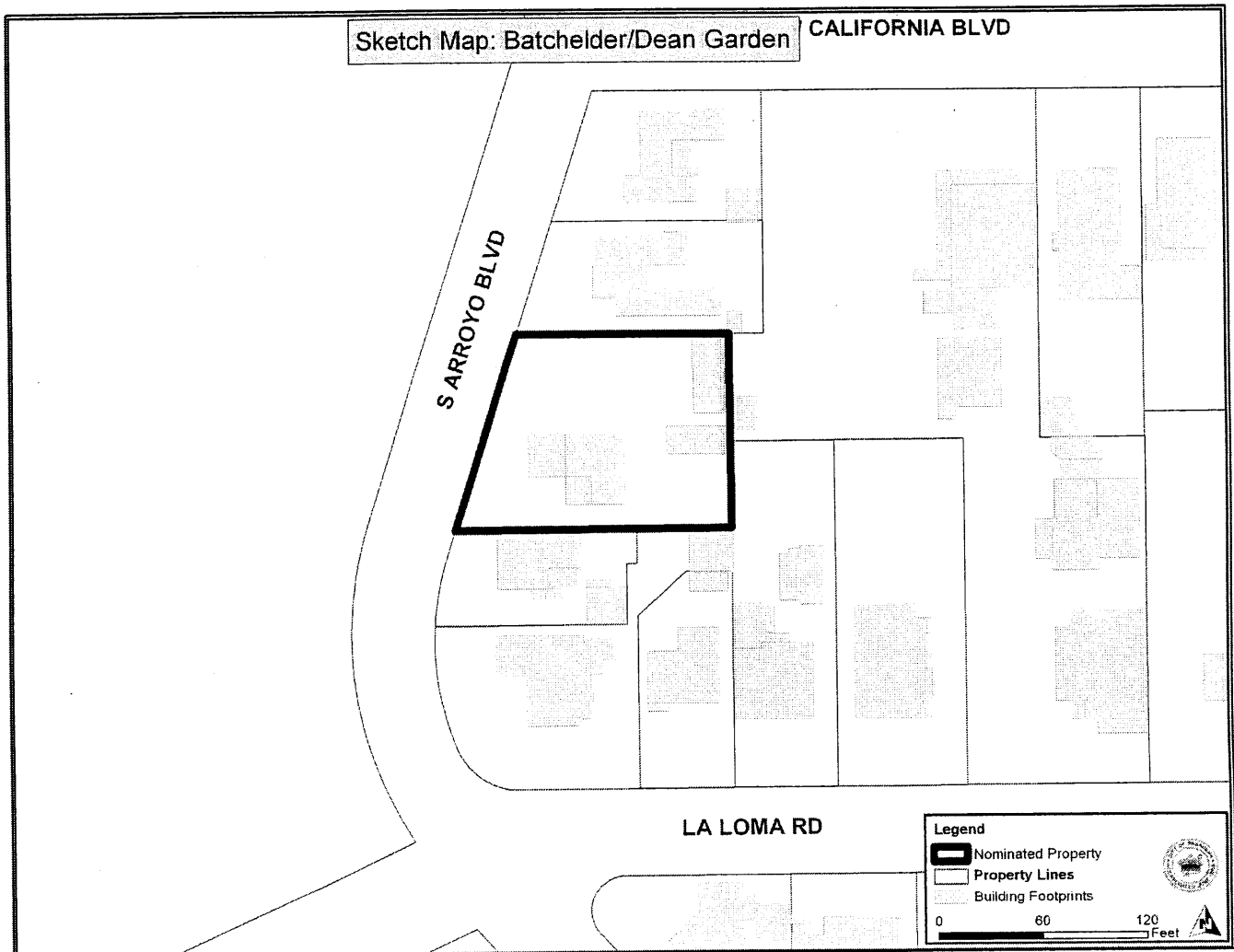


Batchelder/Dean Garden
Name of Property

Los Angeles County, CA
County and State

SKETCH MAP



Batchelder/Dean Garden
Name of Property

Los Angeles County, CA
County and State

AERIAL MAP



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 Coppell, Herbert Garden Water Feature **DRAFT**
 other names/site number Mi Sueño

2. Location

street & number 1210 S. Arroyo Boulevard not for publication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

Herbert Coppel Garden Water Feature
 Name of Property

Los Angeles County, CA
 County and State

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	buildings
	1	sites
		structures
1		objects
1	2	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.)

