

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **Park Place/Arroyo Terrace Historic District**

other names/site number

2. Location

street & number **368-440 Arroyo Terrace, 200-240 N. Grand Ave., 201-239 N. Orange Grove Blvd.**

NA not for publication

city or town **Pasadena** NA vicinity

state **California** code **CA** county **Los Angeles** code **037** zip code **91103**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

Wayne Duda 11 JUN 2007
Signature of certifying official Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

Signature of the Keeper

Date of Action

CP [Signature] 6/29/07
Signature of the Keeper Date of Action

Name of Property
Park Place/Arroyo Terrace Historic District

County and State
Los Angeles County, California

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
16	12	buildings
0	0	sites
7	0	structures
0	0	objects
23	12	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)
The Residential Architecture of Pasadena, CA, 1895-1918:
The Influence of the Arts and Crafts Movement

Number of contributing resources previously listed in the National Register

0

6. Function or Use

(Enter categories from instructions)

Historic Functions

DOMESTIC/Single Dwelling

Current Functions

DOMESTIC/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne
LATE 19TH/EARLY 20TH CENT. AMERICAN
MOVEMENTS: Bungalow/Craftsman; Prairie School
LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival
English Revival

Materials

(Enter categories from instructions)

Foundation BRICK/CONCRETE/STONE

Roof WOOD/ASPHALT

Walls WOOD SHINGLE
STUCCO/GUNITE

Other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

Name of Property
Park Place/Arroyo Terrace Historic District

County and State
Los Angeles County, California

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets (Section 8)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See Continue Sheets (Section 9)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CAR 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 #

Areas of Significance

(Enter categories from instructions)

Architecture/Art

Period of Significance

1895 - 1916

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Listed under "Contributing Buildings" in Section 7

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Pasadena Public Library, Centennial Room
Pasadena Historical Museum
City of Pasadena, Design and Historic Preservation Library
USC, The Gamble House, Greene & Greene Archives
UC, Berkeley, Environmental Design Archives
Columbia University, Avery Architecture and Fine Arts Library

Name of Property
Park Place/Arroyo Terrace Historic District

County and State
Los Angeles County, California

10. Geographical Data

Acreage of Property Approximately 7.5 acres

UTM References 11 - 392860 - 3779140

(Place additional UTM references on a continuation sheet)

1		1		1		3		9		2		8		6		0		3		7		7		9		1		4		0

3																															

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/Title Christy Johnson McAvoy, Principal, Historic Resources Group (Revised by Mary Jo Winder, Senior Planner, City of Pasadena, 175 N. Garfield Ave., Pasadena, CA 91109; Lauren Weiss Bricker, Ph.D, Architectural Historian, 1405 Garden Street, Redlands, CA, 92373)

Organization Historic Resources Group

Date August 17, 2001 (Revision October 5, 2005)

Street & Number 1728 Whitley Avenue

Telephone (323) 469-2349

City or Town Hollywood

State California Zip Code 90028-4809

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

Name Multiple owners - see Continuation Sheets

Street & Number

Telephone

City or Town

State

Zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

(Aug. 1986)

Name of Property

Park Place/Arroyo Terrace Historic District

County and State

Los Angeles County, California

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Description

SECTION 7: DESCRIPTION

Summary

The Park Place/Arroyo Terrace Historic District includes thirteen parcels, of which eleven have building and structure contributors (16 houses and garages; five retaining walls, one brick landscape feature, and one garden structure) to the district. The district is on a portion of a large irregular shape city block that is bounded by Arroyo Terrace in the northeast and northwest, North Grand Avenue in the west, and North Orange Grove Boulevard in the southeast. The district contains a remarkable collection of residences by important Pasadena architects, most notably the firm of Greene & Greene, who designed seven of the contributing houses. Many of the sidewalks are lined with arroyo stone and clinker brick retaining walls, and the residences are set among mature trees; the sidewalk on Arroyo Terrace is surfaced with bricks. The district is located directly south of Westmoreland Place, the location of Greene & Greene's Gamble House, which is an Arts and Crafts residence designated a National Historic Landmark. Although the district has much larger trees and more vegetation than when it was first developed, it has remarkably high integrity and retains a strong sense of historic feeling. A non-contributing condominium development is sited within the interior of the block and it does not substantially interfere with sightlines or setting of the district contributors on its street frontage on Arroyo Terrace and Grand Avenue, where the significant historic buildings/structures are predominant. Its street frontage along North Orange Grove is heavily landscaped and is distinguished from 239 North Orange Grove which is contiguous with the other houses in the northeast corner of the district and is visually connected as one turns the corner onto Arroyo Terrace.

