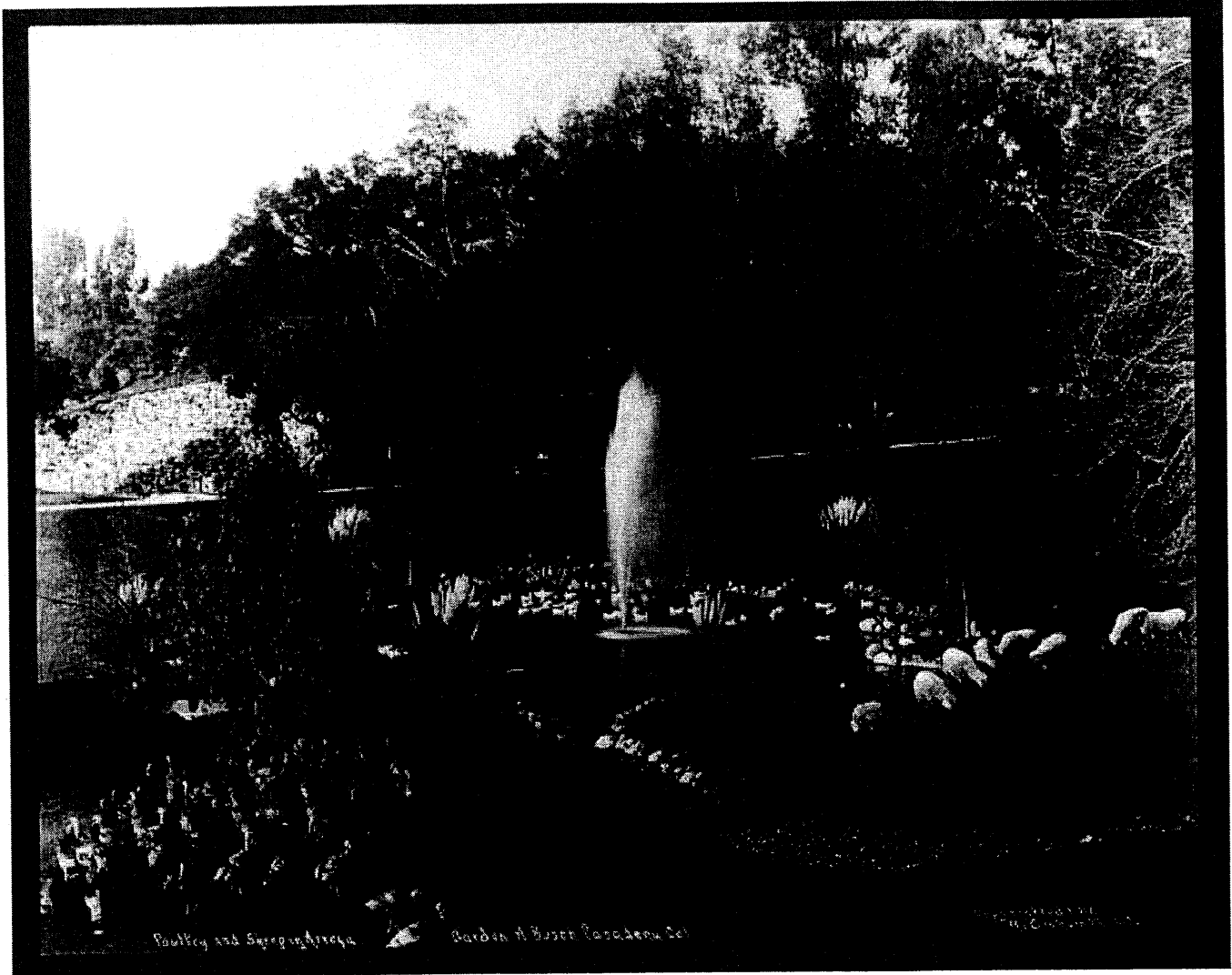


Photo by Graham Photo Co.