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: _____

Herbert Coppel Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

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 Herbert Coppel Garden Water Feature is a component of a former designed garden built in 1916 to a design by landscape architect Paul Thiene. The property is within a single-family residential neighborhood, is 0.84 acres in size and is a component of a former four-acre estate that has since been subdivided into smaller lots. The water feature is 83 feet long and extends from the north elevation of the house. It consists of four pools, a double-sided wall fountain, a stepped rill, perimeter walls and planting areas. The Herbert Coppel House and site are non-contributing to this nomination of the original garden water feature, although they may be eligible for listing under a different context.

Narrative Description

The property on which the Herbert Coppel Garden Water Feature is located is in the southwest portion of the City, immediately east of the southern tip of the Arroyo Seco within the Pasadena city limits and near the eastern terminus of the San Rafael Avenue Bridge. The property is an approximately one-acre portion of a former four-acre estate originally owned by Herbert Coppel, a businessman based in New York City, and his wife Georgia who developed the property with a summer home which they named "Mi Sueño." The property originally extended east from South Arroyo Boulevard (formerly Drive) to South Grand Avenue and south to Columbia Street. The northerly property line is the original northern extent of the estate land. A portion of the original house, designed by Bertram Goodhue and constructed in 1916, is on the property as well as a swimming pool and balustrade constructed in 1973 and an expansive lawn surrounded by mature trees. A curving driveway extends from S. Arroyo Boulevard along the west side of the property to the house and a detached garage. An expansive garden designed by Paul Thiene was also constructed on the site in 1916.

The 83-foot-long water feature appears to be the only remaining feature of the original garden design on the property. It extends from the north elevation of the house into the lawn area north of the house. The feature is divided into two components. The first, immediately adjacent to the house, is a long, rectangular reflecting pool with a simple concrete edge flanked by in-ground planters with decomposed granite ground surface, small flowering shrubs and rows of Italian Cypress trees. The eastern and western edges of the pool area are defined by freestanding plaster walls with cast stone caps. The pool terminates at a wall fountain that is comprised of a freestanding plaster wall with a curving top and cast stone cap atop which are cast stone bowl planters. A sculpted concrete fountain is attached to the south-facing wall surface. The fountain has two separate water basins arranged vertically on the wall, the upper of which is smaller and has a sculpted head of Medusa at the top. The Medusa sculpture is attributed to sculptress Marie Apel, although some experts have suggested that it may be the work of Lee Lawrie, who often collaborated with Bertram Goodhue. The lower basin is a newer, compatible addition.

The wall fountain described above marks a change in elevation from the flat reflecting pool area to the second component of the water feature: a stepped, descending rill terminating in a small circular pool. Flanking the wall fountain are concrete steps, each of which are flanked by concrete walls with volutes. The back side of the concrete wall fountain has an arched recessed panel clad in glazed tile below a keystone with a plaster relief figure of the head of the Greek god Pan playing a reed flute (also attributed to Marie Apel) from which water projects into a square pool at the base. This pool is the starting point of a stepped rill that descends along a shallow sloping portion of the lawn into which it extends. The steps along the sides of the rill are made of Arroyo stones set in concrete frames. The circular pool into which the rill terminates has a simple concrete edge, similar to the reflecting pool, on which sits a series of cast stone bowl planters. All of the pool basins are covered in one-inch ceramic tiles in shades of blue.

