



City of South Pasadena Planning and Community Development Department

Memo

Date: April 14, 2021

To: Chair and Members of the Cultural Heritage Commission

From: Aneli Gonzalez, Planning Management Intern

Re: Additional Documents for **Item No. 3** – 1016 Orange Grove Avenue
Historic Landmark Designation and Mills Act Contract

Applicant, Debi Howell-Ardila, has provided a Department of Parks and Recreation (DPR) Form (**Attachment 1**) and has made updates to the Historic Landmark Nomination Report (**Attachment 2**). The reports have been forwarded to the Subcommittee for their review.

The updates made to the Historic Landmark Nomination Report are in red and include the following:

- P. 15

Alterations:

• A limited number of building permits are available for this property; while building records are scarce, documents on file with the South Pasadena Public Library and the State of California Historic Resources Inventory (as well as visual observations of the property) suggest a late-nineteenth-century date of construction for 1016 Orange Grove Avenue (circa 1885).

• The building was originally located on El Centro (originally Center) Street and Fairview (originally Oak Hill) Avenue and relocated to its present location in 1908. While the property does not occupy its original location, the character, setting, and feeling of its present setting are compatible with and similar to the original location on El Centro Street.

- *A limited number of building permits are available for this property*
- *To date, no primary sources (including building or relocation permits or documentation) have been identified to confirm the original date of construction or*

dates/locations of the building prior to its relocation to its current site at 1016 Orange Grove Avenue in circa 1908.

- *Secondary sources, including historic newspaper articles, documents on file with the South Pasadena Public Library, and the State of California Historic Resources Inventory suggest a late-nineteenth-century date of construction (circa 1885).*
- *The building was originally located on El Centro (originally Center) Street and Fairview (originally Oak Hill) Avenue*
- *In circa 1888, the schoolhouse was relocated to the site of present-day Arroyo Vista Elementary School (then known as Lincoln Park School), on El Centro Street and Pasadena Avenue*
- *The building was moved to its present location in 1908. While the property does not occupy its original location, the character, setting, and feeling of its present setting are compatible with and similar to the original location on El Centro Street.*
- *Interior remodel (including lowering ceilings from 12 to 10 feet)*
- *Conversion of schoolhouse to use as a duplex and single-family residence*
- *Reconfiguration of primary entrance; prior to conversion of the schoolhouse to residential use, the entrance stairs were roughly centered on the façade (rather than located on the north side)*
- *Removal of a Late Victorian-style roof tower and some ornamentation on the gables*
- *Changes to window/door openings on front and rear elevation*
- *Installation of aluminum-frame windows and a secondary entrance on rear elevation*
- P. 16:

As noted above, the building was originally located on El Centro Street and Fairview Avenue. In the years following its construction, the small building was used “not only for classes, but for town meetings, church services, and social gatherings. Soon after South Pasadena incorporated in 1888, voters passed bond issues to enlarge the Center Street school grounds and put up a more substantial building.”

At that time, according to documents on file with the South Pasadena Public Library History Room, the property was relocated to the present-day location of Arroyo Vista Elementary School, on El Centro Street and Pasadena Avenue.

In 1908, following another bond measure for school construction, the Orange Grove Schoolhouse was moved to its present location, at 1016 Orange Grove Avenue, to serve as the Boys’ and Girls’ Aid Society.

- P. 22:

When it was constructed, 1016 Orange Grove Avenue was located on El Centro Street near Fairview Avenue, in the emerging downtown. By 1888, the need for a larger schoolhouse at this site prompted the relocation of the schoolhouse down the road to El Centro Street and Pasadena Avenue (at the current location of Arroyo Vista Elementary School, then known as Lincoln Park School), then to its present location on Orange Grove Avenue in circa 1908. According to the integrity thresholds for properties reflecting the Town Settlement and Late 19th Century Development context, alterations and past relocation are acceptable as long as the property retains sufficient architectural features to convey its significance.

Attachments:

1. DPR Form
2. Updated Historic Landmark Nomination Form

ATTACHMENT 1

DPR Form

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8 Resource name(s) or number (assigned by recorder) *Orange Grove Schoolhouse*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Los Angeles County*

*b. USGS 7.5' Quad

Date:

*c. Address *1016 Orange Grove Avenue*

City *South Pasadena*

Zip *91030*

*e. Other Locational Data: Assessor's Parcel Number *5315-019-037* Block: Lot:

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

Constructed in circa 1885, the Orange Grove Schoolhouse is a transitional Late Victorian/Craftsman style property originally used as one of South Pasadena's earliest public schoolhouses. This early institutional use is clearly reflected in the scale, setback, and character of the property. Roughly square in plan, the Orange Grove Schoolhouse is 1 1/2 stories in height and elevated on a concrete foundation. The building is capped with a prominent, relatively high-pitched, hipped roof with ridge line. Below the boxed roof eaves is a continuous band of thin, vertical wood planks. The exterior displays wood shiplap siding with simple wood corner-posts.