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**MYSTIC HUT, DATE UNKNOWN**



Photographer unknown

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Lower 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)

Section number   8   Page   1  

**SIGNIFICANT DATES**

1905: Property purchased in lower Arroyo; construction on lower gardens begins

1907: Off-site water pumping plant established to provide water for irrigation and future ponds, waterfalls, fountains & lake; gardens opened to public (no admission fee)

1912: Grecian pergola constructed

1913: Adolphus Busch dies

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: Lilly 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

1938: Remaining portions of gardens closed to public

1949: Lower gardens sold to Sentinel Construction for development of single-family houses



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 Batchelder, Ernest & Alice (Coleman)/Dean, Francis Garden

other names/site number Batchelder/Dean Garden

**DRAFT**

### 2. Location

street & number 626 S. Arroyo 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 \_\_\_\_\_

### 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 \_\_\_\_\_

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**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	
	3	buildings
1		sites
		structures
		objects
1	3	<b>Total</b>

**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.)

LANDSCAPE/Garden  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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: \_\_\_\_\_  
 \_\_\_\_\_

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### 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 Batchelder/Dean Garden is a private residential designed garden built in 1910. It is located on South Arroyo Boulevard in the southwestern portion of the City of Pasadena, immediately east of the Arroyo Seco. The garden extends onto two separate properties that total 0.62 acres in size; however, this nomination is only for the property on which the buildings associated with Batchelder's life and work are located. The property is within a single-family residential neighborhood on the edge of the Arroyo Seco, a natural canyon and stream that runs through the City of Pasadena and other adjacent cities. The primary garden area is at the rear of the property, with additional garden space near the entry to the house. A pool with surrounding deck and planters was built in 1968 at the north-central portion of the property, designed by Francis Dean (of the landscape architecture firm EDWA), who owned the property at the time. The main rear garden area is asymmetrical in plan and is characterized by rectilinear brick pathways, steps and pads lined with Arroyo stones; brick perimeter walls; tiled fountains and mature trees with newer drought-tolerant landscaping. The garden near the entry to the house has pathways and pads of glazed tiles lined with brick, a tiled fountain and newer drought-tolerant landscaping. The pool area is enclosed by a wood fence and has a series of interconnected rectilinear forms created by the pool itself, integrated planters and the surrounding deck.

The Batchelder House, studio and garage/guest house are non-contributing to this nomination of the garden and were previously listed in the National Register of Historic Places in 1978.

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### Narrative Description

The Batchelder/Dean Garden is located in the southwest portion of the City, on the east side of South Arroyo Boulevard between West California Boulevard and La Loma Road. The garden on the main property, with address of 626 S. Arroyo Boulevard, extends onto the rear of an adjacent property with address of 737 La Loma Road, the rear portion of which was originally part of Batchelder's property. The total size of the properties on which the garden is located is 0.62 acres; however, this nomination is only for the property on which the buildings associated with Batchelder's life and work are located. The property includes three buildings: a single-family residence at the southwest corner of the property, a detached studio, also referred to as the "kiln house," east of the main house and a detached garage/guest house at the northeast corner of the property. The main house was previously listed in the National Register of Historic Places in 1978; it is assumed that the two outbuildings were contributing to the listing and; therefore, the three buildings are non-contributing to this nomination of the garden.

The property has three distinct garden spaces: the front yard garden, the rear yard garden and the pool area. The front yard garden extends from the street to the front façade of the house. It consists of a tiled path with a brick border extending from the street (including a portion of the public parkway) to the front porch, a tiled pad bordered in Arroyo stones south of the porch with a tall, rectangular freestanding fountain at the southwest corner, a large specimen oak tree southwest of the pad and landscaped areas with drought-tolerant plantings. The fountain, which is approximately five feet tall, two feet wide and one foot deep, is clad in an extensive array of patterned tiles and has a cast stone cherub head at the top from which water flows to a basin at the ground formed by placement of Arroyo stones.

The rear yard garden occupies the southeast corner of the property and extends onto the northern portion of the adjacent property at 737 La Loma Road. Based on subdivision and ownership research, the portion of the garden at 737 La Loma Road was never actually on Batchelder's property (i.e., the current configuration of property lines matches the original 1904 subdivision of the neighborhood). Rather, the adjacent property was owned by Theo and Jennie Coleman, Alice Coleman Batchelder's parents, in the mid-to-late 1920's, followed by their son-in-law and daughter John and Sarah (Coleman) Bragdon. The kiln house forms the rear garden's northerly border and the easterly wall of the building is at the easterly boundary of the property. A wood fence is on the southern property line. The westerly portion of the rear garden, adjacent to the main house and kiln house is largely made up of interconnected basket-weave-patterned brick pads and paths, with borders of Arroyo stones and planting areas with mature trees and drought-tolerant landscaping. A second freestanding wall fountain marks a transition point from this largely hardscaped, flat portion of the rear garden to the largely landscaped, stepped portion to the east, which is on the adjacent property at 737 La Loma Road. This fountain is

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also rectangular, almost square, flanked by two low sidewalls. The west-facing side of the fountain and the north-, west- and south-facing sides of the sidewalls are clad in tile with brick caps, while the entire rear face of the fountain is made of stacked Arroyo stones. Centered immediately below the brick cap of the west face of the fountain is a large tile with two peacocks drinking from a fountain, through which water projects into a scalloped basin below.