Some minor changes to the water feature have occurred over time based on a review of historical photographs. The tiles in the three pools were originally larger and in a single shade of lighter blue than the current tiles. The planters flanking the rectangular reflecting pool were originally lawn rather than decomposed granite. Larger grasses and shrubs abutted the stepped rill and the small circular pool at the end of the rill was surrounded by a ring of concrete. The planter bowls are new, added features.

Herbert Coppel Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

The Herbert Coppel House and site are non-contributing to this nomination of the original garden water feature, although they may be eligible for listing under a different context.

Herbert Coppell Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

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

1916

Significant Dates

1916

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.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Paul Thiene

Period of Significance (justification)

The garden, including the water feature that is the subject of this nomination, was constructed in 1916.

Criteria Considerations (explanation, if necessary)

N/A

Herbert Coppel Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

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

Built in 1916, the Herbert Coppel garden water feature is a locally significant example of the "Period Revival Estate" property type 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 master landscape architect Paul Thiene. It meets National Register criterion C by embodying the distinctive characteristics of the property type 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 Herbert Coppel Garden Water Feature is locally significant under Criterion C. Under this criterion, the water feature is a notable example of a designed residential garden of the Period Revival Estate property type and the work of master landscape architect Paul Thiene. The water feature exhibits the defining characteristics of the property type including an axial plan; terraces and grade changes; stone walls; stairways; classical sculpture; a water feature with a reflecting pool, fountain and runnel as a focal element, plants referencing the Mediterranean region such as Italian Cypress, and association with Mediterranean Revival architectural styles. The water feature retains integrity through its location, design, materials, workmanship and feeling and continues to retain essential character-defining features and distinctive characteristics of its period and method of construction. Although minor changes have been made to the water feature since its original construction, these changes have not obscured evidence of techniques employed in residential garden design in Pasadena and the water feature continues to clearly express the historic sense of its time period. Although the overall garden setting has changed since it was originally constructed, the Multiple Property Documentation Form indicates that "a rare or unique property type permits a greater degree of alterations if its character and overall visual effect is preserved." Intact California Mediterranean gardens are rare in Pasadena; therefore, remnant features of high quality design such as this water feature are significant and retain integrity despite changes to the surrounding setting. The overall visual effect of the water feature is notable and has been well preserved over time.

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

Historical photographs from the California State Library (accessed December 2011)

Wyllie, Romy. *Bertram Goodhue: His Life and Residential Architecture*. New York: W.W. Norton, 2007. 118-24.

"CLARA Database of Women Artists." National Museum of Women in the Arts. N.p.. Web. 22 Oct 2012. <http://clara.nmwa.org/index.php?g=entity_detail&entity_id=128>.

"Mi Sueño," Herbert Coppel house, 1245 South Grand Avenue, Pasadena, California. View from dining room to reflecting pool." Library of Congress. N.p.. Web. 22 Oct 2012. <<http://www.loc.gov/pictures/item/2007684873/>>.

Tucker Kohlman, Rena. "The Placing of Garden Sculpture." *Country Life*. 1923: 49. Print.

Herbert Coppel Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

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 0.84
(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 has a street address of 1210 South Arroyo Boulevard and is virtually landlocked, with a small, 25-foot frontage on the east side of South Arroyo Boulevard, just north of the terminus of the San Rafael Avenue Bridge. Addresses of private property surrounding 1210 South Arroyo Boulevard are 1220 & 1240 South Arroyo Boulevard to the west, 695 Columbia Street to the south, 1235 South Grand Avenue to the east and 1201 South Grand Avenue to the north. The Los Angeles County Assessor's Parcel number for the property is 5718-022-010.

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 Herbert Coppel garden water feature is located.

