

**ATTACHMENT B:**

**Application & Supporting Documentation**



## PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 833 to 861 S. ORANGE GROVE BLVD, ODD NUMBERED ADDRESSES ONLY  
Project Name: BELLE GROVE GARDEN APARTMENTS: LANDMARK DESIGNATION + MILLS ACT  
Project Description: (Please describe demolitions, alterations and any new construction) CITY HISTORIC LANDMARK DESIGNATION AND MILLS ACT TAX CREDIT FOR BELLE GROVE GARDEN APARTMENTS  
Zoning Designation: RM-16-1 General Plan Designation: MDR  
Valuation (Cost of Project): 0 (N/A)

### APPLICANT / OWNER INFORMATION

APPLICANT NAME: BELLE GROVE ASSOCIATION BOARD

Address: 837 S. ORANGE GROVE BLVD

City: PASADENA State: CA Zip: 91105

CONTACT PERSON: THE REVEREND VRAH NICHOLS

Address: 837 S. ORANGE GROVE BLVD

City: PASADENA State: CA Zip: 91105

PROPERTY OWNER NAME: MULTIPLE (PLS SEE ATTACH. #1)

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: (626) 765-6768

Fax: [ ] \_\_\_\_\_

Email: snichols@ecsforseniors.org

Telephone: (818) 415-8007

Fax: [ ] \_\_\_\_\_

Email: snichols@ecsforseniors.org

Telephone: [ ] \_\_\_\_\_

Fax: [ ] \_\_\_\_\_

Email: \_\_\_\_\_

### TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HEIGHT AVERAGING	<input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW
<input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT	<input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN)	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION	<input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP
<input type="checkbox"/> CHANGES TO APPROVED PROJECT	<input type="checkbox"/> LANDMARK TREE PRUNING	<input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT
<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> MASTER DEVELOPMENT PLAN	<input type="checkbox"/> TREE PROTECTION PLAN REVIEW
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> MASTER SIGN PLAN	<input type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> DEVELOPMENT AGREEMENT	<input type="checkbox"/> MINOR CONDITIONAL USE PERMIT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> EXPRESSIVE USE PERMIT	<input type="checkbox"/> MINOR VARIANCE	<input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES
<input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE	<input type="checkbox"/> PLANNED DEVELOPMENT ZONE	<input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT)
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> PRELIMINARY PLAN CHECK	OTHER: <u>MILLS ACT</u>

Note: Space for signature is on reverse side

MAP -- Master Application REVISED.doc1/20/11

## INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

## CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT:

*Sarah Nichols*

Date:

*5/1/2014*

<p><b>For Office Use Only</b></p> <p>PLN # <i>2014-00245</i></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <i>5/1/14</i></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <i>105</i></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>PUBLIC ART REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>TRANSPORTATION REVIEW REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>INCLUSIONARY HOUSING REQUIRED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>	<p><b>REVIEW AUTHORITY:</b></p> <p><input checked="" type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input type="checkbox"/> CITY COUNCIL</p> <p><b>TAXPAYER PROTECTION</b></p> <p><input checked="" type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input type="checkbox"/> NOT REQUIRED</p>	<p><b>CEQA REVIEW:</b></p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p><b>CEQA REVIEW STATUS:</b></p> <p><input checked="" type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p><b>Design &amp; Historic Preservation:</b></p> <p><b>TYPE OF HISTORIC PRESERVATION REVIEW:</b></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p><b>TYPE OF DESIGN REVIEW:</b></p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input checked="" type="checkbox"/> PRELIMINARY CONSULTATION</p>
---	---	--	---

**Bellegrove Garden Apartments, Master Application Form**

**ATTACHMENT 1, Ownership Contact Information and Property Data**



Street Address	Property Owner	Secondary Owner	Mailing Address	Contact Information	Legal Description	Assessor ID No.	Date of Purchase	Taxes Paid to Date
833 S Orange Grove Blvd	Chameides, Walter A	Chameides, Ruth S	2002 Kinneloa Rd Pasadena, CA 91107	626-791-4920 (home) 626-222-1449 (cell) rsalem@juno.com	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 TR#-45469 TR-45469 LOT 1 CONDO UNIT 833 - G 833 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-070	4/13/2012	Yes
835 S Orange Grove Blvd	Ann Walsh Properties LLC.	N/A	3871 E Colorado Blvd Pasadena, CA 91107	203-550-1788 ryan.carmichael@gmail.com	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 TR#-45469 TR-45469 LOT 1 CONDO UNIT 835-G 835 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-071	12/19/2012	Yes
837 S Orange Grove Blvd	Nichols, Sarah W	N/A	837 S Orange Grove Blvd Pasadena, CA 91105	626-765-6768 (home) 818-415-8007 (cell) sarachinnichols@gmail.com	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 SUBD-BELLE GROVE HOA TR#-45469 TR-45469 LOT 1 CONDO UNIT 837-G 837 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-072	9/6/2013	No
839 S Orange Grove Blvd	McGlynn, Robert K	McGlynn, Heather L	839 S Orange Grove Blvd Pasadena, CA 91105	520-490-6640 (home) rov_mcglynn@yahoo.com	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 SUBD-BELLE GROVE HOMEOWNERS ASSOCIATION TR#-45469 TR-45469 LOT 1 CONDO UNIT 839-G 839 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-073	3/15/2013	No
841 S Orange Grove Blvd	Underwood, Virginia P	Underwood Family Trust	257 S Fair Oaks Ave Pasadena, CA 91105	626-799-6086 (home) 626-394-3229 (cell) vpunder@sbcglobal.net	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 TR#-45469 TR-45469 LOT 1 CONDO UNIT 841-G 841 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-074	9/26/2003	Yes
843 S Orange Grove Blvd	Thompson, Martha Harris	John Charles Thompson Irrevocable Trust	843 S Orange Grove Blvd Pasadena, CA 91105	626-799-1399 (home) 626-483-1047 (cell) martharae843@sbcglobal.net	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 SUBD-BELLE GROVE HOA TR#-45469 TR-45469 LOT 1 CONDO UNIT 843-G 843 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-075	8/30/2012	Yes
845 S Orange Grove Blvd	Moore, Malcom & Claudette	Moore Family Trust	845 S Orange Grove Blvd Pasadena, CA 91105	626-403-2921 (home)	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 SUBD-BELLE GROVE TR#-45469 TR-45469 LOT 1 CONDO UNIT 845-G 845 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-076	10/3/2006	Yes
847 S Orange Grove Blvd	Way, Harold F	Way, Barbara J	847 S Orange Grove Blvd Pasadena, CA 91105	626-799-0107 (home) bjway@csumona.edu	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 SUBD-BELLE GROVE TR#-45469 TR-45469 LOT 1 CONDO UNIT 847-G 847 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-077	10/16/2012	No
849 S Orange Grove Blvd	Horvet, Jill B	N/A	3089 E California Blvd Pasadena, CA 91107	626-818-3763 (home) jhorvet7@gmail.com	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 TR#-45469 TR-45469 LOT 1 CONDO UNIT 849-G 849 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-078	6/3/2008	No
851 S Orange Grove Blvd	Gutierrez, Lydia C and L Gutierrez, Trust	N/A	851 S Orange Grove Blvd Pasadena, CA 91105	626-403-5740 (home) 626-434-6379 (cell)	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 SUBD-BELLE GROVE CONDOMINIUMS TR#-45469 TR-45469 LOT 1 CONDO UNIT 851-G 851 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-079	1/9/2007	Yes
853 S Orange Grove Blvd	Beal, Andrea N	Andrea N Beal Trust	853 S Orange Grove Blvd Pasadena, CA 91105	626-799-7637 (home) 626-773-3441 (office) 626-233-450 (cell) abeal@deasypenner.com	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 TR#-45469 TR-45469 LOT 1 CONDO UNIT 853-G 853 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-080	11/12/2003	No
855 S Orange Grove Blvd	Turk, Mary M	Mary M Turk Trust	855 S Orange Grove Blvd Pasadena, CA 91105	626-441-8920 (home)	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 TR#-45469 TR-45469 LOT 1 CONDO UNIT 855-G 855 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-081	5/17/2010	Yes
857 S Orange Grove Blvd	Lake, Katrina & Joyce P	N/A	857 S Orange Grove Blvd Pasadena, CA 91105	626-799-9001 (home) 626-823-2809 (cell) klayake@earthlink.net	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 TR#-45469 TR-45469 LOT 1 CONDO UNIT 857-G 857 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-082	10/15/1999	Yes
859 S Orange Grove Blvd	Gonzalo, Carrie Ann	Carrie Ann Gonzalo Living Trust	859 S Orange Grove Blvd Pasadena, CA 91105	818-445-2264 (cell) cagonzalo@aim.com	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 SUBD-BELLE GROVE HOA TR#-45469 TR-45469 LOT 1 CONDO UNIT 859-G 859 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-083	1/24/2014	No
861 S Orange Grove Blvd	Palermo, David	Simmons Palermo, Karen A	861 S Orange Grove Blvd Pasadena, CA 91105	661-904-8262 (D. cell) 847-682-6764 (K. cell) kpal1445@gmail.com	Lot: 1; Tract No: 45469 ; Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 05/05490 SUBD-THE BELLE GROVE CONDOMINIUMS TR#-45469 TR-45469 LOT 1 CONDO UNIT 861-G 861 ; City/Muni/Twp: REGION/CLUSTER: 05/05490	5718-008-084	10/23/2012	Yes