Streetscapes

Arroyo Terrace is a curved, L-shaped street that runs west from North Orange Grove Boulevard, curves and runs southwest and then curves to the south along the edge of the Arroyo Seco, a broad valley that is a major natural feature of Pasadena. The district continues south along North Grand Avenue, beginning at its intersection with Arroyo Terrace. One property in the district fronts on North Orange Grove Boulevard, a high-traffic street that along this stretch begins a broad curve to change direction from north/south to east/west. The district is located within the Park Place tract, which extends to the west side of Grand Avenue across from the houses now included on that street, and to the two complete blocks adjacent to the south on both sides of what is now Grand Avenue (then Reservoir Drive). One contributing residence within the district (206 North Grand Avenue) dates to 1895 but was moved to its current location around 1906.

The residences in the district originally surrounded the Pasadena Land and Water Company's Reservoir. Although the reservoir is shown landscaped in the original tract map, by the time of the survey for the *Pasadena Sanborn Fire Insurance Map* of 1910, the reservoir had a board covering. By this time, most of the lots in the district had detached garages at the rear; indicating that there was never a visual relationship between the reservoir and the residences. The reservoir site now contains the non-contributing one- and two-story condominium development.

The streetscapes and the properties themselves have many large, mature trees, including live oak, eucalyptus, and palm. Grand Avenue is lined with mature live oak trees. The other major features of the streetscape of Arroyo Terrace and the northern end of North Grand Avenue are the arroyo stone and clinker brick retaining walls and subterranean garages that create a sidewalk-edge wall; additionally, the sidewalk in this area is paved with bricks. The retaining walls are irregularly shaped, with battered profiles, and some are finished with brick coping. Larger stones are used at the base, giving a sense that the walls rise out of the natural landscape. The combination of natural stones (taken from the arroyo) and clinker brick (irregular bricks shaped through over-firing) was thoroughly developed by Charles Greene in the years between 1903 and 1906. These retaining walls are among the best examples of Charles Greene's distinctive masonry aesthetic. Narrow planted parkways line the streets in most of the district as well.

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Description

Characteristics of Contributing Properties

All of the contributing buildings are single-family residences or garages. The district contributors exemplify a number of the property types identified in the multiple property listing, "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement." These include the Craftsman Bungalow (one to one and one-half stories), Arts and Crafts House (two stories), the Prairie School, English-Influenced Arts and Crafts House, and the American Colonial Revival. The houses are generally situated with primary facades and entrances facing the street in a usual suburban pattern. However, the siting of the dwellings located on the pie-shaped lots at the northwest and northeast corners of the district (240 North Grand Ave., 368 and 370 Arroyo Terrace) is conceived to maximize the advantages of their site and view, and therefore diverges from a frontal orientation to the street. Additionally, the entrance facade of 200 North Grand Avenue faces south; this was motivated by a desire to create a side yard that would open into the rear formal garden. All of the residences are wood frame, and the dominant exterior cladding material is wood shingle. Some residences have original stucco on all or part of the exterior. The house at 370 Arroyo Terrace was resurfaced with stucco early in its history and it still retains a strong identity as a design by Greene & Greene. The Arts and Crafts period residences illustrate the essential characteristics of the style, including a horizontal orientation, low-pitched gable roofs with deep overhangs, framing members expressed and exposed on the exterior, wood cladding materials, and horizontal window groupings. Five of the properties that have contributing buildings and structures have separate garages constructed within the period of significance that also retain their architectural integrity. Two houses have subterranean garages connected internally to the dwelling that are not counted as separate buildings.

CONTRIBUTING PROPERTIES:

1.	368 Arroyo Terrace	Year built:	1902, 1906 (addition)
		Architect:	Greene, Charles Sumner, & Greene, Henry Mather
		Original Owner:	Greene, Charles Sumner