In terms of the property's Late Victorian-style elements, the mass and scale of the property, its high-pitched roof form, the roofline treatment (e.g., the use of shallow, boxed eaves instead of wide, sheltering eaves with extended rafter tails), along with attenuated window-frames and shapes, point to its late nineteenth-century date of construction. (In contrast, the Craftsman style emphasized the horizontal axis through low pitched roof, wide eaves with rafter tails, and more prominent window framing and treatment. The incorporation of wood horizontal siding and simple wood porch supports and features, reflect the Craftsman era of design.) (See Continuation Sheet, p. 3)

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



*P5b. Photo: (view and date)
*Southwest elevation
February 2021*

*P6. Date Constructed/Age and Sources: historic
1885 ca; California State Historic Resources Inventory

*P7. Owner and Address:
*Michael Klaus
1016 Orange Grove Avenue
South Pasadena, CA 91030*

*P8. Recorded by:
Debi Howell-Ardila, MHP

*P9. Date Recorded:
April 3, 2021

*P10. Survey Type:
Intensive-level/landmark nomination

*P11. Report Citation: (Cite survey report and other sources, or enter "none"): *South Pasadena Cultural Heritage Commission, Landmark/Historic District Nomination Form, 1016 Orange Grove Avenue, South Pasadena, prepared by Debi Howell-Ardila, MHP, South Pasadena*

*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

*Resource Name or #: *Orange Grove Schoolhouse*

- B1. Historic Name: *Orange Grove Schoolhouse*
- B2. Common Name: *1016 Orange Grove Avenue*
- B3. Original Use: *Public schoolhouse*
- B4. Present Use: *Single-family Residence*

*B5. **Architectural Style:** *Transitional Late Victorian-Craftsman style*

*B6. **Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1885*
Due to its early date of construction, a limited number of building permits are available for this property. According to available secondary sources and visual observation, the property was constructed in circa 1885. The building was originally located on El Centro (originally Center) Street and Fairview (originally Oak Hill) Avenue and relocated on two occasions: first, in circa 1888, to the site of present-day Arroyo Vista Elementary School (then known as Lincoln Park School), then to its present location in 1908. While the property does not occupy its original location, the character, setting, and feeling of its present setting are compatible with and similar to the original location on El Centro Street. Alterations include: interior remodel (including lowering ceilings from 12 to 10 feet) (date unknown); conversion of schoolhouse to use as a duplex and single-family residence (circa 1918); reconfiguration of primary entrance (prior to conversion of the schoolhouse to residential use, the entrance stairs were roughly centered on the façade rather than located on the north side; date unknown); removal of a Late Victorian-style roof tower and some ornamentation on the gables (date unknown); changes to window/door openings on front and rear elevation (date unknown); installation of aluminum-frame windows and a secondary entrance on rear elevation (date unknown)

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** *El Centro (Center) and Fairview (Oak Hill)*

*B8. **Related Features:** None

B9a. Architect/Builder: *Ripley & Ridgeway*

b. Builder: *Ripley & Ridgeway*

*B10. **Significance: Context/Theme:** *"Town Settlement & Late 19th Century Development"*

Area: *Institutional Dev.*

Period of Significance: *1885-1918*

Property Type: *Single-family Residence*

Applicable Criteria: *Landmark Criterion 1*

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

The Orange Grove Schoolhouse is eligible for local Criterion 1 of the South Pasadena Cultural Heritage Ordinance. As a rare, surviving example of one of South Pasadena's first schoolhouses, from the City's founding years, 1016 Orange Grove Avenue has significant value and interest as part of the heritage of South Pasadena. Some alterations have been made over time, as the schoolhouse was converted to residential use in 1918. However, the extant building retains historic integrity and a majority of its character-defining features, including the large-scale lot, mass and scale, high/medium-pitched hipped and clipped gable roof, and attenuated window shapes/sizes reflecting the original institutional use and the transitional Late Victorian/Craftsman style.

B11. Additional Resource Attributes: (List attributes and codes) *N/A*

*B12. **References:**

Apostol, Jane, 1987. "South Pasadena: A Centennial History" (South Pasadena Public Library)

California State Historical Resources Inventory

City of South Pasadena Building Permits

City of South Pasadena, 2014, Citywide Historic Context Statement

County of Los Angeles Public Works Dept, Land Records

Los Angeles County Tax Assessor Records

South Pasadena Public Library History Room Collection

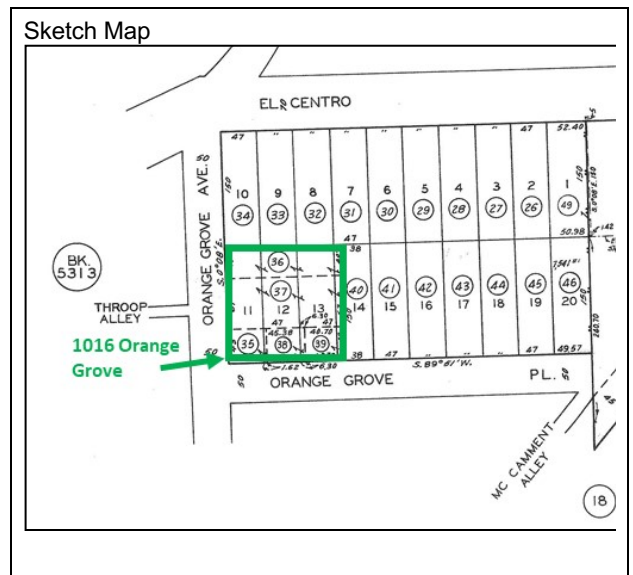
Sanborn Fire Insurance Maps, South Pasadena, 1906-1950

South Pasadena Record, 1909, "The City Grammar Schools;" on file with South Pasadena Public Library History Room

South Pasadena Record, 18 February 1915, "Orange Grove School;" on file with South Pasadena Public Library History Room

South Pasadena Review, 1974, "History of SoPas Home Detailed;" on file with South Pasadena Public Library History Room

(This space reserved for official comments.)