**Note:** In addition to this application, a completed **Planning Division Master Application Form** is also required.

**PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	Bellegrove Garden Apartments
2. Property Address:	833 to 861 S. Orange Grove Blvd (odd numbered addresses only)
3. Date of Original Construction	1958
4. Original Owner	Margaret Whitlock
5. Architect / Builder:	Harold J. Bissner Sr., Harold J. Bissner Jr. (Nyberg and Bissner) James G. Resh

**DESIGNATION CATEGORY**

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

☐ HISTORIC MONUMENT

☒ LANDMARK

☐ HISTORIC SIGN

☐ LANDMARK TREE

**BRIEF DESCRIPTION OF PROPERTY**

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

Please See Attachment 1

**SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY**

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.



**LEGAL DESCRIPTION**

Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

**CRITERIA FOR DESIGNATION**

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

<b>CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT</b> <b>(May include significant public or semi-public interior spaces and features)</b>	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

<b>CRITERIA FOR DESIGNATING A LANDMARK</b>	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



<b>CRITERIA FOR DESIGNATING A HISTORIC SIGN</b>	
<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

<b>CRITERIA FOR DESIGNATING A LANDMARK TREE</b>	
<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input checked="" type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

**DESIGNATION PROCESS** (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. A preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation.
2. If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council.
4. At a noticed public hearing, the Council then determines whether to approve or disapprove the application.

**Bellegrove Garden Apartments, Historic Landmark Designation**

**ATTACHMENT LIST:**

ATTACHMENT 1: Description

ATTACHMENT 2: Significance Statement

ATTACHMENT 3: Bibliography

ATTACHMENT 4: Photographs

ATTACHMENT 5: DPR 523a form from 2002 Citywide Survey

## **Bellegrove Garden Apartments, Historic Landmark Designation**

### **ATTACHMENT 1: Description**

## THE BELLEGROVE GARDEN APARTMENTS

### Description

The Bellegrove Garden Apartments is a property having three multi-family buildings: 843-853 (Figures 1 to 13), 855-861 (Figures 14-20), and 833-841 (Figures 21 to 27) S. Orange Grove Blvd., set within a highly landscaped lot (Figures 31 to 39) at the southwest corner of Orange Grove Avenue and Bellefontaine Street. Pervasive traditional Japanese theming is present upon the *Shoin zakuri/Sukiya Zakuri* inspired buildings, the landscape, and the integration of both.<sup>1</sup> The three multi-family buildings are arranged in an L formation. The primary building, 843-853 S. Orange Grove, is located toward the lot's outer, north-east corner. The 843-853 S. Orange Grove building is two-story, L-plan, and has six units. The building reads as low and horizontal in its massing, and its roof is low-pitch gable-on-hip (*irimoya*) having latticework and outriggers at gable ends, and deep, overhanging eaves sheltering the second story units.<sup>2</sup> The building is clad in smooth stucco. Though its wings are symmetrical, within each are asymmetrical compositions inspired by International Style architecture. The compositions include variegated size, placement, and type of windows, along with Asiatic themed stick and frame work of varying wood patterns and grids against the building's surface and as part of the bays and compositions of windows themselves. Several of the windows on the primary elevations are large, fixed, with wood frames and occasionally meet at outer corners. Other windows are fixed, multi-pane grid with wood muntins, and jalousie windows are present in less prominent locations. Horizontal bands of aluminum-framed ceiling to floor plate glass and sliding glass doors face the long second story balcony and first floor patios of the primary building. Delicate steel posts support the stucco-sided balconies and broad roof overhangs. Opaque fiberglass panels with wood frames are used throughout the complex in bands and grids that reference to *Shoin* style horizontal order *shoji* screens

---

<sup>1</sup> *Shoin-zakuri*: Literally "study place" (*Shoin*) construction (*zakuri*). *Shoin Zakuri* references architecture initially developed for the warrior class (*Buke*) generally focused around the proportions of a projecting bay used by monks as a protruding study alcove, having an open window, whose inner sill extends to become a desk where monks read, write, or contemplate. *Shoin Zakuri* architecture, which became popular in Japan from 1100 to 1300, signified one who was aware education and culture, and is somewhat contracted from Japanese rural folk architecture (*Minka*). Much of the traditional Japanese architecture referenced by 20<sup>th</sup> century Western European architects is of the *Shoin zakuri* variety. Common features include dark-stained geometrical wood members (*Hashira*) periodically placed against unadorned white plaster bays; gable-on hip roofs; a general lack of ornament, and a strong integration with nature, often including structures made of organic and natural materials themselves. The highly influential Japanese Exhibition House, shown at MOMA in 1954 and 1955, is an example of *Shoin zakuri* design.; *Sukiya Zakuri*: a Japanese style highly similar to *Shoin Zakuri*, but literally meaning Teahouse (*Sukiya*) construction (*Zakuri*). Appears at the latter half of the 16<sup>th</sup> century. The *Sukiya Zakuri* style was not only applied to teahouse, but any range of residential architecture. The design system is informal compared to *Shoin zakuri*, which was often used for larger scale buildings. The *Sukiya Zakuri* style used similar motifs as the *Shoin Zakuri* style, yet is generally sans any ornament whatsoever, and also allows for greater individual expression and more openness toward asymmetry. Another key component of the *Sukiya zakuri* style is wood posts or other structure members that are debarked but not geometrically and are left unstained. Thinner wood structural members are more common in the *Sukiya Zakuri* style. The Bellegrove Garden Apartments, like any range of post-war vernacular buildings applying Asiatic motifs, do not faithfully follow all precepts of a given Japanese style. Rather, various motifs are often used in a primarily referential or decorative manner. Harada, Jiro. 1985. *The Lesson of Japanese Architecture*. New York: Dover Publications, Inc. (printed from the original 1936 edition). 192 p.; Ito, Teiji. 1969. *The Elegant Japanese House: Traditional Sukiya Architecture*. New York: Walker/ Weatherhill. pp. 44, 45, 53.

<sup>2</sup> *Irimoya*: A gable-on-hip roof often seen in *Shoin zakuri*, *Sukiya zakuri*, and other traditional Japanese design systems. A true *irimoya* roof has a much steeper, taller gable than its western, post-war Modern interpretation, and was commonly either thatched or tile covered.

(*yokoguni-shoji*).<sup>3</sup> The building's south-side elevation faces a landscaped, open corridor; also at this elevation are various rear patios enclosed in concrete block (bouquet canyon stone) walls (Figures 29 and 30) and covered with wood verandas. At the second level of this elevation, affixed over certain windows are metal frame *shoji* baffles that are recent and reversible. Chimneys of painted stacked-course Bouquet Canyon stone block are present at either end of the building. The primary building has an inner stairwell to upper level units. The stairwell has floating stairs of pebble-encrusted concrete, and a small Japanese rock garden is present below the staircase.