3 contributors: house (garage attached), retaining wall & garden shelter

Sited on a hill behind a high retaining wall (stone with brick inserts) this complex plan, Arts and Crafts period residence was Charles S. Greene's family home. Originally constructed in 1901, it was continually expanded and remodeled by the architect through 1914. The second story was added in 1906 and housed Charles Greene's reading room and private studio. The multi-gabled roof has low-pitched gables, extended rafter tails and beam ends, and a surface of composition roll roofing. The first story is clad in stucco, and the upper story in wood shingles. A projecting hexagonal bay on the front elevation has an arroyo stone and brick base and a band of paired three-light casement windows. A small one-story recessed bay to the left contains the front entry. Fenestration is casement windows, some with a conventional multi-pane design and most with a large lower pane and small light at the top of the sash. A small addition to the second story rear of the building was constructed in 1999. At that time, the interior was restored and significant interior spaces and features were rehabilitated including the living room/dining room areas, Charles Greene's office/studio, staircase/hallways, fireplace, woodwork/paneling and bedrooms. A subterranean garage is located at the street level within the high retaining wall on the northerly end of the frontage. Its walls are predominantly brick with stone inserts. The flat roof of the garage is a terrace that has a stucco pier/pergola cover built in 1999 that was recreated using the original drawing by Charles Greene. The garage is a contributing feature, but is not a separate building. The original garage doors were replicated in the recent rehabilitation of the house.

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2.	370 Arroyo Terrace	Year built:	1903
		Architect:	Greene, Charles Sumner, & Greene, Henry Mather
		Original Owners:	White, Martha, Violet and Jane

2 contributors: house (garage attached) & retaining wall

Constructed for Charles Greene's three sisters-in-law, the White sisters, this single family residence has an irregular plan determined by the pie-shape and the obtuse angle of the lot line at the street. A low-pitched cross gable roof has extended eaves and knee braces. A smaller gable shelters the front door. The gable ends have triangular knee braces and extended roof beams. The main, second story of the residence has been clad in stucco, but the other original elements of the design remain intact. The second story is slightly cantilevered over the partially subterranean first story, which is clad in rock and clinker brick. The interior of this house has been significantly altered. A stone retaining wall, a significant original feature, skirts the property at the sidewalk, and a garage is located within this retaining wall. The original garage doors are intact. The garage is a contributing feature, but is not a separate building.

3.	400 Arroyo Terrace	Year built:	1903/1906
		Architect:	Greene, Charles Sumner, & Greene, Henry Mather
		Original/Second Owners:	Van Rossem, Josephine/ Neil, James W.

2 contributors: house, & retaining wall

Built shortly after the White sisters' residence, Greene & Greene designed this house in 1903 for Josephine Van Rossem (the first of three in the neighborhood) who intended it for use as a rental house. Mr. and Mrs. James W. Neil purchased the house in 1906 and commissioned Greene and Greene to alter and enlarge the residence. The 1 3/4-story house has a street-facing gabled roof with gabled wall dormers punctuating the east and west facades. The roof has extended eaves and exposed rafters that cover an irregular-plan with wood shingle exterior cladding. An open-gable roof, supported by heavy wood posts, shelters the entry and front terrace on the left side of the front elevation; gables have heavy outriggers. Casement windows are grouped in openings with extended headers. The wide front door has narrow, vertical lights. The original interior is substantially intact; however, the woodwork has been sandblasted by a previous owner. The clinker brick and rock retaining wall along the sidewalk, an important feature of the residence is constructed with larger boulders at the base with smaller stones interspersed with bricks, layered in a wave pattern, as it rises to the top. Patterned ceramic block tiles are placed in various openings in the wall. A non-contributing 2-car garage has a flat roof and is clad in stucco.

(Aug. 1986)

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County and State

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Section 7**Page 4****Description**

4. 408 Arroyo Terrace

Year built: 1906

Architect: Greene, Charles Sumner & Greene, Henry Mather

Original Owner: Hawkes, Frank W.

3 contributors: house, garage & retaining wall

The Frank W. Hawkes house was based on the plan of the John C. Bentz House, which was designed by Greene & Greene and built in the same year. A broad front gable roof covers the two-story rectangular plan residence. A one-story flat roof porch spans the street facade and wraps partially around the east side. It has an enclosed, wood-shingled balustrade; heavy post and beam supports; extended, exposed rafters, and a wide slat upper balustrade. The residence has a low stone retaining wall at the sidewalk, with lanterns on stone and brick bases flanking the entrance to the driveway. Information on the existence of original interior features is not available at this time. The two-story garage has a front gable roof, wood shingle siding, and grouped casement windows above two pairs of heavy wood doors. It appears on tax assessor records as it appears today. Its architectural features are similar to the house and it appears to have been designed by the Greens.

5. 440 Arroyo Terrace

Year built: 1907; 1912 (addition)

Architect: Ranney, Mary L. in the office of Greene, Charles Sumner & Greene, Henry Mather

Original Owner: Ranney, Mary L.