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

Herbert Coppel Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

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: Herbert Coppel Garden Water Feature
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. Reflecting pool – Looking north from house
2. South-facing side of wall fountain - Looking northwest from northeast corner of reflecting pool
3. Close-up view of north-facing side of wall fountain - Looking south from north end of rill
4. Overall view of north-facing side of wall fountain - Looking south from center of rill
5. Northern component of fountain: wall fountain, rill & pool terminus - Looking south from lawn area south of fountain
6. Rill & pool terminus detail – Looking north from wall fountain

Property Owner:

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

name Norma & Gary Cowles
street & number 1210 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.).

Herbert Coppel Garden Water Feature
Name of Property

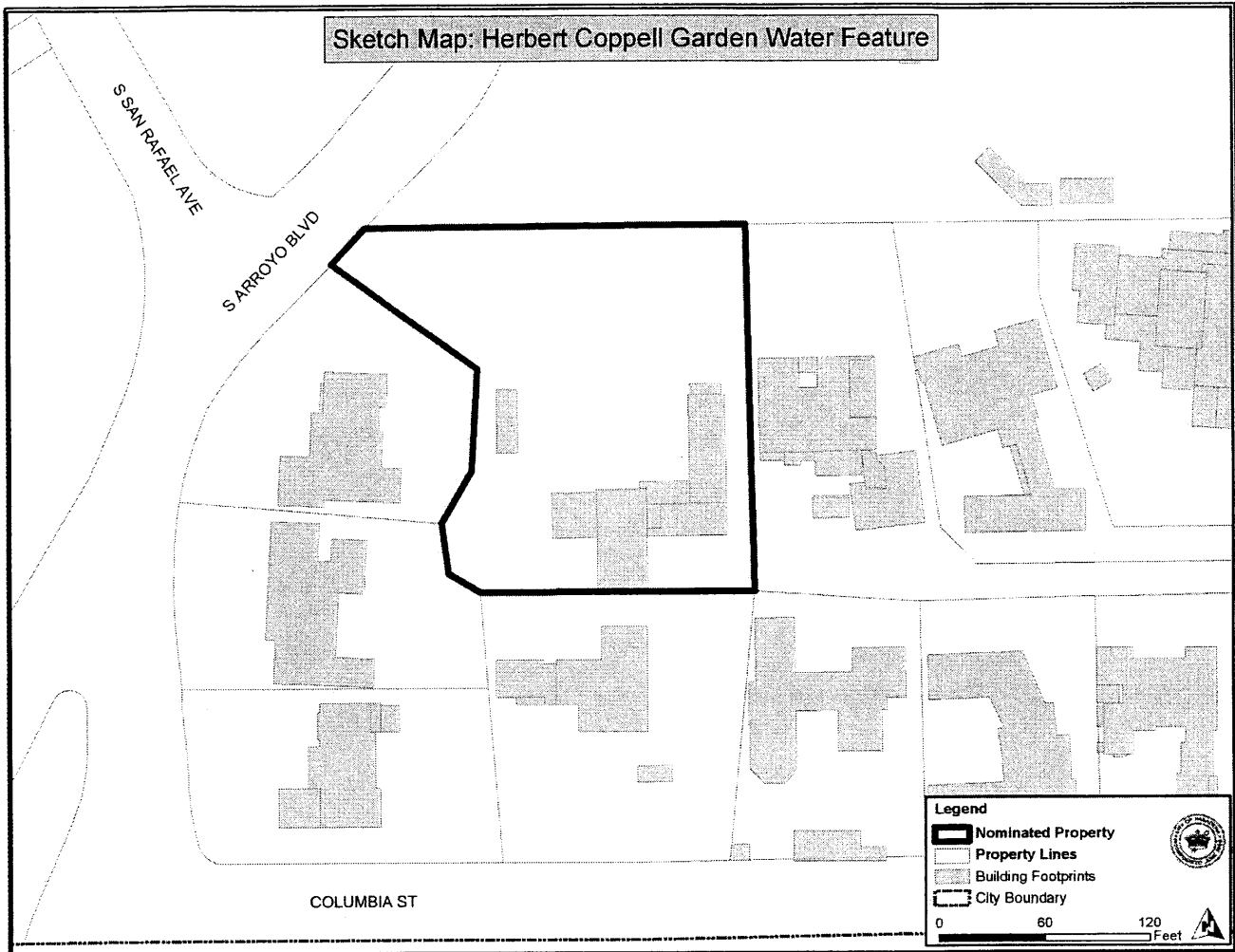
Los Angeles County, CA
County and State

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.