The second building upon the property, 855-861 S. Orange Grove, is located due south of the primary building, facing Orange Grove Blvd. This building is two-story, rectangular plan with slight irregularities, and has a low-pitched gable-on-hip (*irimoya*) roof with extended eaves. The street-facing gable end upon the roof has a pronounced outrigger beam. The building is stucco-clad and asymmetrically composed, with partial balconies, affixed pillars (*hashira*), and affixed horizontal beams over them in low relief akin to *Nageshi*, though not used in quite the same manner.<sup>4</sup> Aluminum sliding windows and patio doors are visible upon the building. Its long, north-side elevation faces an open landscaped corridor between it and the primary building. Present upon this side is a full-height chimney of painted, stacked course bouquet canyon stone. This elevation has ground level sidelights and doors of windows in shifting, rectangular-patterned rows. Protruding second level balconies are also present and above them certain sections of the extended eave are open-frame skylights.

The third building upon the property is 833-841 S. Orange Grove, which actually faces north onto Bellefontaine Street and is located behind the primary building due west. 833-841 S. Orange Grove is three stories, square plan, and has a low-pitched, gable-on-hip (*irimoya*) roof with extended eaves similar to the roofs upon the other two buildings. In part because of its square plan and taller massing, the third building reads more orthogonally than the two previously described buildings. The building's front elevation is highly symmetrical, with a centered and recessed entryway at the ground level in which are multiple individual unit entrances, some of the doors having *shoji*-esque sidelights. This elevation features long, pronounced horizontal ribbons of aluminum frame vertical windows, scaled by periodic full-height wood members (*hashira*) in front which are horizontally placed, bracketed wood planks (*Nageshi*) in low relief. The building's east-side elevation has asymmetrically arranged metal frame windows, and directly below the extended roof eave is a full-length balcony partially enclosed by *shoji* inspired window work at one end. The balcony has over-extended vertical wood stickwork scoring, also of an Asiatic influence. A low protruding window bay is asymmetrically placed at this elevation. The south-side/ rear elevation of 833-841 faces two garage structures and has a four-bay, box-like balcony having *shoji* paneling covered with a wood veranda. Below the balcony at the ground level is a wood,

---

<sup>3</sup> *Shoji*: A baffle, screen, or sliding door, of translucent paper on one side; seen as either a room divider or a partition. *Shoji*, when placed at an outer elevation, are seen as integrating the indoors and outdoors as exterior light would penetrate their thin paper covering. The *shoji* most commonly seen at Bellegrove Garden Apartments features a grid pattern of more horizontal width than vertical height of its units, and this is called a: *yokoguni-shoji*: literally, horizontal order *shoji*. At Bellegrove Garden Apartments, and upon many post-war vernacular designs with Asiatic theming, *Shoji* patterning is primarily decorative, and non-traditionally applied. Ito, pp. 69, 82; Yamagata, Saburo. 1992. *The Japanese Home Stylebook: Traditional Details and Motifs*. Berkeley, CA: Stone Bridge Press. p. 76; Harada, p. 192.

<sup>4</sup> *Hashira*: Square-cut pillars used in Japanese traditional architecture; usually decoratively applied in post-war Asiatic themed Modernism; *Nageshi*: A long, continuous horizontal beam or running board used as a frieze rail to divide a wall, often though not always placed directly above posts. Harada, p. 192.



dense batten lattice (*kizure*) screen baffle in front of an entryway, and *Shoin*-like storage spaces having Asiatic themed wood scoring and vertical batten lattice reed doors (*koshi*) screens.<sup>5</sup>

At the property's southwest portion are two single-story, rectangular plan garage structures (Figures 28, 40 to 42). The easterly of the two has five enclosed garage bays on one side, each having a recent metal door, and open carport bays on the opposite side supported by pipe-columns. A laundry and storage room unit, its elevations having Asiatic inspired wood grid work, flat roofed with small, switchback rafter tails, is integrated into this structure. The westerly of the two structures has one side of multiple open carport bays supported by pipe columns; its opposite side is against the lot line.

Upon the Bellegrove Garden Apartments property is elaborate landscaping of articulated Asiatic theming. Concrete paths embedded with smooth river pebbles and bordered with larger river rocks bisect dense foliage of bamboo, sculpted pine, juniper, and varieties of subtropical plants. There are three large Deodar Cedar trees on the property that predate all present buildings. Currently the largest cedar is approximately 168 feet tall with a girth of 12' 9". The other two are about 150' tall, one having a girth of 7'9½" and the other a girth of 7'7". Also within the landscape scheme, unpainted Bouquet Canyon stone block walls with inline joints bordering, gardens and small planters also suggest Asian formality. Boulders and stone lanterns are set in small landscaped spaces. Modern-styled, recently added markers with Neutra-type font are present in the yard; one indicating the name of the property, another indicating addresses.

Alterations to the Bellegrove Garden Apartments property are fairly minor, and overall the complex exhibits very good to excellent integrity. 843-853 and 833-841 have recent windows, most of which are metal frame but having some vinyl frame, primarily off their side and rear elevations. These windows are three-part and of fairly thin frame in a manner keeping with earlier aluminum frame windows upon the building. A ground level unit in the primary building exhibits an insensitive door replacement—though this is easily reversible. Additionally, multiple wood or metal frame plastic panel *shoji* baffles are affixed to a variety of fence lines and, at rear elevations, are affixed over some windows. In design the baffles are highly similar to fiberglass *shoji* screens earlier installed upon the property, and are easily reversible with minimum of affect upon the original buildings and their character defining features.

---

<sup>5</sup> *Kizure*: dense batten lattice; *koshi*: Vertical batten latticework. Like the *shoji*, *koshi* is a common motif in Asiatic themed post-war Modernism, and is often used upon decorative wood screens or dividers. Yamagata, p. 40; Engel, Heino. 1964. *The Japanese House: A Tradition for Contemporary Architecture*. Rutland, VT: C.E. Tuttle Co. p. 171.

**Bellegrove Garden Apartments, Historic Landmark Designation**

**ATTACHMENT 2: Significance Statement**

## THE BELLEGROVE GARDEN APARTMENTS

### Significance Statement

#### Criterion C Eligibility

The Bellegrove Garden Apartments property meets City of Pasadena Landmark Criterion C: "It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region."

#### Previous Survey

The Bellegrove Garden Apartments property was surveyed in 2002 as part of an intensive level city-wide survey (Please see Attachment 5). The survey and its findings are treated as official by City Planning & Community Development Department. The survey DPR form assigned a status Code of 4S4 ("May become eligible for individual listing in the National Register of Historic Places once it becomes old enough to meet the Register's 50-year requirement.")<sup>1</sup> The Survey DPR called the property an "Intact, well-executed example of International Style architecture with Asian architectural styling as applied to a multi-family garden development in post-WWII Pasadena."

#### Discussion

For Pasadena, the Bellegrove Garden Apartments are a significant and intact local example of Post-World War II Modern architecture with Asiatic theming. The conceptual influence of Japanese architecture can be seen within Prairie, Craftsman, and Modernist architecture, as practiced by Frank Lloyd Wright, Greene & Greene, Harwell Hamilton Harris, and Richard Neutra- all architects having worked in Pasadena- among others.

The German Modernist architect Bruno Taut is widely credited with sharing Japanese traditional architecture with Modernism. Taut achieved this primarily through "discovering" Katsura Imperial Retreat: a 17<sup>th</sup> century *Shoin zakuri* style complex featuring a large residence, multiple teahouses, and extensive grounds (Figures 47 and 48).<sup>2</sup> In 1933 Taut, who was Jewish, fled to Japan via Switzerland from Germany to escape the Nazi occupation. The following year he published "*Nippon. Japan Seen through European Eyes*," the first of a series of publications either focused upon or containing Katsura. According to historian Manfred Speidel, Taut viewed the 17th century complex "as marvelously embodying and strengthening his own architectural ideas."<sup>3</sup> Both Walter Gropius and Le Corbusier cited Katsura as quintessentially Modern— albeit completed well before Modernism existed, and with design intentions not parallel to those of Modernism. Certainly the lack of ornament, the orthogonality, "modular coordination of all the building parts" in Gropius' words, the prefabrication, and the open plan are all

---

<sup>1</sup> In 2003, all "4" series status codes were converted to 7N: "needs to be reevaluated." However, because the survey was ratified, consultant is working off assumption that the City accepted the 4S4 finding, rendering the building an eligible historical resource once it turned 50 years old, which it has.