3 contributors: house, brick landscape feature & garage

This residence, the Mary L. Ranney house, is on a gently sloping, pie-shaped lot at the corner of Orange Grove and Arroyo Terrace. The rectangular plan building has a broad two-story, three-bay primary facade covered by split gable side-roofs with deep overhanging eaves and extended beams on the gable ends. Part (east 2/3) of the second story slightly overhangs the first, with the edge lined in a heavy beam and a series of cross beams. The west 1/3 of the house is the wing that was added in 1912. A brick terrace with a low clinker brick wall extends across most of the front of the house. The wide centered entry is flanked by end bays with grouped double-hung windows with patterned mullions in the upper sashes (typical also of upper-story and other elevations). At the sidewalk, wide brick stairs and walkway lead to a side entry to the terrace. The original interior woodwork, doors, floors and towel and curtain rods are intact. Two original light fixtures also remain in the house. The garage (1912) is a 1 1/2 story front gable roof structure, also designed by Ranney. The garage doors are not original.

6. 200 North Grand Avenue

Year built: 1904

Architect: Hunt, Myron

Original Owner: Hunt, Myron

One contributor: house

This two-story, single family residence, designed by Hunt as his own residence, is rectangular in plan with the first story finished in stucco and the second story in wood shingles. The entrance is located on the side, within a two-bay porch supported by round columns with simple, flat capitols. The hipped roof has exposed, pointed rafter tails and a hipped roof dormer in the center of the side entrance facade. A slight segmental arch shape is a theme throughout the first story, seen in the headers spanning the porch columns and in the entrance. Fenestration consists mainly of one-over-one, double-hung windows. A new garage (2004) is compatible with the design of the house.

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7. 206 North Grand Avenue
- Year built: 1895/relocated 1906
Architect: unknown
Original Owner: Hutchins, George Edward

Two contributors: house and garage

This two and one-half-story, single family Queen Anne style residence has an irregular plan, with prominent bay windows projecting from the street (west) and side (south) facades. Porches located at the northwest and southwest corners of the house are supported by turned wood posts and ornamented by delicate spindlework and corner brackets. The house has a complex roof plan: cross gables intersect with a large hipped roof. The crowning element of the house is a square tower with a pyramidal hipped roof; this caps a vertical sequence of openings consisting of a pair of columns and gable end that are integral with the northwest porch and frame the entrance to the house, and open balconies located on the second and third floors. The majority of the house is sheathed in horizontal wood siding, however, the surfaces of central tower, and a wide band visually distinguishing the first and second floors are covered with fishscale wooden shingles. A decorative gable end terminates the principal bay window, providing greater formality to the house's entrance façade. Fenestration consists mainly of one-over-one, double-hung windows. The entrance consists of a pair of doors lit by single windows; further illumination is provided by a glazed transom window. A detached, gable roofed double garage (1899 on tax assessor records) is located at the southeast corner of the property. It appears to have been converted from a stable; it is a contributing building.

8. 210 North Grand Avenue
- Year built: 1904
Architect: Greene, Charles Sumner & Greene, Henry Mather
Original Owner: Van Rossem, Josephine

One contributor: house

This is the second of three residences built by Greene & Greene for Josephine van Rossem, who also commissioned the residence at 400 Arroyo Terrace. A massive gable covers the residence, with the gable end facing the street. The fenestration is groups of three and four wood-frame casement windows. On the street facade, the second story slightly overhangs the first story. The front and side porches are enclosed with vertical, flat, wood slat rails. Arroyo stones line the base of the exterior walls and porches. The interior of the house has been substantially altered. The garage was recently constructed but it is compatible with the design of the house.

9. 230 North Grand Avenue
- Year built: 1904
Architect: Hunt, Myron & Grey, Elmer
Original Owner: Speer, Mrs. J.E.

One contributor: house

This American Colonial Revival style residence is dominated by a large, side-facing gambrel roof. Four dormers on the second story punctuate the side of the gambrel. The walls of the dormers, the east and west side walls within the roofline, and the first story are all clad in wood shingle siding. A porch spans the west side of the primary facade, with a low wall clad in wood shingle siding and heavy, wood supporting posts with brackets where they meet the header at the edge of the porch. Fenestration consists of wood frame, multi-pane casement windows.