Herbert Coppel Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

SKETCH MAP



Herbert Coppel Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

AERIAL MAP



Herbert Coppel Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

HISTORICAL PHOTOGRAPH, 1917



Photo from Library of Congress website, Francis Benjamin Johnston Collection (hand-colored glass lantern slide)

Herbert Coppel Garden Water Feature
Name of Property

Los Angeles County, CA
County and State

HISTORICAL PHOTOGRAPH, 1917

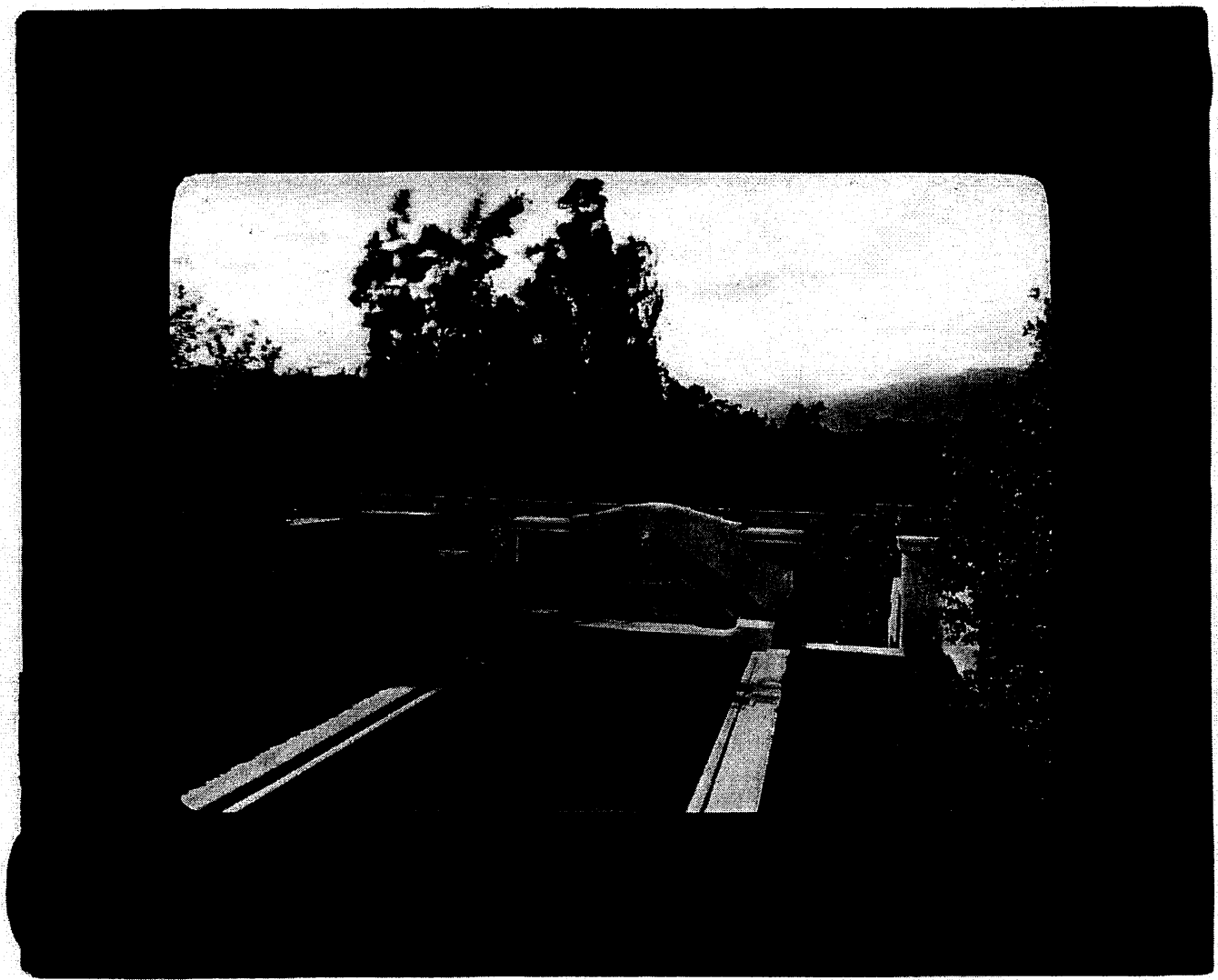


Photo from Library of Congress website, Francis Benjamin Johnston Collection (hand-colored glass lantern slide)

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 Bryner, Ira & Margaret Garden



other names/site number _____

2. Location

street & number 494 - 508 Bradford Street

<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

Ira & Margaret Bryner Garden
 Name of Property

Los Angeles County, CA
 County and State

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	
	2	buildings
1		sites
1		structures
		objects
2	2	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.)

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: _____

Ira & Margaret Bryner Garden
Name of Property

Los Angeles County, CA
County and State

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 Ira & Margaret Bryner Garden is a private residential designed garden built in 1928 to a design by Florence Yoch & Lucile Council. It is located on Bradford Street in the southwestern portion of the City of Pasadena. The property is within a single-family residential neighborhood and consists of two separate legal lots which total 0.9 acres. The main portion of the garden is on the westerly of the two lots, although other features that were part of the original design are also on the easterly property, which also contains the primary residence that was built at the same time as the garden. The main garden overall is asymmetrical in plan and is characterized by an axial north-south arrangement of a fountain, a lawn area and a gazebo at the western end. The garden also includes a rose garden; terraces formed by Arroyo stone or stacked broken concrete retaining walls; decomposed granite paths with brick edges; concrete and brick steps; planting beds defined by hedges, stones or brick retaining walls; and several mature trees.