<sup>2</sup> Buntrock, Dana. 2012. Katsura Imperial Villa: A Brief Descriptive Bibliography, with Illustrations. *Cross Currents: East Asian History and Culture Review*. Available: <[https://cross-currents.berkeley.edu/sites/default/files/uploads/buntrock\\_biblio\\_hi-res.pdf](https://cross-currents.berkeley.edu/sites/default/files/uploads/buntrock_biblio_hi-res.pdf)>.

<sup>3</sup> Speidel, Manfred. 2004. Bruno Taut and the Katsura Villa. *Katsura Imperial Villa*, Virginia Ponciroli (ed.). Milan: Electraarchitecture. Available: <<http://intypes.cornell.edu/expanded.cfm?erID=115>>. pp. 320, 325.

present- both at Katsura and in Modernism.<sup>4</sup> Added to this list of common features, between Japanese traditional architecture and Modernism, the scholar Jiro Harada also articulated shared features such as "standardization, variety in unity, conformity to a mode of living, and usefulness to purpose."<sup>5</sup> Added to this, particularly with Modernism as practiced in Southern California, is a strong integration between indoors and outdoors. The Bellegrove Garden Apartments certainly applies some of these concepts, particularly the lack of traditional decoration and a strong presence of the natural landscape, in which the houses are integrated. Yet the Japanese references upon Bellegrove are admittedly not all conceptual, but rather oriented toward a more obvious theming that became highly popular upon post war era vernacular modernism.

The event most widely credited with making this theming popular was the showing, in the summers of 1954 and 1955, of the "Japanese Exhibition House," also called "Shofuso." The Japanese Exhibition House was a *Shoin zukuri* temple designed by Junzo Yoshimura in Japan, fabricated there, and then assembled in the Abbey Aldrich Rockefeller Sculpture Garden at the Museum of Modern Art in New York<sup>6</sup> (Figure 49). The idea for such an exhibit was originally that of Philip Johnson, the Museum's Assistant Curator (who had also co-curated the MOMA International Style exhibit in 1932), and John D. Rockefeller, Museum Trustee and President of the Japan Society of New York. The co-sponsorship and unified effort of the United States and Japan toward funding and producing the exhibition house and its adjacent garden was seen as a strong step toward healing relations that had been battered as a result of World War II. Even before the presence of the Japanese Exhibition House, to know Japanese design was to be progressive, educated, cultured, and tasteful. Over 200,000 people visited the Japanese exhibition house over two years, and the house was subject of numerous national and international press reports. In-part for these associations, an increasingly wealthy post-war American middle class embraced Asiatic and specifically Japanese theming as the post-war era continued on. After 1955, various vernacular house types, including Ranch house architecture and apartment buildings, began to exhibit more overt Asiatic motifs in a manner in which they had not done prior. However, it must be noted that Harold Bissner: the first architect to design and complete an apartment upon the Bellegrove property, was, according to his son Harold Bissner Jr., strongly influenced by an early 1950s stay at the Halekulani Hotel in Hawaii (Figure 50).<sup>7</sup> Bissner Sr.'s Asiatic themed Pasadena apartment complex, located at 305 E. California Blvd., permit pulled in 1952, completed in 1955, was originally named after the Halekulani, which it strongly references with its *irimoya* roofs and close-in building placement (Figure 51). The apartments also strongly reference Katsura Temple, itself having a similar *irimoya* roof and elevational treatment of dark stained geometrical timbers periodically set against simple, whitewashed plaster surfaces. Harold Bissner had actually constructed 305 E. California Blvd. as a rental property in which he lived, he owned, and oversaw. Margaret Whitlock: one of his tenants, was the person who hired Bissner to design the first building of what would become the Bellegrove Garden Apartments property. In 1956, Bissner pulled a building permit, and the building was completed by 1958. Upon its completion, Bissner himself, who had by then sold the California Street property, moved into the ground level, Orange Grove Blvd facing unit.

---

<sup>4</sup> Asian Historical Architecture. 2014. *Katsura Imperial Villa, Kyoto, Japan*. Available: <<http://www.orientalarchitecture.com/japan/kyoto/katsura.php>>.

<sup>5</sup> Harada, p. 9.

<sup>6</sup> This paragraph correlating the Japanese Exhibition House to post-war trends in Asiatic theming was originally written by this author for: ICF Jones & Stokes. 2008. *Pegfair Estates Historic District*. National Register of Historic Places registration form. Daniel D. Paul and Alan Hess (eds.). Prepared for the City of Pasadena. June 24. Section 8, page 19.

<sup>7</sup> Bissner, Harold, Jr. 2014 Oral history: Harold Bissner. South Pasadena, CA. March 12.

Shortly after moving in, again according to his son Harold Bissner Jr., the senior Bissner had a falling out with Whitlock and moved off of the property.<sup>8</sup> Harold Bissner Jr., in partnership with the Architect John Nyberg (Nyberg and Bissner), pulled the permit in 1957 for the second building 833-841 S. Orange Grove, and completed the building in 1958. The third building upon the property appears to have been constructed simultaneously by another architect: James Gabriel Resh.

The Bellegrove Garden Apartments appear to be one of very few post-war properties in Pasadena to apply Asiatic theming to such an extent. The others include Bissner Sr.'s 305 E. California Blvd. design, and Pegfair Estates, a grouping of 25 custom designed contemporary ranch houses in Linda Vista constructed between 1961 and 1967. Pegfair Estates was listed upon the National Register of Historic Places in 2009.

The Architects: Harold J. Bissner, Harold J. Bissner Jr., John Nyberg, James Gabriel Resh  
The 2007 "City of Pasadena Cultural Resources of the Recent Past Historic Context Report" (Context Report) identifies Harold Bissner as a "notable period architect," one "associated with multiple-family apartment buildings in Pasadena."<sup>9</sup>

Harold J. Bissner was a well-known Pasadena architect who designed many residences and commercial buildings in the city over his long career. Bissner specialized in the Spanish Colonial Revival and Monterey Revival styles, particularly in the 1920s and early 1930s. In the postwar years, Bissner designed private residences, commercial structures, and apartment buildings in a range of styles, from high-style Modern to more vernacular and traditional designs.

Pasadena Projects: Residences include the houses at 3735 and 3800 Shadow Grove Road (1948); the Bissner Residence at 670 Westbridge Place (1951); and the Boxley House (1953). Apartment buildings include 419-441 S. Madison Avenue (1936); 877-899 S. Marengo Avenue (1940); 454-470 E. Washington Boulevard (1941); 305 E. California Boulevard (1952); 500 S. Madison Avenue (1953); 365 Hastings Ranch Drive (1961); and The Bellegrove at 833-853 S. Orange Grove Boulevard (1956). Commercial projects include an office building at 2827 E. Foothill Boulevard (1953), and the Circle Seal Development Corporation building at 2181 E. Foothill Boulevard (1952), considered a good local example of postwar Modernist commercial design.<sup>10</sup>

The firm of Nyberg and Bissner is also recognized in the context report:

Pasadena-based architectural firm; partnership of John Nyberg and Harold J. Bissner. Pasadena Projects: Residential projects include houses at 2120 Kinclair Drive, 670 Alpine Street (1954), and 495 Juniper Drive (1956). Commercial projects include buildings at 1150 Linda Vista Avenue (1958), 2817 E. Foothill Boulevard (1960), 2817 E. Foothill Boulevard (1960), and the Royal Building at 980 S. Arroyo Parkway (1968).<sup>11</sup>

It should be noted that the Context Report does not differentiate Harold J. Bissner from Harold J. Bissner Jr., who was the architectural partner of John Nyberg, from 1953 to about 1988. Harold J. Bissner Jr. appears to be an architect of regional significance in his own right. Born in Pasadena in 1925, like his

---

<sup>8</sup> Ibid.

<sup>9</sup> Historic Resources Group and Pasadena Heritage. 2007. *Cultural Resources of the Recent Past: City of Pasadena*. Report prepared for the City of Pasadena. October. p. 48.