B13. Remarks:

*B14. **Evaluator:** *Debi Howell-Ardila, MHP*

***Date of Evaluation:** *November 2020*

*Recorded by Debi Howell-Ardila, MHP

*Date: April 3, 2021

Continuation Update

***P3a. Description (continued):**

On the west elevation, the primary façade features a partial-length porch, elevated on a wood staircase. The concrete porch is capped with a shallow hipped roof and projecting, clipped-gable wing on the south. Vertical wood planks, with a dark wood-colored stain, face the porch ceiling. Simple wood bargeboards trim the gable of the projecting wing; a simple square vent pierces the gable apex. The gable is faced with wood shingles. The porch roof rests on simple wood porch supports and beams. A low, wood-post railing frames the porch and entrance stairs.

The entrance consists of a simple wood door set in a wood frame. The entrance is flanked by paired wood-frame, one-over-one double-hung windows as well as two-over-two, wood-frame, double-hung lights. The window shape, as noted previously, is attenuated, with thin wood mullions dividing the lights. Below the front porch, vertical wood-plank siding, with diamond-patterned screens enclosed with wood frames, sheathes the elevated foundation of the property.

The side elevations (on the north and south) continue the materials and design of the façade, with a slightly projecting wing framed by corner-boards. Fenestration on the side elevations consists primarily of one-over-one wood-framed windows set in simple wood surrounds. As on the façade's projecting wing, the gable apex is faced with coursed wood shingles. Below the windows, walls are sheathed in vertical wood facing, accented with diamond-patterned wood planks.

Located along the northern elevation, a concrete driveway leads to a concrete-clad parking lot. The rear elevation continues the design of the façade, with walls primarily sheathed in shiplap wood siding, accented with wood corner-boards. Fenestration varies on this elevation, with a bank of attenuated, wood-framed windows along the southern portion of the elevation and some nonoriginal aluminum-frame sliders and lights. A raised back porch, framed with a simple wood-post railing, and secondary entrance are located on the back elevation. On the second story, the clipped gable apex displays a non-original wood-frame window. The basement is accessed via several concrete stairs on the rear elevation.

From the sidewalk, the property is accessed via a concrete walkway bisecting the lawn. Mature trees, including several palm trees in the rear parking lot, enhance the property. A small non-original sheltered trellis and table, with brick post supports and accents, are located in the southeastern corner of the property. Alterations to the property include a non-original garage door and tile paving of a portion of the entry path. In good repair, the residence is otherwise highly intact and enhanced by mature trees and landscaping.

P5b. Photo (continued): (view and date)

Overview of oversized-parcel, façade, and setting, west perspective



*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

Continuation Update

P5b. Photo (continued): (view and date)

Overview of oversized parcel, façade, and setting, southwest perspective



Detail of entrance porch



*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

Continuation Update

P5b. Photo (continued): (view and date)

Detail of wood-plank ceiling, front porch



Detail of projecting, clipped-gable wing on façade



*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

Continuation Update

P5b. Photo (continued): (view and date)

Detail of entrance porch supports, railing, and wood-sheathed foundation



Detail of vertical-plank sheathing on foundation



*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

Continuation Update

P5b. Photo (continued): (view and date)

Overview of façade and entrance porch, northwest perspective



Overview of façade and north elevation, northwest perspective



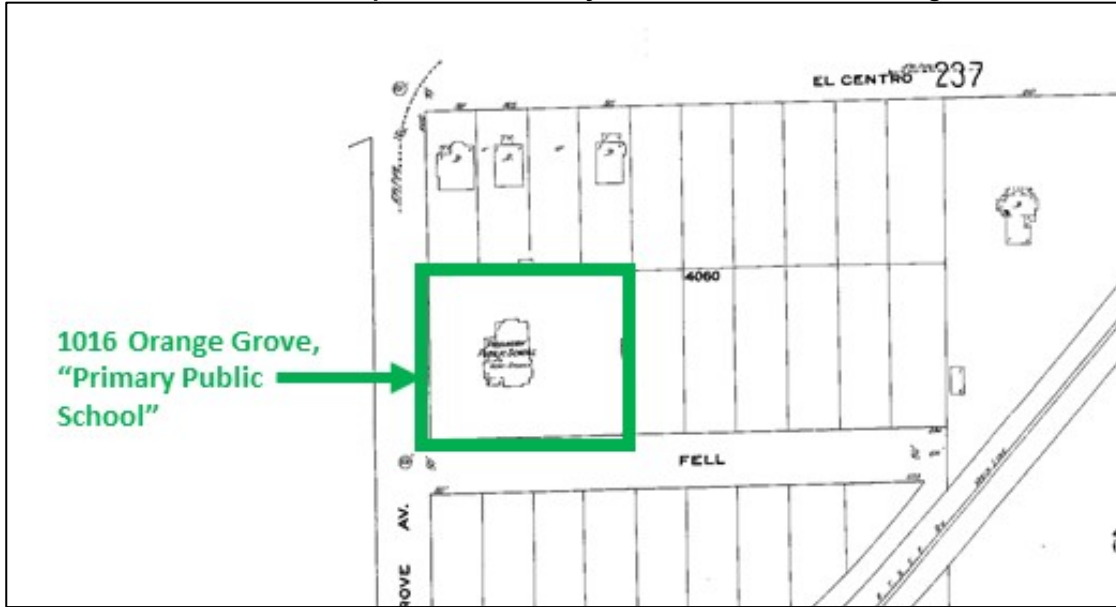
*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