The Bryner House and Garage are non-contributing to this nomination of the garden; however, they may be eligible for listing under a different context.

Narrative Description

The Ira & Margaret Bryner Garden is a private residential designed garden built in 1928 to a design by Florence Yoch & Lucile Council. It is located on the south side of Bradford Street, an east-west-oriented street in the southwestern portion of the City of Pasadena, east of the Arroyo Seco and west of South Orange Grove Boulevard. The property is within a single-family residential neighborhood of lots between 0.25 and 0.5 acres in size and consists of two separate legal lots which total 0.9 acres. The main portion of the garden is on the westerly of the two lots, although other features that were part of the original design are also on the easterly property, which also contains the primary residence that was built at the same time as the garden.

The site slopes dramatically downward from east to west, with the house sited at the easterly end at the top of the slope and the garden at the west end at the bottom. The primary elevation of the house faces northwest to the main garden area, in contrast to most other houses on the street which face either north or south to the street. A curving driveway to a detached garage runs between the house and the main garden and on-grade and elevated planting beds with stone retaining walls are adjacent to the house. A third small garden area south of the house was built but has since been altered.

The main garden area is at the western end of the site. It is dominated at the western end by a rectangular lawn with a rounded north edge surrounded by a decomposed granite path and flanked by rectangular beds of flowering shrubs. Just north of the lawn is a rectangular reflecting pool set into the ground with flagstone coping on the edges and three simple water spouts. Extending from the south end of the lawn and supported by a stacked broken concrete retaining wall is a pathway, on axis with the lawn and reflecting pool, with a series of brick-edged decomposed granite steps leading to an elevated gazebo structure. East of the lawn is a narrow oval-shaped rose garden surrounded by hedges, east of which is an elevated and sloping grove of citrus trees. A number of large, mature trees are scattered throughout the garden, relaxing the relatively formal design.