<sup>10</sup> Historic Resources Group and Pasadena Heritage, p. 75.

<sup>11</sup> Historic Resources Group and Pasadena Heritage, p. 92.

father, Bissner Jr. was virtually self-taught as an architect. Other significant designs by Harold J. Bissner Jr. done in partnership with John Nyberg, include: the Vard Wallace house in Newberry Springs; a 1968 circular house constructed upon a cinder cone that was later owned by Huell Howser; the chain of 1960s-era windmill shaped Van de Kamps restaurants that were once located across Southern California; the prototype for the 1960s era A-frame Baskin-Robbins ice cream stores; the Four N' 20 pie shop in Van Nuys (altered), E.F. Hutton bank building in Palm Springs, and hotel room additions to the El Mirador Hotel in Palm Springs. From the late 1960s through the 1970s, Nyberg and Bissner Jr., along with Harold Bissner Senior- working independently of Nyberg and Bissner- designed numerous of the multi-family dwellings along Orange Grove Boulevard between Columbia St. and Colorado Blvd. Aside from the Asiatic Modern of the Bellegrove Garden Apartments, their designs include post-war Modern, French Regency, and French Mansard.

John Edward Nyberg (1926-1950) graduated from University of California Berkeley in 1950 with an A.B. in Architecture. Nyberg became a member of the AIA in 1950. In an AIA National Directory, Nyberg lists the principal works of Nyberg and Bissner as: Dr. Howard Owen Residence, Pasadena; Harrison J. Harkins Residence, Altadena; United Geophysical; Spanjian Sportswear Office; General Air Equipment and Transportable Classrooms, Pasadena, CA.<sup>12</sup> Only one of Nyberg's individual works done apart from the Nyberg Bissner partnership appears to have been published. In 1967, John Nyberg's own 2120 Kinclair Drive house appeared in a national publication as "an unusual circular house on a hilltop with mission tile roof (Figure 52)."<sup>13</sup>

Little is known about the architect of 855-866 Orange Grove Blvd: James Gabriel Resh. Resh does not appear in AIA directories and has no presence within the Avery Index of Architectural Periodicals, except for having written two letters to architectural publications (*Progressive Architecture* and *Pencil Points*) in the 1940s. Resh appears to have been Pasadena based, and is listed in context statement Appendix B as a practitioner working in the City between the period of 1935 to 1965.

#### Context Report: Building Types and Registration Requirements

Based upon the information and registration requirements set forth in the Context Report the Bellegrove Garden Apartments appear to be eligible as a City monument.

According to this report,

Many apartments in Pasadena are noteworthy for their attempts at combining modern materials, techniques, and floor plans with various revival styles, Asian influences, or Ranch styles.<sup>14</sup>

Bellegrove Garden Apartments is part of a substantial grouping of multi-family properties along Orange Grove Boulevard that the report calls "atypical" for the City of Pasadena; "This stretch of Orange Grove had been lined with the grand estates of Pasadena's prominent citizens. During the Depression, however, these estates became increasingly difficult to maintain as single-family homes. Many fell into disrepair and remained either vacant or were converted to boarding houses. This led to public debates about the future of the neighborhood, with proponents for change arguing that the existing single-family zoning

---

<sup>12</sup> Koyl, George S., F.A.I.A., M.S. (Arch.), A.E.D. (ed.). 1962. *American Architects Directory*. New York: R.R. Bowker Company. pp. 519-520.

<sup>13</sup> The entry for Nyberg's house appears in Google Books but in *Progressive Architecture* V48, 1967:181 and an unknown issue of *Architectural Record* from 1967. Because the language and font are identical in both online snippets, author believes that Nyberg's house appeared in one or the other of the publications but not both.

<sup>14</sup> Historic Resources Group and Pasadena Heritage, p. 47.

discouraged future development. This resulted in the 1948 decision to change the zoning along Orange Grove to "R-R" which allowed for the development of multi-unit dwellings. In order to maintain the character of the street, however, restrictions were imposed on any new construction: Lot areas had to contain at least 3,200 square feet for each family unit, garage space and off-street parking had to be provided, and the buildings had to have set backs of forty feet and were limited to three stories in height. Following this decision, many of the mansions were demolished and replaced with the apartment buildings that are still present today. The result is an intact collection of multi-family residential architecture that developed during the postwar period.<sup>15</sup>

#### Of the Garden Apartment Subtype, the Context States,

The garden apartment building was the dominant multi-family housing type in Southern California from the mid-1940s through the 1960s. A higher-density configuration, these properties contain multiple units within a two- or three story structure, arranged around a common patio or landscaped courtyard.

These buildings typically feature a central lobby and common stairwells and corridors. Larger buildings may have an L-shaped or U-shaped plan around a central patio, often with a swimming pool. Garden apartment buildings may be arranged in groups of two or more, creating a complex within a large green space. Garages are detached to the rear. In Pasadena, this property subtype is most often associated with the Minimal Traditional, Mid-Century Modern or Vernacular Modern styles.<sup>16</sup>

According to the Context Statement, the Bellegrove Garden Apartments appears to meet registration requirements as a multiple family residence "that is a good example of a period architectural style and/or of the work of a significant architect or designer" as it display[s] most of the character-defining features of its style." The property "retain[s] high integrity of design, materials and setting that convey its period of construction. While most buildings undergo alteration over time, these alterations should not significantly change the historic appearance of the building."<sup>17</sup> Though alterations appear to be present upon the building, the vast majority of these are readily reversible with a minimum of permanent change to the property's historic integrity.

#### **A note regarding the three Deodar Cedar trees**

Among the more distinctive and visible landscape elements upon the Bellegrove Garden Apartments are three large-scale deodar cedar trees that predate all present construction. The three trees range in height from 150 to 168 feet tall, and are approximately 100 years old, showing up in early, undated image of the property (Figure 53). During the first part the twentieth century, the property was associated with former Vermont Senator and 1880 Presidential Candidate George Edmunds. The three deodar cedar trees appear to date from this period. Edmunds, a Republican, served in the Vermont State House of Representatives from 1854 to 1859, including three years as speaker. From 1861 to 1862 Edmunds was a State Senator, and from 1866 to 1891 served as a U.S. Senator, where oversaw numerous committees. During his time Edmunds also served as President pro tempore of the Senate (Forty-seventh and Forty-eight Congresses); chairman, Republican Conference (Forty-ninth to Fifty-first Congresses) and in 1876 was appointed a member of the Electoral Commission to assist in deciding contests in various states for the 1876 presidential election. Edmunds resigned from the Senate in 1891

---

<sup>15</sup> Historic Resources Group and Pasadena Heritage, p. 48.

<sup>16</sup> Historic Resources Group and Pasadena Heritage, p. 50.

<sup>17</sup> Ibid.

and opened a law practice in Philadelphia, and later retiring to 844 S. Orange Grove Blvd: the former house upon the present property.<sup>18</sup> Edmunds passed away in February of 1919 at the age of 91.

## Conclusion

The Bellegrove Garden Apartments is a meticulous and significant local example of a post-World War II garden apartment property designed in the Modern style with a multitude of highly intact Asiatic influences. Three of the four design architects: Harold J. Bissner, Harold J. Bissner, Jr. and John Nyberg are previously recognized as architects of notable recent past architecture in Pasadena and the surrounding region. The building upon the property designed by the lesser-known James Gabriel Resh conveys Resh as a noteworthy local architect. The three deodar cedar trees that appear to be associated with former Vermont Senator George F. Edmunds are among the most distinctive landscape features upon the property. Additionally, in their height and age the trees are distinctive features for S. Orange Grove Boulevard, and a living connection to an earlier era when S. Orange Grove Boulevard was "Millionaire's Row."