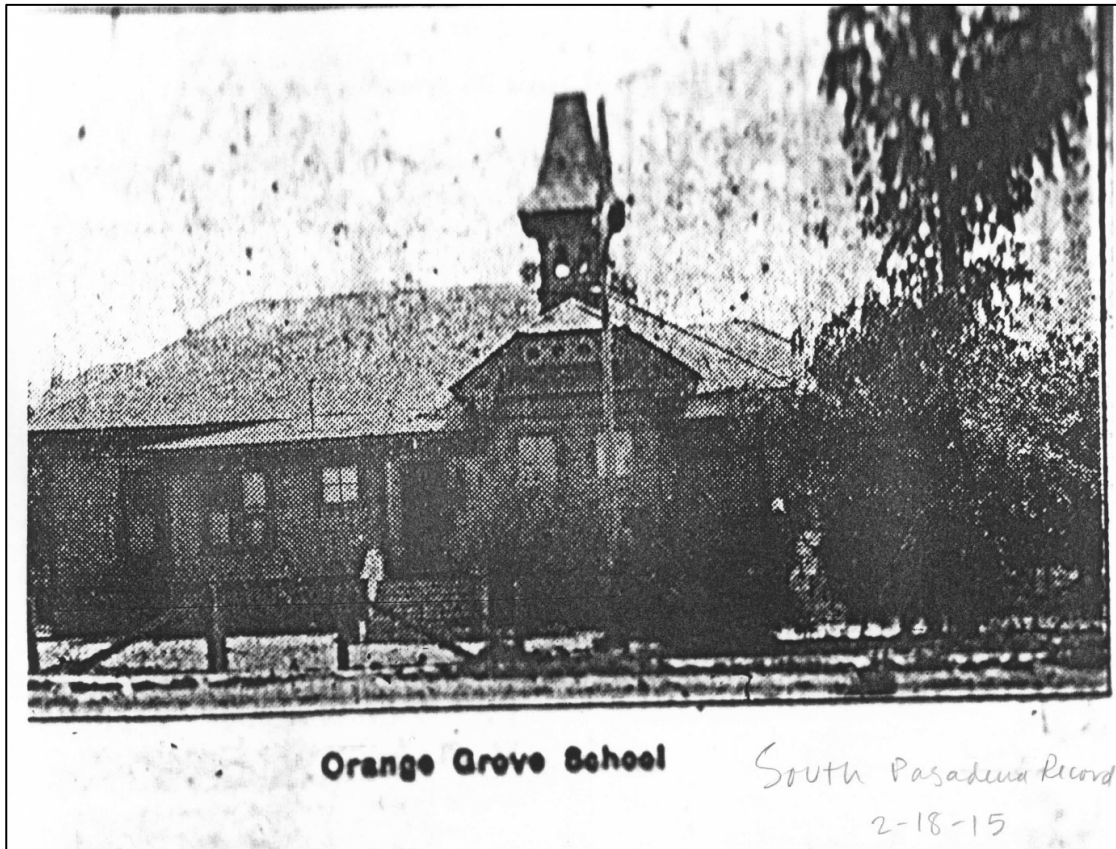
Continuation Update

P5b. Photo (continued): (view and date)

1910 Sanborn Fire Insurance Map, with the "Primary Public School" at 1016 Orange Grove Avenue



1915 photograph of the "Orange Grove School," South Pasadena Record, 18 February 1915



ATTACHMENT 2

Updated Historic Landmark Nomination Form

South Pasadena Cultural Heritage Commission

Landmark/Historic District Nomination Form

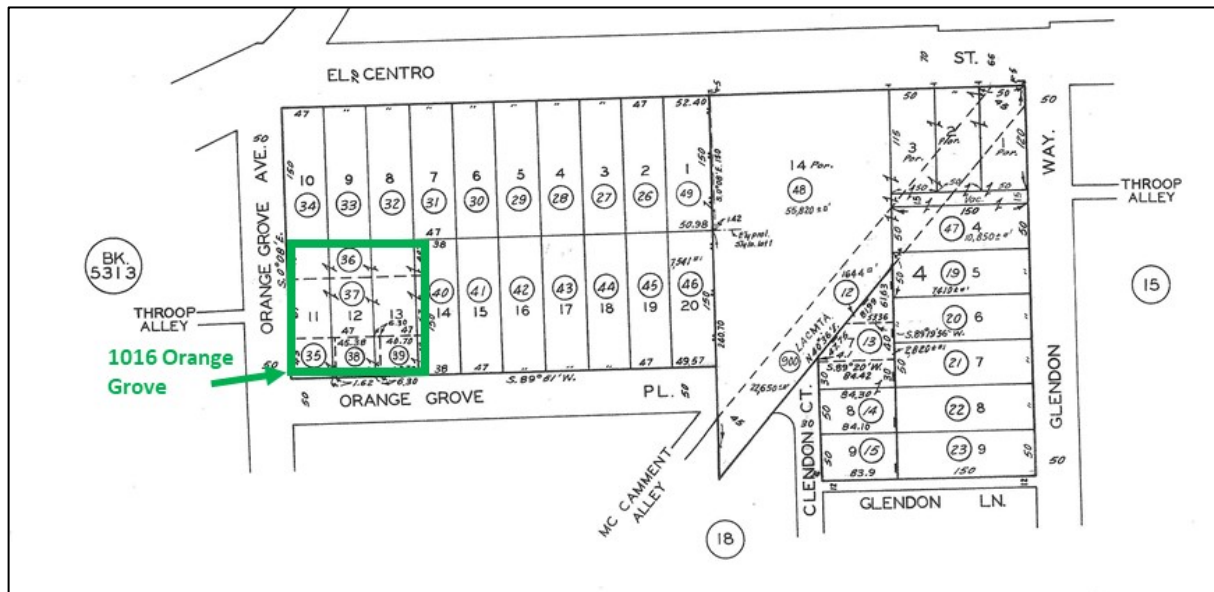
A. Property Identification

Name of building or site Orange Grove Schoolhouse
Property address 1016 Orange Grove Avenue, South Pasadena
Current ownership Michael Klaus
Owner address 1016 Orange Grove Avenue, South Pasadena, California

Legal description Assessor's Parcel Number 5315-019-037
Date of construction 1885 (Source: California State Historic Resources Inventory)
Original Owner South Pasadena School District
Architect/Builder Ripley & Ridgeway

Original use Public school house (circa 1885 to 1918)
Present use Duplex and single-family residence (1918 to present)
Other significant ownership N/A

Figure 1 Property Location, 1016 Orange Grove Avenue, "Orange Grove Schoolhouse"



Source: Los Angeles County Tax Assessor Records

B. Property Description

Architectural style/period: Transitional Late Victorian-Craftsman style

Construction materials: Wood-frame construction, sheathed in horizontal wood siding.