The pool area is a rectangular area north of the main house and is enclosed by a wood fence and a solid plastered wall. The area includes a pebble concrete deck that directly engages a large rectangular swimming pool. A rectangular planter in which a tree is planted sits near the pool entry steps on the south side and extends into the pool itself. A second planter, raised above the pool, extends along the north side of the pool for its entire length. The face of the planter wall, facing the pool, has small, square, white ceramic tiles. A pathway of square glazed tiles similar to those seen in the rear and front yard gardens and, therefore, likely a remnant of a previous garden design at this location, engages the pebble concrete deck adjacent to the house and extends beyond the fenced area.

Ernest Batchelder owned the property and built the house and gardens beginning in 1910 and continuing with additions and construction of outbuildings into 1913. A garage and guest house was built in 1920. Batchelder owned the property until his death in 1957, at which time Francis Dean, a landscape architect that had recently become partner in the new firm Eckbo, Austin, Dean & Williams (EDAW), purchased the property. Robert Winter, the current owner and an architectural historian and retired professor at Occidental College in Los Angeles, purchased the property from Dean in 1972.

#### Ernest Batchelder (1875 – 1957)

Batchelder was an important figure in the history of the City of Pasadena, primarily due to the tile-making business he established on this property and moved elsewhere when the business became more successful, eventually providing handcrafted tiles for installation in buildings throughout the country and into Canada. In addition, before starting his tile business, Batchelder was an instructor and director of the art department at Throop Polytechnic Institute (which would later become the California Institute of Technology). He later became heavily involved in efforts to promote arts and culture in Pasadena, including serving as President of the Pasadena Community Playhouse Association and on the advisory board of the Pasadena Public Library as well as advocating for establishment of the Pasadena Art Institute. He also became interested in city planning efforts and served on the Pasadena Planning Commission and on the jury to select the architects that would design city hall, the central library and civic auditorium in the newly established civic center.

#### Francis Dean (1922 – 2003)

Francis Dean became a partner in the influential landscape architecture firm Eckbo, Dean, Austin & Williams (EDAW) in 1953. As outlined in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena," the firm has been called "arguably became the most successful and widely known modern-day landscape architecture firm." Dean lived in the house at 626 S. Arroyo Boulevard from 1958 until 1972, a period which included his productive period with EDAW, which ended in 1980. During this period, the firm grew from largely residential commissions to larger master planning projects, including the Ambassador West campus in Pasadena, as well as international projects. In 1968, Dean designed and built a swimming pool and deck on the property, which exemplifies the California Modern Residential property type and Dean's aesthetic, while also integrating with the earlier garden features installed by Batchelder. The construction of this area of the garden creates a strong association of the property with Dean's significant work with EDAW.

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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.

**Areas of Significance**

(Enter categories from instructions.)

Landscape architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1910-1968  
\_\_\_\_\_

**Significant Dates**

1910 (construction of house & garden)  
1968 (construction of pool area)  
\_\_\_\_\_

**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.

**Significant Person**

(Complete only if Criterion B is marked above.)

Ernest Batchelder; Francis Dean  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

Ernest Batchelder, Francis Dean (of EDAW)  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance (justification)**

The house was constructed in 1910; the garden appears to have been established at that time. The pool area was constructed in 1968 and no substantial changes to the garden features have been made since that time other than replacement of smaller plantings.

**Criteria Considerations (explanation, if necessary)**

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The pool area was constructed in 1968 and, therefore, is less than 50 years old. It is exceptionally significant for its representation of the work of Francis Dean, a partner in the influential landscape design firm of (Garrett) Eckbo, (Francis) Dean, (Don) Austin & (Edward) Williams (EDAW) as well as its association with Dean as owner and resident of the property during an active period in his landscape design career. Dean was a partner in the firm from 1953 to 1980, a period that saw the firm expand from small local residential and public commissions to large-scale master planning projects around the world. Important projects in Pasadena during this time include the Friend Paper Company Building and the Ambassador West Campus. The pool area of the Batchelder/Dean garden clearly represents the character-defining features of the California Modern Residential property type as described in the Multiple Property Documentation Form, "Historic Designed Gardens in Pasadena" and the craft of Dean as designer of a landscape feature on his own property. In addition, Dean's integration of a new, modernist landscape feature with the previously existing Arts & Crafts period landscape features installed by Ernest Batchelder provide a unique opportunity to experience a continuum of compatible design by important practitioners of their respective time periods.