The gazebo is a simple wood structure, rectangular in plan, with a shallowly sloped hipped roof and open-framed walls set on a brick floor. The open walls are designed with a series of arches that have wood lattice above, as well as rectangular lattice panels at the base. The central arched opening on the north side of the gazebo lacks the rectangular base panel, to allow for access to the structure.

The Bryner House and Garage are non-contributing to this nomination of the garden; however, they may be eligible for listing under a different context.

Ira & Margaret Bryner Garden
Name of Property

Los Angeles County, CA
County and State

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

1928

Significant Dates

1928

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Florence Yoch & Lucile Council

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)

The garden was constructed in 1928 and only minor changes have occurred to it since that time.

Criteria Considerations (explanation, if necessary)

N/A

Ira & Margaret Bryner Garden
Name of Property

Los Angeles County, CA
County and State

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

Built in 1928, the Ira & Margaret Bryner garden is a locally significant example of the "Period Revival Estate" property type 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 master landscape architects Florence Yoch & Lucile Council. It meets National Register criterion C by embodying the distinctive characteristics of the property type 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 Ira & Margaret Bryner Garden is locally significant under Criterion C. Under this criterion, the garden is a notable example of a designed residential garden of the Period Revival Estate property type and the work of master landscape architects Florence Yoch & Lucile Council. The garden exhibits the defining characteristics of the property type including an axial plan, terraces and grade changes, garden rooms that create distinct environments (including a formal lawn, a citrus grove, a rose garden and a wooded area with a gazebo, all of which are separated by pathways of decomposed granite), stone walls, a water feature as a focal element, planted flower beds, and low-clipped shrubs. The garden retains integrity through its location, design, setting, materials, workmanship and feeling and continues to retain essential character-defining features and distinctive characteristics of its period and method of construction. Very little change has been made to the garden since its original construction and it clearly exhibits evidence of techniques employed in residential garden design in the 1920's and 1930's in Pasadena and clearly expresses the historic sense of this time period.

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 historic designation reports in files, Planning Department, City of Pasadena (referenced in August 2012).

Landscape plans prepared in 1928 by Yoch & Council in possession of property owner (referenced in March 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

Ira & Margaret Bryner Garden
Name of Property

Los Angeles County, CA
County and State

10. Geographical Data

Acreage of Property 0.90
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u> </u>	<u> </u>	<u> </u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The property is bound by Bradford Street on the north and the boundaries of 494 and 508 Bradford Street on the east, south and west. The Los Angeles County Assessor's Parcel numbers for the property are 5718-005-002 and 5718-005-030.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected because they encompass the extent of features associated with the Ira & Margaret Bryner Garden.

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.)

Ira & Margaret Bryner Garden
Name of Property

Los Angeles County, CA
County and State

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: Ira & Margaret Bryner 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. Main garden area - Looking northwest from front of house
2. Citrus grove - Looking north-northwest from front of house
3. Fountain, lawn & gazebo - Looking south from northerly property line
4. Steps, pathway & gazebo - Looking south from south end of lawn
5. Gazebo detail - Looking south from top of pathway/steps
6. Fountain detail - Looking northwest

Property Owner:

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

name Barry & Melina Pyle
street & number 494 Bradford St. telephone _____
city or town Pasadena state CA zip code 91105