Historic Status/survey code: (1) **South Pasadena Inventory of Cultural Resources:** “5S3” California Historic Resources Status Code (“appears individually eligible for local listing through survey”)
(2) **State of California Historic Resources Inventory:** “5S2” California Historic Resources Status Code (individually eligible for local listing through Section 106 SHPO concurrence)

Summary of Character-Defining Features:

- Oversized lot and deep setback from the street
- Overall scale/mass and design configuration
- Roof form and detailing (hipped with clipped gable ends, medium/high-pitched eaves, shallow boxed eaves)
- Elevated, partial-length porch with simple wood posts, vertical, wood-plank ceiling, and low wood railing
- Sheathing materials such as wood shiplap siding, coursed wood shingles in gable apexes, vertical wood plank banding around foundation and roofline
- Attenuated, wood-frame windows, one-over-one and two-over-two double-hung groupings on all elevations

Narrative description, including significant exterior and interior architectural features:

Constructed in circa 1885, the Orange Grove Schoolhouse is a transitional Late Victorian/Craftsman style property originally used as one of South Pasadena’s earliest public schoolhouses. This early institutional use is clearly reflected in the scale, setback, and character of the property.

Roughly square in plan, the Orange Grove Schoolhouse is 1 1/2 stories in height and elevated on a concrete foundation. The building is capped with a prominent, relatively high-pitched, hipped roof with ridge line. Below the boxed roof eaves is a continuous band of thin, vertical wood planks. The exterior displays wood shiplap siding with simple wood corner-posts.

In terms of the property’s Late Victorian-style elements, the mass and scale of the property, its high-pitched roof form, the roofline treatment (e.g., the use of shallow, boxed eaves instead of wide, sheltering eaves with extended rafter tails), along with attenuated window-frames and shapes, point to its late nineteenth-century date of construction. (In contrast, the Craftsman style emphasized the horizontal axis through low pitched roof, wide eaves with rafter tails, and more prominent window framing and treatment. The incorporation of wood horizontal siding and simple wood porch supports and features, reflect the Craftsman era of design.)

On the west elevation, the primary façade features a partial-length porch, elevated on a wood staircase. The concrete porch is capped with a shallow hipped roof and projecting, clipped-gable wing on the south. Vertical wood planks, with a dark wood-colored stain, face the porch ceiling. Simple wood bargeboards trim the gable of the projecting wing; a simple square vent pierces the gable apex. The gable is faced with

wood shingles. The porch roof rests on simple wood porch supports and beams. A low, wood-post railing frames the porch and entrance stairs.

The entrance consists of a simple wood door set in a wood frame. The entrance is flanked by paired wood-frame, one-over-one double-hung windows as well as two-over-two, wood-frame, double-hung lights. The window shape, as noted previously, is attenuated, with thin wood mullions dividing the lights.

Below the front porch, vertical wood-plank siding, with diamond-patterned screens enclosed with wood frames, sheathes the elevated foundation of the property.

The side elevations (on the north and south) continue the materials and design of the façade, with a slightly projecting wing framed by corner-boards. Fenestration on the side elevations consists primarily of one-over-one wood-framed windows set in simple wood surrounds. As on the façade's projecting wing, the gable apex is faced with coursed wood shingles. Below the windows, walls are sheathed in vertical wood facing, accented with diamond-patterned wood planks.

Located along the northern elevation, a concrete driveway leads to a concrete-clad parking lot. The rear elevation continues the design of the façade, with walls primarily sheathed in shiplap wood siding, accented with wood corner-boards. Fenestration varies on this elevation, with a bank of attenuated, wood-framed windows along the southern portion of the elevation and some nonoriginal aluminum-frame sliders and lights. A raised back porch, framed with a simple wood-post railing, and secondary entrance are located on the back elevation. On the second story, the clipped gable apex displays a non-original wood-frame window. The basement is accessed via several concrete stairs on the rear elevation.

From the sidewalk, the property is accessed via a concrete walkway bisecting the lawn. Mature trees, including several palm trees in the rear parking lot, enhance the property. A small non-original sheltered trellis and table, with brick post supports and accents, are located in the southeastern corner of the property.

Figure 2 through **Figure 23** provide a visual overview of the property and its existing conditions.

Figure 2 Overview of oversized-parcel, façade, and setting, west perspective



Figure 3 Overview of oversized parcel, façade, and setting, southwest perspective



Figure 4 Concrete walkway and façade, west perspective



Figure 5 Detail of entrance porch



Figure 6 Detail of wood-plank ceiling, front porch



Figure 7 Detail of projecting, clipped-gable wing on façade



Figure 8 Detail of entrance porch supports, railing, and wood-sheathed foundation



Figure 9 Detail of vertical-plank sheathing on foundation



Figure 10 Overview of façade and entrance porch, northwest perspective



Figure 11 Overview of façade and north elevation, northwest perspective



Figure 12 Detail of shallow boxed eaves and wrap-around vertical-plank band at roof line



Figure 13 Detail of coursed wood shingles accenting gable apex and vertical plank band