---

<sup>18</sup> Adler, Selig. "The Senatorial Career of George Franklin Edmunds, 1866-1891." Ph.D. dissertation, University of Illinois, 1934; Welch, Richard E., Jr. "George Edmunds of Vermont: Republican Half-Breed." *Vermont History* 36 (Spring 1968): 64-73 as cited in: "EDMUNDS, George Franklin, (1828-1919)" in *Biographical Directory of the United States Congress*. Viewed online: <http://bioguide.congress.gov/scripts/biodisplay.pl?index=e000056>



**Bellegrove Garden Apartments, Historic Landmark Designation**

**ATTACHMENT 3: Bibliography**

## BIBLIOGRAPHY

- Adler, Selig. "The Senatorial Career of George Franklin Edmunds, 1866-1891." Ph.D. dissertation, University of Illinois, 1934.
- Architectural Record. 1967. Article regarding Nyberg house. Unknown issue.
- Asian Historical Architecture. 2014. *Katsura Imperial Villa, Kyoto, Japan*. Available: <<http://www.orientalarchitecture.com/japan/kyoto/katsura.php>>.
- Bissner, Harold, Jr. 2014 Oral history: Harold Bissner. South Pasadena, CA. March 12.
- Buntrock, Dana. 2012. Katsura Imperial Villa: A Brief Descriptive Bibliography, with Illustrations. *Cross Currents: East Asian History and Culture Review*. Available: <[https://cross-currents.berkeley.edu/sites/default/files/uploads/buntrock\\_biblio\\_hi-res.pdf](https://cross-currents.berkeley.edu/sites/default/files/uploads/buntrock_biblio_hi-res.pdf)>.
- "EDMUNDS, George Franklin, (1828-1919)" Biographical Directory of the United States Congress. Available: <http://bioguide.congress.gov/scripts/biodisplay.pl?index=e000056>
- Engel, Heino. 1964. *The Japanese House: A Tradition for Contemporary Architecture*. Rutland, VT: C.E. Tuttle Company.
- Harada, Jiro. 1985. *The Lesson of Japanese Architecture*. New York: Dover Publications, Inc. (printed from the original 1936 edition).
- Historic Resources Group and Pasadena Heritage. 2007. *Cultural Resources of the Recent Past: City of Pasadena*. Report prepared for the City of Pasadena. October.
- ICF Jones & Stokes. 2008. *Pegfair Estates Historic District*. National Register of Historic Places registration form. Daniel D. Paul and Alan Hess (eds.). Prepared for the City of Pasadena. June 24.
- Ito, Teiji. 1969. *The Elegant Japanese House: Traditional Sukiya Architecture*. New York: Walker/Weatherhill.
- Koyl, George S., F.A.I.A., M.S. (Arch.), A.E.D. (ed.). 1962. *American Architects Directory*. New York: R.R. Bowker Company.
- Progressive Architecture. 1967. Article regarding Nyberg house. V48:181.
- Speidel, Manfred. 2004. Bruno Taut and the Katsura Villa. *Katsura Imperial Villa*, Virginia Ponciroli (ed.). Milan: Electraarchitecture. Available: <<http://intypes.cornell.edu/expanded.cfm?erID=115>>.
- Welch, Richard E., Jr. "George Edmunds of Vermont: Republican Half-Breed." *Vermont History* 36 (Spring 1968).
- Yamagata, Saburo. 1992. *The Japanese Home Stylebook: Traditional Details and Motifs*. Berkeley, CA: Stone Bridge Press.

## **Bellegrove Garden Apartments, Historic Landmark Designation**

### **ATTACHMENT 4: Photographs**

**BELLEGROVE GARDEN APARTMENTS IMAGES**

Photographs: ICF International, except where indicated.  
March, 2014.



Figure 1: 843-853 S. Orange Grove Blvd. front elevation. View: SW



Figure 2: 843-853 S. Orange Grove Blvd. front elevation, north wing. View: W





Figure 3: 843-853 S. Orange Grove Blvd. front elevation, east wing. View: SW



Figure 4: 843-853 S. Orange Grove Blvd. front elevation. View: W



Figure 5: 843-853 S. Orange Grove Blvd. front and north-side elevation. View: SW



Figure 6: 843-853 S. Orange Grove Blvd. front elevation, east wing. View: S, SE





Figure 7: 843-853 S. Orange Grove Blvd. front elevation, east wing. View: W, NW

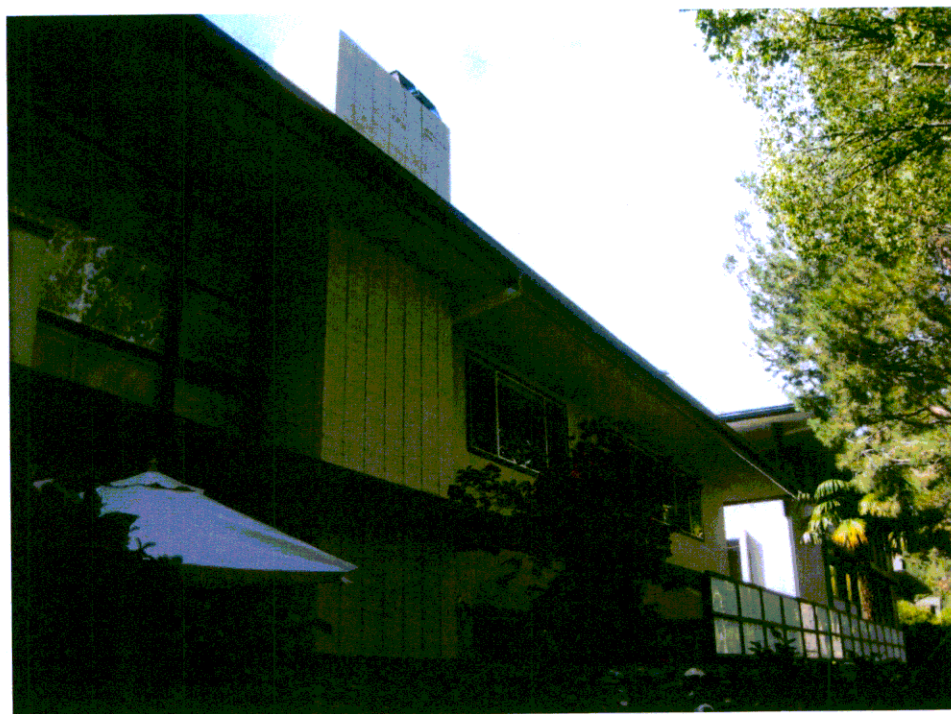


Figure 8: 843-853 S. Orange Grove Blvd. north-side elevation, north wing, with front elevation of 833-841 S Orange Grove Blvd in background. View: SW



Figure 9: 843-853 S. Orange Grove Blvd. Skylight eave at east wing. View: upward



Figure 10: 843-853 S. Orange Grove Blvd. Interior stairwell with window in background. View: downward, NW





Figure 11: 843-853 S. Orange Grove Blvd. Interior stairwell, rock garden, window. View: SW



Figure 12: 843-853 S. Orange Grove Blvd. Entry program at 847 S. Orange Grove Blvd. View: S



Figure 13: 843-853 S. Orange Grove Blvd. Mailbox. View: E



Figure 14: 855-861 S. Orange Grove Blvd. front elevation. View: W





Figure 15: 855-861 S. Orange Grove Blvd. front and north-side elevation. View: SW



Figure 16: 855-861 S. Orange Grove Blvd. front elevation and landscaping detail. View: W



Figure 17: 855-861 S. Orange Grove Blvd. front elevation detail. View: upward, SW



Figure 18: 855-861 S. Orange Grove Blvd. north-side elevation. View: SW





Figure 19: 855-861 S. Orange Grove Blvd. entry program, north-side elevation. View: S



Figure 20: 855-861 S. Orange Grove Blvd. entry program, north-side elevation. View: SW



Figure 21: 833-841 S. Orange Grove Blvd. front elevation. View: SW



Figure 22: 833-841 S. Orange Grove Blvd. front and east-side elevations. View: SW





Figure 23: 833-841 S. Orange Grove Blvd. front and east-side elevations, with north-side elevation of 843-853 S. Orange Grove Blvd. View: SW



Figure 24: 833-841 S. Orange Grove Blvd. front elevation, with north-side elevation of 843-853 S. Orange Grove Blvd. in background. View: SE