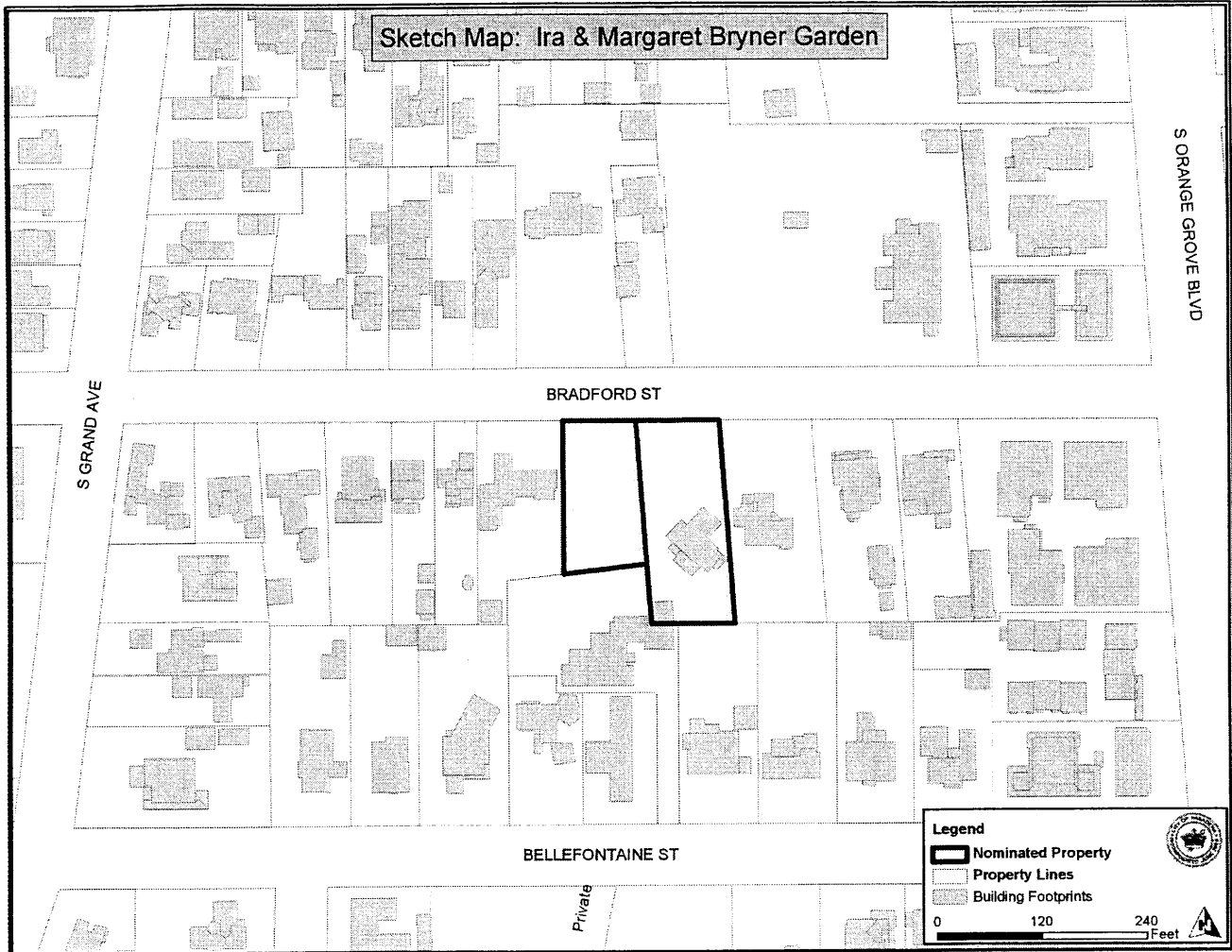
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

Ira & Margaret Bryner Garden
Name of Property

Los Angeles County, CA
County and State

SKETCH MAP



Ira & Margaret Bryner Garden
Name of Property

Los Angeles County, CA
County and State

AERIAL MAP



Ira & Margaret Bryner Garden
Name of Property

Los Angeles County, CA
County and State

PORTION OF LANDSCAPE PLAN, 1928, FLORENCE YOCH & LUCILE COUNCIL