Figure 14 Detail of vertical plank sheathing and diamond-patterned accent, north elevation



Figure 15 Overview of rear elevation, northeast perspective



Figure 16 Detail of nonoriginal windows and wall openings, east elevation



Figure 17 Detail of steps and entrance to basement



Figure 18 Overview of rear elevation and parking lot, east perspective



Figure 19 Overview of secondary entrance, east (rear) elevation



Figure 20 Detail of attenuated, wood-framed two-over-two windows, east elevation



Figure 21 Overview of rear portion of property, landscaping, and wood and brick trellis



Figure 22 Overview of eastern border of property and parking lot



Figure 23 Entrance to rear-elevation parking lot, northwest perspective



Additions/modifications

Alterations:

- A limited number of building permits are available for this property
- To date, no primary sources (including building or relocation permits or documentation) have been identified to confirm the original date of construction or dates/locations of the building prior to its relocation to its current site at 1016 Orange Grove Avenue in circa 1908.
- Secondary sources, including historic newspaper articles, documents on file with the South Pasadena Public Library, and the State of California Historic Resources Inventory suggest a late-nineteenth-century date of construction (circa 1885).
- The building was originally located on El Centro (originally Center) Street and Fairview (originally Oak Hill) Avenue
- In circa 1888, the schoolhouse was relocated to the site of present-day Arroyo Vista Elementary School (then known as Lincoln Park School), on El Centro Street and Pasadena Avenue
- The building was moved to its present location in 1908. While the property does not occupy its original location, the character, setting, and feeling of its present setting are compatible with and similar to the original location on El Centro Street.
- Interior remodel (including lowering ceilings from 12 to 10 feet)
- Conversion of schoolhouse to use as a duplex and single-family residence
- Reconfiguration of primary entrance; prior to conversion of the schoolhouse to residential use, the entrance stairs were roughly centered on the façade (rather than located on the north side)
- Removal of a Late Victorian-style roof tower and some ornamentation on the gables
- Changes to window/door openings on front and rear elevation
- Installation of aluminum-frame windows and a secondary entrance on rear elevation

C. Discussion of Designation Criteria

Please indicate rationale for qualification under one or more criteria in Section 2.63(B) of the South Pasadena Cultural Heritage Commission:

South Pasadena Landmark Criterion 1: Its character, interest or value as a part of the heritage of the community.

The Orange Grove Schoolhouse, located at 1016 Orange Grove Avenue, is eligible for landmark listing under Criterion 1 of the South Pasadena Cultural Heritage Ordinance. As a rare, surviving example of one of South Pasadena's first schoolhouses, from the City's founding years, 1016 Orange Grove Avenue has significant value and interest as part of the heritage of South Pasadena.

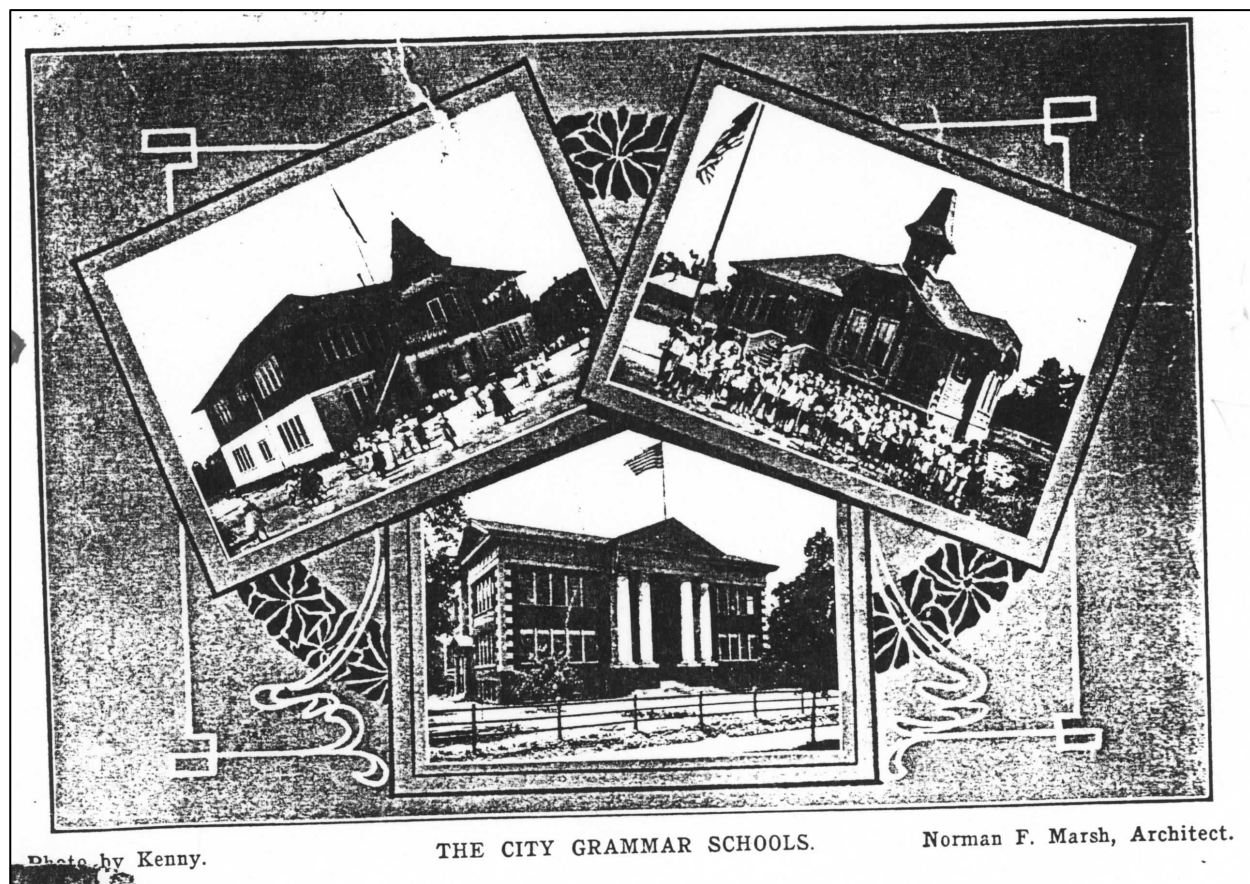
Some alterations have been made over time, as the schoolhouse was converted to residential use in 1918. However, the extant building retains the characteristic large-scale lot, mass and scale, high/medium-pitched hipped and clipped gable roof, and attenuated window shapes/sizes reflecting the original institutional use and the transitional Late Victorian/Craftsman style.