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10. 240 North Grand Avenue Year built: 1906
Architect: Greene, Charles Sumner & Greene, Henry Mather
Original Owner: Irwin, Theodore

3 contributors: house, garage & retaining wall

This two-story house, known as the Theodore Irwin House, is built around an interior courtyard and has complex, multi-gabled roof. Although the house is the result of a major alteration of a smaller, earlier (1901) house (only the interior of one room gives an indication of the earlier house), it is an exceptional representation of the architects' mature style. The plan of the two-story structure is an irregular arrangement of rooms around a central courtyard. The exterior is clad in wood shingle siding and the roof is a complex gable form with a shallow pitch, rolled sheathing and with broad eaves and exposed rafter tails. The house has a complex system of flat roof porches, second floor decks, brick terraces, a fan-shaped porte cochere for outdoor living spaces. It has five entrances, all recessed and inconspicuous. Windows are casements, or in some cases on the first floor, large plate glass windows. A battered brick and stone chimney to the east of the front gable is a major feature, as is the large, heavy timber pergola that shades the path leading to the entrance. The entire property is bordered at the sidewalk by a low retaining wall. The interior of the house is original and intact except for woodwork in the upper story that was originally painted has been stripped. Interior features include tiled fireplaces, elaborate wood trim and joinery, built-in bookcases and window seats, stair-case and lighting fixtures. The single garage has a utility room extension and has similar details as the house including heavy wood beams and brickwork.

11. 239 North Orange Grove Boulevard Year built: 1912; 1916 (garage)
Architect: Marston, Sylvanus B.
Original Owner: Hespler, William

2 contributors: house & garage

This two-story English-Influenced single family residence is framed in wood and clad with stucco. The smooth wall surface of the exterior is contrasted with multi-light casement in groupings, vertical stick-work that suggests wattle and daub and a brick-walled entrance terrace. The high-pitched, clipped gable roof is covered in composition shingle. The main two-story mass runs east to west, and is intersected by lower, one-story masses to the south and north. The entrance at the intersection of the east and north wings has a diagonally positioned gable roof. Multiple-light doors open from it onto the terrace from the north wing. The 2-car garage, constructed in 1916 is stucco with similar gable trim and a clipped gable roof and is a contributing building.

NON-CONTRIBUTING PROPERTIES:

12. 424 Arroyo Terrace Year built: 1908; 1927
Architect: Greene, Charles Sumner & Greene, Henry Mather
Original Owner: Frank F. Carpenter

1 non-contributor: house

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Constructed in 1908, the original house was designed by Greene and Greene. The house is non-contributing because of a major re-design in 1927. The Spanish Colonial design is characteristic of a later period that is not within the context of Arts and Crafts residential architecture.

13. 201 North Orange Grove Boulevard

Year built: 1973

Architect: John Oliver Cotton Associates

7 non-contributors: condominiums with attached garages

This property contains a large condominium complex that extends from Orange Grove Avenue to Arroyo Terrace in the west. Historically, the property contained a reservoir. The site was developed outside of the period of significance. The complex consists of seven freestanding, non-contributing buildings with attached double garages. On the Arroyo Terrace street front is an arroyo stone retaining wall that is compatible with other retaining walls in the district. The property is heavily landscaped on both street fronts.

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Section 8 Page 1

Significance

SECTION 8: NARRATIVE STATEMENT OF SIGNIFICANCE

The Park Place/Arroyo Terrace Historic District is eligible for listing in the National Register of Historic Places under Criterion C under the registration requirements of the 1997 Multiple Property documentation "The Residential Architecture of Pasadena, Calif., 1895-1918: The Influence of the Arts and Crafts Movement," at the national level of significance, as the largest concentration of the work of Charles Sumner Greene and Henry Mather Greene, arguably the best known Pasadena architects of the Arts and Crafts Period, and among the leaders of the movement nationwide. Because the district has some of the finest extant examples of their work between 1904 and 1906, that exhibit a number of their innovative designs leading up to what is considered their mature work, it has value to the study of the body of these important architects. The works of the Greene brothers retain a high degree of integrity, as do the other contributors to the district. Additionally, the district retains a number of historic landscape features and superb masonry retaining walls, features which combine to make it one of the most significant Arts and Crafts Period historic districts in the City of Pasadena, which was one of the three centers, nationwide, of the American Arts and Crafts Movement.