Figure 25: 833-841 S. Orange Grove Blvd. rear/south elevation. View: N

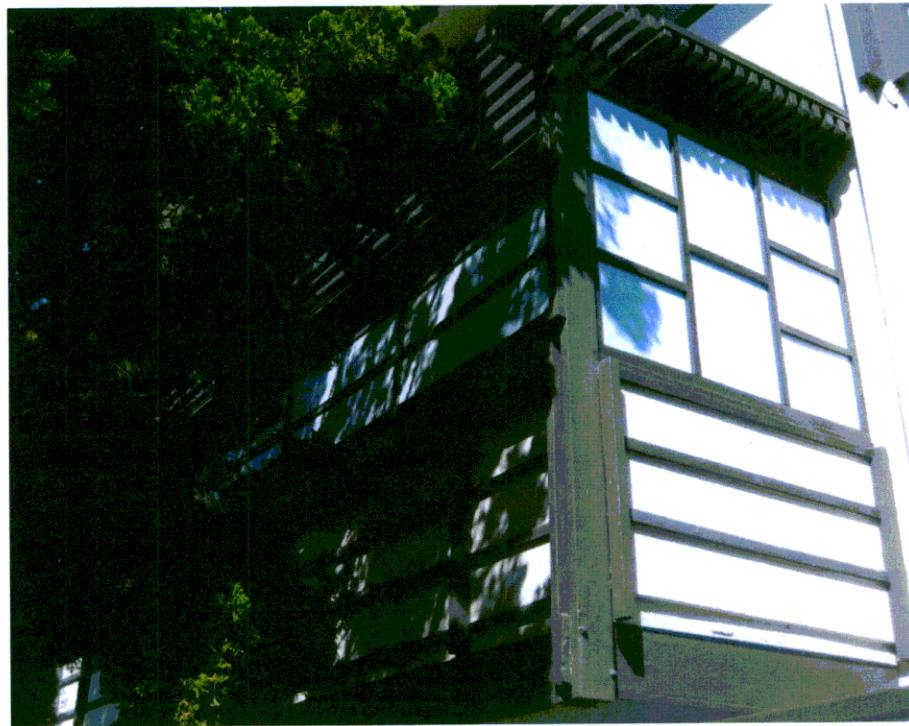


Figure 26: 833-841 S. Orange Grove Blvd. second story balcony at rear/south elevation. View: upward, NW





Figure 27: 843-853 (L) and 833-841 (R) S. Orange Grove Blvd. rear patio detail. View: S



Figure 28: Storage room off north end of east garage structure. View: NW



Figure 29: Wall detail and south/rear elevation of 843-853 S. Orange Grove Blvd., 833-841 at the left. *Shoji* panels are recent additions. View: N



Figure 30: Rear wall and storage unit detail. View: NE





Figure 31: Landscaped walkway between 855-861 (L) and 843-853 (R) S. Orange Grove Blvd. View: W



Figure 32: Rear patio and landscape detail, 843-853 S. Orange Grove Blvd. View: NW



Figure 33: Wall and landscape detail, 843-853 S. Orange Grove Blvd. View: E



Figure 34: Wall and boulder landscape detail, 843-853 S. Orange Grove Blvd. View: NE





Figure 35: Wall and planter detail: 843-853 S. Orange Grove Blvd. View: NE



Figure 36: Planter detail. 843-853 S. Orange Grove Blvd. View: SE





Figure 37: Landscape and walkway detail. 843-853 S. Orange Grove Blvd. View: E



Figure 38: Citrus trees in front of 843-853 S. Orange Grove Blvd. View: SW





Figure 39: Pine specimen in pebble planter upon property, along Bellefontaine St. View: W



Figure 40: East garage structure. View: SW



Figure 41: East garage structure. View: SE



Figure 42: West garage structure. View: SW





Figure 43: Deodar cedar that predates building construction. View: SE



Figure 44: Deodar cedar that predates building construction. Two other similar trees are visible in background, to the right. View: SE



Figure 45: Two Deodar cedars predating building construction. View: S. (photo courtesy Bellegrove Association Board)



Figure 46: Three Deodar cedars predating building construction. Two grouped at left, one at right. View: SW. (photo courtesy Bellegrove Association Board)



**BELLEGGROVE GARDEN APARTMENTS: SIGNIFICANCE STATEMENT IMAGES**



Figure 47: Katsura Imperial Villa. Original construction: c. 1624. Courtesy Kyoto City Web.  
<http://www.city.kyoto.jp/koho/eng/kyoto/architecture/02.html>



Figure 48: Katsura Imperial Villa. Original construction: c. 1624. Photograph by: S. Yume,  
<https://www.flickr.com/photos/syume/5023839125/>



Figure 49: Junzo Yoshimura. The Japanese Exhibition House ("Shofuso") 1953. Relocated to West Fairmount Park, Philadelphia, PA. Photo: Friends of the Japanese House and Garden. [http://www.shofuso.com/wp-content/uploads/IMG\\_20130719\\_092314-960x600.jpg](http://www.shofuso.com/wp-content/uploads/IMG_20130719_092314-960x600.jpg)

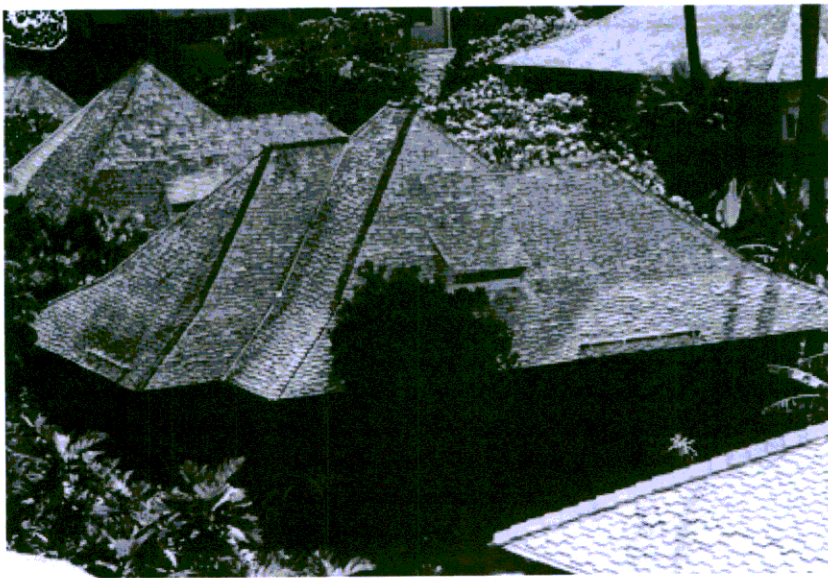


Figure 50: C.W. Dickey. Halekulani Hotel Bungalows. design: 1926. Waikīkī, O'ahu, Hawai'i. Photo: Tiki Architecture: The Exotic World of Polynesian Pop Design (ZuluMagoo). [http://tikiarchitecture.blogspot.com/2011\\_03\\_01\\_archive.html](http://tikiarchitecture.blogspot.com/2011_03_01_archive.html)





Figure 51: Harold J. Bissner Sr. 305 E. California Blvd. (The Halekulani). 1952-1955. Pasadena, CA. Photo: Daniel Paul, ICF International.



Figure 52: John Nyberg. The Nyberg residence, 1966-1967. Pasadena, CA. Bing maps screen capture.  
<http://www.bing.com/maps/#Y3A9cHB4MTZrNTRzYmZjJmx2bD0xOCZzdHk9YiZ0bT0lN0lIMjJXZWxjb21lUGFuZWxUYXNrJTl0JTl0MCUyMiUzQW51bGwIN0Q=>



Figure 53: An undated photograph of the George Edmunds property at 841 S. Orange Grove Blvd. View: north. Although it cannot be fully verified, the two smaller coniferous specimens in the front yard directly in front of the tree row in the distance, appear to be two of the three deodar cedar trees currently present upon the Bellegrave property. Image courtesy Pasadena Museum of History.