The building's incorporation of a partial-length porch, wide overhanging wood eaves, and its simple decorative program, as well as wood shiplap, plank, and coursed shingle siding and diamond-patterned wood ornament, are all considered character-defining features of the property.

According to South Pasadena historian Jane Apostol and documents on file with the South Pasadena Public Library History Room, the Orange Grove Schoolhouse was designed by Ripley and Ridgeway in 1885 for a cost of \$1,550.¹ The original construction included the small school building and a school bell, which has since been removed. As noted above, the building was originally located on El Centro Street and Fairview Avenue. In the years following its construction, the small building was used "not only for classes, but for town meetings, church services, and social gatherings. Soon after South Pasadena incorporated in 1888, voters passed bond issues to enlarge the Center Street schoolgrounds and put up a more substantial building."² At that time, according to documents on file with the South Pasadena Public Library History Room, the property was relocated to the present-day location of Arroyo Vista Elementary School, on El Centro Street and Pasadena Avenue.

In 1908, following another bond measure for school construction, the Orange Grove Schoolhouse was moved to its present location, at 1016 Orange Grove Avenue, to serve as the Boys' and Girls' Aid Society.

Figure 24 1909 image of the Orange Grove Schoolhouse (upper right), *South Pasadena Record*; roof tower was removed at an unknown date

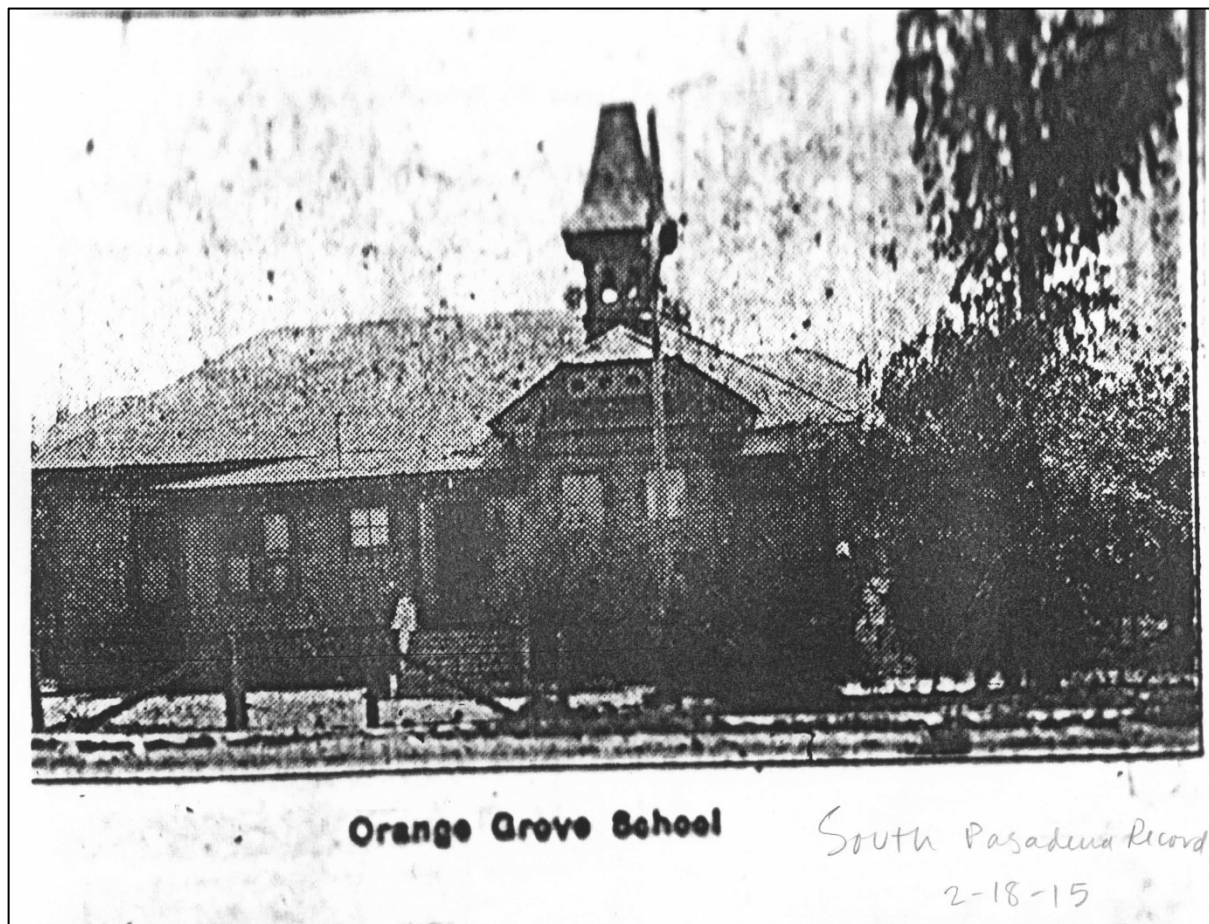


Source: Courtesy of South Pasadena Public Library History Room

¹ Information and research assistance on the property's history as the Orange Grove Schoolhouse was provided by Ms. Olivia Radbill, City of South Pasadena Public Library, Local History Collection.