The district is located within the Park Place Tract (recorded in 1887), in the northwest section of the city; the tract was laid out with a series of curvilinear roads running along the eastern edge of the Arroyo Seco, and embracing an existing reservoir. The rugged flood plain of the arroyo, framed by native oaks and sycamores with a backdrop of the San Gabriel Mountains beyond exerted a powerful effect on the young architects working in the district. Charles and Henry Greene designed ten residences in the Park Place Tract, with seven included within the Arroyo Terrace Historic District. Synthesizing observations of the English countryside houses and cottages and exposure to the contemporary Arts and Crafts Movement with his own design predilections, Charles Greene and his brother designed a group of houses (beginning with Charles' own residence) that "formed an aesthetic network while establishing a comparative village-like record of their work," according to architectural historian Edward Bosley. (1) In contemporary literature, this group of houses was occasionally referred to as "Little Switzerland" in acknowledgment of the selection of the gabled Swiss chalet as a house type appropriate to the topography within the tract. (2) Any reference to European sources, or those derived from Japan (another source favored by the Greene brothers) are subsumed within the dark, wood-sheathed appearance of the houses. There is a remarkable sense of relatedness between the houses, the design of each is unique; outstanding among the group is the Theodore Irwin House which was one of the firm's greatest works, on par with the Gamble House and Blacker House. Many of the houses in the district sit above prominent retaining walls (and in some cases partially subterranean garages) constructed of stone (from the Arroyo) and clinker bricks; this arrangement preserves the privacy of the resident, but also gives the pedestrian a magnificent streetscape. Further improvement to the public realm resulted when the property owners successfully petitioned the City to pave the sidewalks in brick.

In 1902 when Charles Greene built his house on the north side of the large reservoir on what was then called Arroyo View Drive, there was only one other house in that block of the Park Place Tract, a small cottage (moved to the site) that was owned by Katherine M. Duncan on a large lot where North Grand Avenue merged with Arroyo View Drive. By 1908, all of the houses in the district on Arroyo Terrace and Grand Avenue were completed, eight of the houses designed by Greene and Greene, or in one case by a draftsman in their office, Mary Ranney. The setting for this development with the Arroyo Seco on the west and the grand boulevard of Orange Grove to the east where just to the south were the estates of Pasadena's wealthiest residents was an aesthetic environment ideally suited to the Greene's clientele who liked the rustic, yet exquisitely detailed, architecture of the Arts and Crafts movement. It was on Charles' own property that the use of stones from the Arroyo Seco and "clinker" bricks were first used for a retaining wall at the front of the property that subsequently were major features in their projects and the design vocabulary of their mature work. A year after the work was completed on his own house, which included a two-story studio, the house for the White sisters, Charles' sisters-in-law, and another adjacent to it for Josephine Van Rossem were completed on the two lots to the east. By 1904, after a progression of projects outside the district in the Greene's developing style, a second Van Rossem house (a rental) had been built on the other side of the reservoir on Grand Avenue. Also that year, two houses by other influential architects of the period were constructed on that street; Myron Hunt's own Prairie house-inspired design, and a gambrel-roof Colonial Revival design by Hunt and Elmer Grey.

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Name of Property

Park Place/Arroyo Terrace Historic District

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Section 8 Page 2

Significance

In 1906, Theodore Irwin contracted Greene and Greene to expand and redesign the house at the corner of Grand and Arroyo Terrace that he had leased from Katherine Duncan for two years. That same year, the two-story Queen Anne house was moved onto the lot at 206 North Grand Avenue. With the "woody" Arts and Crafts aesthetics well established in the neighborhood, the houses at 408, 424 (non-contributor due to major alteration in 1927), and 440 were constructed (1906, 1908 and 1907 respectively). Greene and Greene designed 408 Arroyo Terrace for Frank W. Hawks, a wealthy industrialist from Indiana, and 424 for Frank F. Carpenter. Mary L. Ranney, employed by the Greens as a draftsman, designed her own house at 440 Arroyo Terrace and the major addition to it in 1912. Also in 1912, the only contributing property in the district on Orange Grove Boulevard (239) was designed by noted architect, Sylvanus B. Marston, who began his career working in the office of Greene and Greene. The strong imprint of the Arts and Crafts Movement in Pasadena is concentrated in the Park Place/Arroyo Terrace district where the architects were developing their mature work and began their association with master craftsmen, Peter (1867-1939) and John (1864-1940) Hall. Both Hall brothers were trained as woodworkers in their native Sweden; Peter later developed his skills as a masonry craftsman and John as a cabinet and furniture builder. Their achievements are also recognized as a major contribution to the Arts and Crafts movement in this country.

The importance of the district is underscored by the inclusion of three works by other well-known Pasadena architects/firms: Myron Hunt, Hunt and Grey and Sylvanus Marston. Hunt's own house, located on North Grand Avenue, was among the first works he designed as a transplanted member of Chicago's Prairie School, the upper Midwest's center of the Arts and Crafts Movement. Hunt was attracted to the natural features of the neighborhood and the presence of other designers who shared his aesthetic values. These architects were members of a loose confederation of Pasadena's artistic and literary people later identified as the "Arroyo Culture." (3) In California, the only other groupings of Arts and Crafts Period houses whose design values can be seen as parallel to those of the Arroyo Terrace Historic District, can be found in the City of Berkeley, in the hills north of the University of California campus. Because Charles and Henry Greene are recognized nationally as the most influential architects of the Arts and Crafts or Craftsman bungalow style, and Pasadena has prominence as one of three centers in the country of the Arts and Crafts movement, the Park Place/Arroyo Terrace Historic District meets Criterion C at a national level of significance.