**Bellegrove Garden Apartments, Historic Landmark Designation**

**ATTACHMENT 5: DPR 523a form from 2002 Citywide Survey**



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code **4S1**

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page (1) of (3)

Resource Name or #: (Assigned by recorder) *The Bellegrove Apartments*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County *Los Angeles*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ;

c. Address: *833-841, 843-853, 855-861 South Orange Grove Boulevard* City *Pasadena* Zip *91105*

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: Assessor's Parcel Number: *5718-008-(multiple lots)*

**P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, and setting)

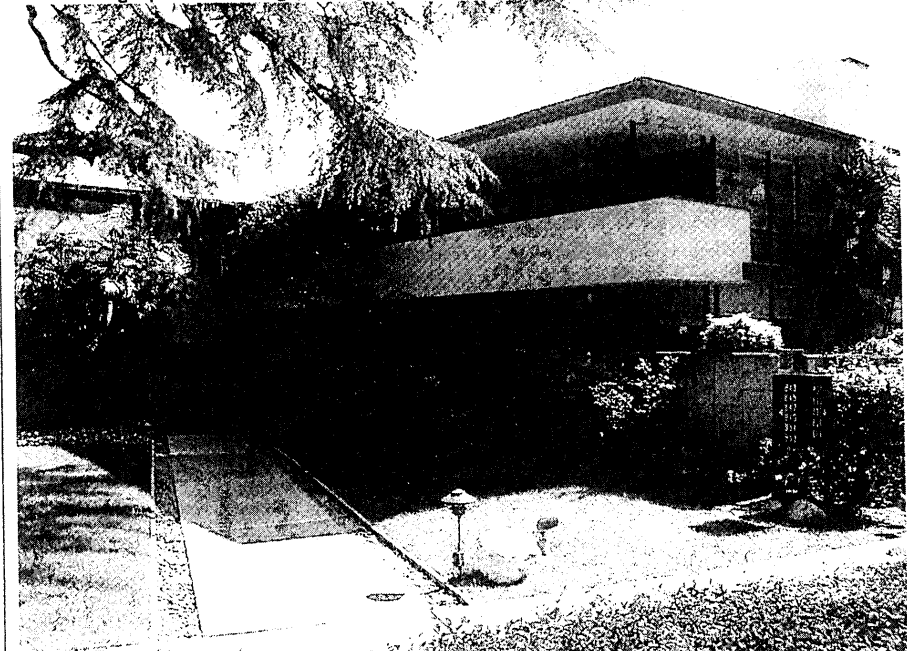
*Built in 1956 by prolific Pasadena architect Harold J. Bissner, The Bellegrove apartment complex consists of three buildings: 843-853 is two-stories, "L"-shaped, with six units and is the most prominent of the three. To the west, 833-841 is three stories, rectangular and has five units. And 855-861, to the south, is two-stories, mostly rectangular and with four units. Designed in the International Style of Modern architecture, the buildings have a pronounced Asian influence in their execution. An almost flat, hipped roof with deep overhangs shelters the apartments. Exteriors are finished in medium-smooth stucco. Several of the windows on the primary elevations are large, fixed, with wood frames and located on corners. Some windows are fixed, multi-pane grids with wood muntins. There are also jalousie windows in less prominent locations. Horizontal bands of aluminum-framed ceiling to floor plate glass and sliding glass doors face the long second story balcony and first floor patios of the 843-853 building. Delicate steel posts support the stucco-sided balconies and broad roof overhangs. A decorative wood frame horizontally projects from the north roofline near these apartment entrances. Opaque fiberglass panels with wood frames are used throughout the complex in bands and grids in reference to Japanese Shoji screens. The inside of the "L" shelters an exposed staircase with pebble-embedded concrete steps. A small Japanese garden lies below the stairs.*

(Continued on page 3)

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

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

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



**P5b. Description of Photo:** (View, date, accession #)

*View of east and north elevations.  
June, 2002*

**P6. Date Constructed/Age and Sources:**

☐ Prehistoric ☒ Historic ☐ Both  
*1956 – City of Pasadena Building Permits.*

**P7. Owner and Address**

*Multiple property owners.*

**P8. Recorded by:** (Name, affiliation, and address)

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

**P9. Date Recorded:** *July 5, 2002*

**P10. Survey Type:** (Describe)

*Intensive survey.*

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

*None.*

**Attachments** ☐ NONE  
☐ Location Map  
☐ Sketch Map

☒ Continuation Sheet  
☒ Building, Structure, and Object Record  
☐ Archaeological Record

☐ District Record  
☐ Linear Feature Record  
☐ Milling Station Record

☐ Rock Art Record  
☐ Artifact Record  
☐ Photograph Record

☐ Other: (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**Primary #**  
**HRI #**

Page (2) of (3)

NRHP Status Code 4S1

Resource Name or #: (Assigned by recorder) *The Bellegrove Apartments*

B1. Historic Name: *The Bellegrove Apartments*

B2. Common Name: *Same.*

B3. Original Use: *Multiple Family Residence*

B4. Present Use: *Multiple Family Residence*

B5. Architectural Style: *International Style (with Asian Modern influences)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*November 20, 1956. 833-841 S. Orange Grove. Five units and carports. Permit # 2401-N, Value: \$73,000.*

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

*Mature trees and landscaping in front yard, along sidewalk and between buildings. River pebble embedded concrete walkways.*

B9a. Architect: *Harold J. Bissner*

b. Builder: *N.R. Whitlock (owner)*

B10. Significance: Theme: *Multiple Family Housing*

Area:

Period of Significance: *1956*

Property Type: *Multiple Family Property*

Applicable Criteria: *C*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also Address integrity).

*This property may become eligible for individual listing in the National Register of Historic Places once it becomes old enough to meet the Register's 50-year requirement. It is an intact, well-executed example of International Style architecture with Asian architectural styling as applied to a multi-family garden development in post-WWII Pasadena.*

*Architect Harold J. Bissner (1901-1988) was a 70 year resident of Pasadena who designed dozens of houses, apartments, and commercial buildings in the city in a variety of styles. Bissner specialized in Spanish Colonial Revival and Monterey Revival styles in the 1920s and early 1930s. In the late 1930s and early 1940s, Bissner built a number of Ranch style residential and commercial buildings. In the postwar years, as Bissner and Zook architects, the firm worked mostly in the Modern style.*

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

B12. References:

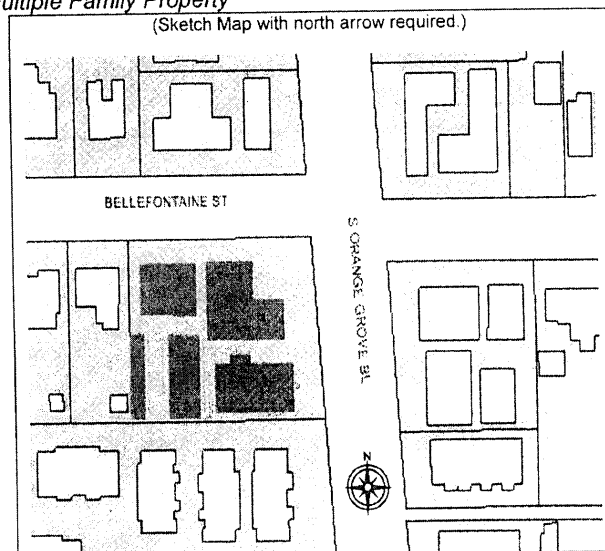
*City of Pasadena Building Permits.*

B13. Remarks:

B14. Evaluator: *John Steinmeyer*

Date of Evaluation: *July 5, 2002*

(This space reserved for official comments.)



Page ( 3 ) of ( 3 )      Resource Name or #: *The Bellegrove Apartments*

☒ Continuation    ☐ Update

**P3a. Description (continued from page 1):**

*Concrete paths embedded with smooth river pebbles and bordered with larger river rocks bisect dense foliage of oriental inspiration: bamboo, sculpted pine, and varieties of subtropical plants. An mature pine tree shades the entire corner building. Unpainted concrete block walls with inline joints bordering the gardens and patios also suggest Asian formality. Both of the two-story buildings have interior and exterior painted brick chimneys. The three-story building is more International Style with its three floors of ribbon windows divided by plain stucco walls. Narrow steel posts rise from the ground floor to support the deep overhangs. Decorative wooden frames project over aluminum sliding windows on the first and second floors. Dense landscaping and large shade trees fill the front yard. A row of ten, double car garages is located on the southwest side of the property. The buildings and grounds are well maintained and mostly original.*

**B10. Significance (continued from page 2):**

**P5b. Description/Date of Photo:** *833-841 Building, north elevation, June 2002.*



**P8. Recorded by:** *Peter Moruzzi*

**P9. Date Recorded:** *July 5, 2002*