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

Built between 1910 and 1968, the Batchelder/Dean Garden is a locally significant example of the "Arts & Crafts/Craftsman" and "California Modern Residential" property types under the context "Residential Garden Design in Pasadena: 1905-1968" documented in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena." It is also an example of the work of designer Ernest Batchelder and landscape architect Francis Dean. It meets National Register criterion C by embodying the distinctive characteristics of the property types 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 Batchelder/Dean Garden is locally significant under criteria B & C. Under criterion B, the garden is significant for its association with two prominent designers who lived in the house and whose work is showcased on the property: Ernest Batchelder and Francis Dean. The bulk of the garden design is by Batchelder, who owned the property from 1910 - 1957

Under criterion C, the garden is a notable example of a designed residential garden of both the Arts & Crafts/Craftsman and California Modern Residential property types and the work of designer Ernest Batchelder and landscape architect Francis Dean. The front and rear yard gardens exhibit the defining characteristics of the Arts & Crafts/Craftsman property type including asymmetrical plan with inward focus; rectilinear paths to a series of garden rooms, brick and tile pathways; fountains with Arroyo stones, clinker bricks and decorative tiles; pergolas, naturalistic plantings, and association with an Arts & Crafts style building. The pool area exhibits the defining characteristics of the California Modern Residential property type including horizontal focus, interlocking rectangular planes, minimal ornamentation and pebble pavement. The garden retains integrity through its location, design, materials, workmanship and feeling and continues to retain essential character-defining features and distinctive characteristics of its periods and methods of construction. The smaller plantings have changed since the original designs were installed; however, the current drought-tolerant native plants are compatible with the design. The garden exhibits evidence of techniques employed in residential garden design in the 1910's and 1960's in Pasadena and the separate features from these two periods continue to express the historic sense of each time period, while also being compatible with each other.

**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.)

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

"Rare Art Objects Designed at Shop of E.A. Batchelder, Pasadena." *Pasadena Daily News* [Pasadena] 19 Feb 1910, 15. Print.

Winter, Robert. *Batchelder: Tilemaker*. Los Angeles: Balcony Press, 1999. Print.

Winter, Robert. *Coleman: Musicmaker*. Los Angeles: Balcony Press, 2000. Print.

Unknown, . "A History of EDAW." *Docstoc*. AECOM, unknown. Web. 27 Sep 2012.  
<<http://www.docstoc.com/docs/2198061/A-History-of-EDAW>>.

**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** 0.35  
(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 property is bound by South Arroyo Boulevard on the west and the boundaries of the property at 626 South Arroyo Boulevard on the north, east and south. The Los Angeles County Assessor's Parcel number for the property is 5717-001-023.

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**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries were selected because they are the current legal property lines of the private property on which the Ernest Batchelder Garden is located. Although the adjacent property at 737 La Loma Road also has significant features of the garden in its rear yard, it was not included in this nomination due to owner objection.

**11. Form Prepared By**

name/title Kevin Johnson/Planner  
organization City of Pasadena date August 28, 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: Ernest Batchelder Garden  
City: Pasadena  
County: Los Angeles  
State: California  
Name of Photographer: Kevin Johnson  
Date Photographed: March 23, 2012  
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

Description of Photograph(s) and number:

1. Front yard garden terrace – Looking southeast from eastern terminus of access path
2. Access path to house and front yard garden - Looking east from sidewalk
3. Eastern terminus of access path - Looking east from access path
4. Tile panel in public parkway - Looking west from sidewalk
5. Tiled planter in front yard garden – Looking southwest from eastern terminus of access path
6. Freestanding fountain in front yard garden – Looking southwest from eastern terminus of access path
7. Oak tree in front yard garden – Looking southwest from southwest corner of front yard garden terrace



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8. Rear yard garden – Looking east from eastern edge of front yard garden
9. Rear yard garden – Looking southeast from rear of house
10. Brick pad in rear yard garden – Looking south from approximate center of garden
11. Path to kiln house – Looking north from central rear yard pathway
12. Freestanding fountain in rear yard – Looking east from path to kiln house
13. Pool area fence – Looking east from pool deck
14. Pool & planters – Looking west from pool deck
15. Pool & planters – Looking northeast from pool deck
16. Eastern end of pool & deck – Looking north from pool area fence

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**Property Owner:**

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

name Robert Winter  
street & number 626 South Arroyo Boulevard telephone \_\_\_\_\_  
city or town Pasadena state CA zip code 91105

**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.