The Arts and Crafts Movement that was centered in Berkeley drew its inspiration from natural conditions – topography, native and exotic trees, in much the same way as was true of Pasadena. Conservation of these natural features and a desire to promote an architecture that was "rustic, picturesque, commodious, unobtrusive – that respected the setting and reflected a moralistic attitude toward life," spurred the formation of the local Hillside Club (4). Under the leadership of writer Charles Keeler and architect Bernard Maybeck, the club encouraged members of the university community and other to construct houses of redwood, where the interiors were lit with large casement windows (larger than was comfortable in warmer and sunnier southern California) and visually animated by the charm of exposed structure. The Swiss chalet was a popular source, as was true for Pasadena. But northern Californians had its wood frame building tradition dating from its nineteenth century mining and boom periods; it functioned as an "ideal neutral base upon which to impose preference of space, style and form." (5) A circle of talented architects coalesced in the area by the opening years of the twentieth century, creating an imaginative architecture that formed a regional expression of the Arts and Crafts movement equal to Pasadena's. Unfortunately, a devastating fire in 1923 and the impact of an ever-expanding population has fragmented the presence of a strong historic district in the Berkeley hills, though a number of fine individuals houses have survived.

The Park Place/Arroyo Terrace Historic District contributors were constructed from 1902-1912, years that fall within the period of historic significance identified in the multiple property listing, "The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement." Additionally, these dwellings were designed (and are in many cases among the best known works) by practitioners identified in the multiple property listing as leading designers in Pasadena's unique school of Arts and Crafts Period architecture. Finally, the property types of the houses contributing to the district meet the registration requirements established for the district contributors (and in most cases meet the standards for individually listed properties) in the multiple property documentation for the properties: Craftsman Bungalow (one to one and one half stories), Craftsman House (two stories), the Prairie School, English-Influenced Arts and Crafts House, and the American Colonial Revival.

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Significance

The district's contributing buildings are limited to dwellings and detached garages; garages that are located in the basement or subbasement of a contributing dwelling, or are in some other way attached and integral to the design of the dwelling are considered to be part of the contributing building, and are not counted separately.

1. Edward R. Bosley. *Greene & Greene*, London: Phaidon Press Limited, 2000, 47.
2. Grace Hortense Tower. "Little Switzerland," *Pasadena's Boast for Homes*, " *Pasadena Daily News*, 16 March 1907, part 2, 1.
3. Robert Winter, "The Arroyo Culture," in Andersen, Timothy J., Moore, Eudora M., Winter, Robert W., *California Design 1910*. Salt Lake City: Gibbs-Smith Publisher, 1980 reprint, 10-29.
4. Richard Longstreth. *On the Edge of the World*. Cambridge, Mass: MIT Press, 1983, 314-315.
5. John Beach, "The Bay Area Tradition 1890-1918." in ed. Woodbridge, *Sally Bay Area Houses*, New York: Salt Lake City: Gibbs-Smith Publisher, 1988, 23.

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Name of Property

Park Place/Arroyo Terrace Historic District

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Los Angeles County, California

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Major Bibliographical References

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Name of Property

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Geographical Data

SECTION 10: GEOGRAPHICAL DATA

Verbal Boundary Description

The district contains residences on the south side of the northwest-to-southeast portion of Arroyo Terrace, including the residence adjoining this group in the east at 239 N. Orange Grove Blvd; residences on the east side of North Grand Avenue between Arroyo Terrace up to and including the property at 200 North Grand; and the large condominium property that lies in the center of the block behind the properties on North Grand Avenue and Arroyo Terrace. This condominium property has street frontage on Arroyo Terrace and N. Orange Grove Blvd. The district encompasses one irregularly shaped city block.

Verbal Boundary Justification

The buildings and structures within the boundaries of the district have a high concentration of designs by Greene and Greene (seven out of eleven contributing properties are documented as designed by the firm). Other contributing properties have a high degree of architectural integrity and were constructed during the period of significance and fit within the historic context of the Arts and Crafts Movement. The short section of Arroyo Terrace on the northwest boundary is on the edge of the Arroyo Seco and the area outside the boundaries in other directions either have later construction dates or not as high a concentration of Arts and Crafts Period residential buildings.

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Additional Documentation: Photographs

ADDITIONAL DOCUMENTATION: PHOTOGRAPHS

Name: Park Place/Arroyo Terrace Historic District
Pasadena
Los Angeles County, California

Photographer: Jennifer Minasian, Historic Resources Group

Date of Photographs: April, 2000

Location of Negatives: City of Pasadena
Design and Historic Preservation Section

1. 368 Arroyo Terrace
2. 370 Arroyo Terrace
3. 400 Arroyo Terrace
4. 440 Arroyo Terrace
5. 200 N. Grand Avenue
6. 210 N. Grand Avenue
7. 230 N. Grand Avenue
8. 240 N. Grand Avenue
9. 239 N. Orange Grove Boulevard

Photographer: Mary Jo Winder, City of Pasadena

Date of Photographs: August 26, 2004

Location of Negatives: City of Pasadena, Design & Historic Preservation Section

10. 201 N. Orange Grove Boulevard (Orange Grove view looking southwest)
11. 201 N. Orange Grove Boulevard (Arroyo Terrace view looking southeast)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Page 1 Property Owners

PROPERTY OWNERS

5711-008-029
DAVID R & JUDITH BROWN
440 ARROYO TER
PASADENA CA 91103-3510

5711-008-030
JAMES & MARY SCHULER
424 ARROYO TER
PASADENA CA 91103-3510

5711-008-031
WILLIAM W MORRIS
408 ARROYO TER
PASADENA CA 91103-3510

5711-008-032
ROBERT & GWEN WHITSON
400 ARROYO TER
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5711-008-033
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PASADENA CA 91103-3508

5711-008-035
ZANDER
240 N GRAND AVE
PASADENA CA 91103-3521

5711-008-037
ANTHONY & SUSAN GRECO
210 N GRAND AVE
PASADENA CA 91103-3521

5711-008-038
JAMES & MELANIE DEHONEY
206 N GRAND AVE
PASADENA CA 91103-3521

5711-008-039
MICHAEL W & KATHLEEN
HARRIS
200 N GRAND AVE
PASADENA CA 91103-3521

5711-008-041
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PASADENA CA 91103-4601

5711-008-042
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5711-008-047
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5711-008-048
V ANN
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5711-008-050
LUIGI & SUSAN MARZORATI
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5711-008-051
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5711-008-053
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5711-008-055
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5711-008-057
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5711-008-059
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Name of Property
Park Place/Arroyo Terrace Historic District

County and State
Los Angeles County, California

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5711-008-065
RICHARD DIEZ
201 N ORANGE GROVE BLVD 525
PASADENA CA 91103-4611

5711-008-066
BARBARA S MYERS
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5711-008-067
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5711-008-068
JENNIFER J THOMPSON
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5711-008-069
JUDY K BRODY
529 CONTINENTAL CT
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5711-008-070
PATRICIA LYON
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5711-008-071
PLUMER H L
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5711-008-072
JOHN R & BETTY MAYNARD
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5711-008-073
NETTIE P COLLINS
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5711-008-074
JOSEPHINE R & TRIST WALKER
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J CHERNOFF
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5711-008-080
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Property Owners

PROPERTY OWNERS

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201 N ORANGE GROVE BLVD 544

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5711-008-086

BAIBA & RICHARD GRAFT

201 N ORANGE GROVE BLVD 546

PASADENA CA 91103-4604

5711-008-087

PHYLLIS A PIETRANGELO

201 N ORANGE GROVE BLVD 547

PASADENA CA 91103-4606

5711-008-088

RICHARD V HENRY

201 N ORANGE GROVE BLVD 548

PASADENA CA 91103-4608

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RAY J BILLINGHAM

549 CONTINENTAL CT

PASADENA CA 91103-3511

5711-009-017

LOUISE K MILLS

235 N GRAND AVE

PASADENA CA 91103-3522

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Arroyo Terrace National Register District: Proposed Boundaries & Contributing Structures

Address	Noncontributing Structure
424 Arroyo Terrace	Entire Property
400 Arroyo Terrace	Garage
200 N Grand Avenue	Garage
230 N Grand Avenue	Garage
210 N Grand Avenue	Garage
201 N Orange Grove Boulevard	Entire Property



ARROYO LIVE OAKS

Legend

- Arroyo Terrace Proposed Boundaries
- Contributing Buildings
- Noncontributing Buildings
- Properties Outside District