² Apostol, Jane. 1987. "South Pasadena: A Centennial History" (South Pasadena Public Library).

Figure 25 1915 photograph of the “Orange Grove School,” South Pasadena Record, 18 February 1915



Source: Courtesy of South Pasadena Public Library History Room

At the time of the building’s construction, South Pasadena’s school district was less than a decade old, after its 1878 establishment. In these founding years, the small town was taking shape on the former lands of Rancho San Pasqual, which had been purchased by area pioneer David Raab in 1870. Establishment of an independent South Pasadena was catalyzed in 1874, when a large tract of land south of Columbia Street was purchased by early settlers Calvin Fletcher, Andrew O. Porter, Perry M. Green, William J. Barcus, Ward Levitt, and Benjamin S. Eaton. Amenities for the small, agricultural town slowly emerged, with a school district formed in 1878 and a first post office in 1882.

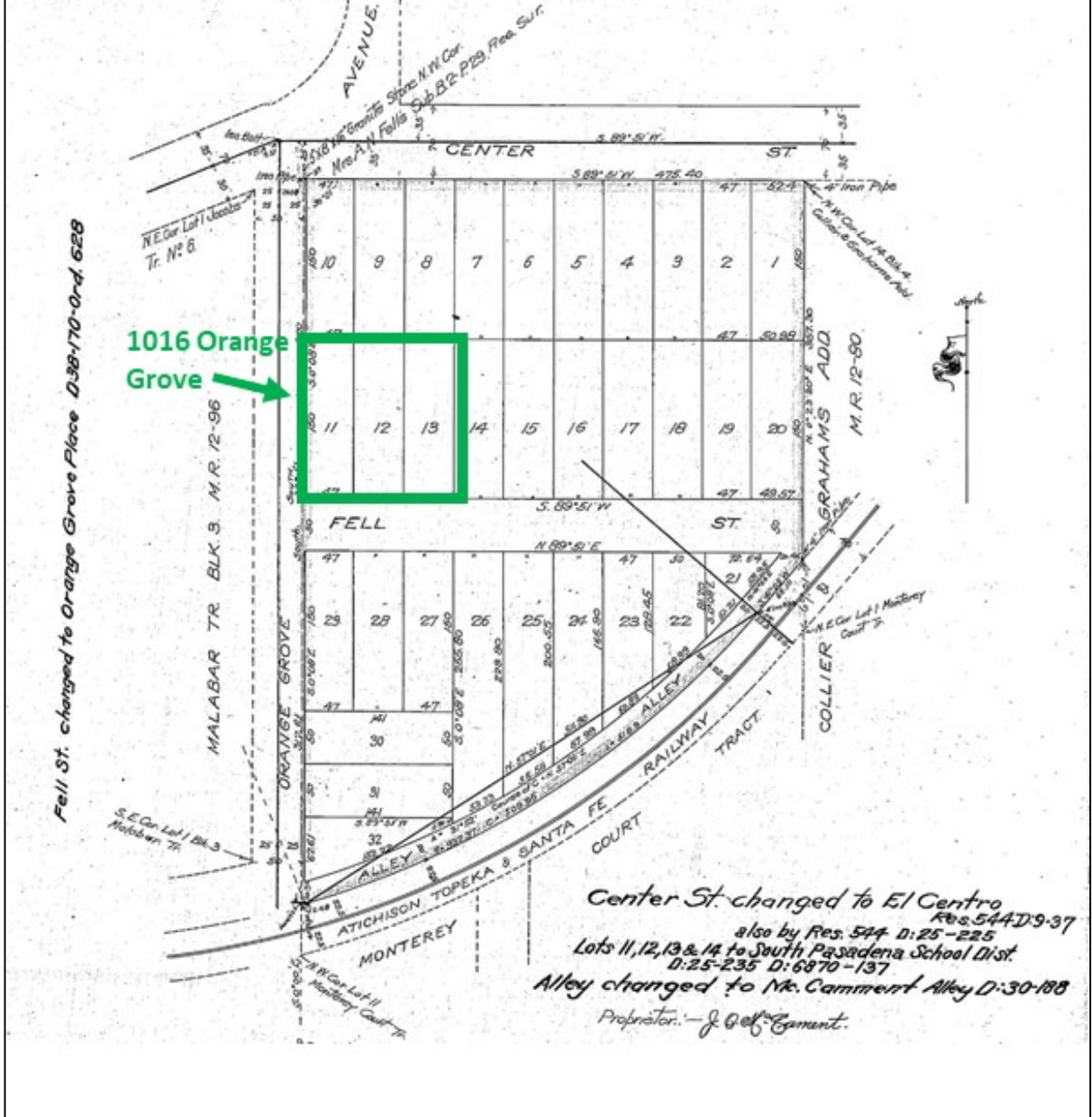
During the boom of the 1880s, one of the most significant events catalyzing growth in South Pasadena was the establishment of the Los Angeles & San Gabriel Valley Railroad, linking the nascent town with Pasadena and Los Angeles. New settlement and construction quickly followed; this included the construction of the renowned Raymond Hotel in 1886. By the end of 1887, South Pasadena’s central business district, along Mission Street near Meridian Avenue, had nearly doubled in size. By the time South Pasadena incorporated as a City in 1888, the population had reached approximately 500. By 1900, the small town’s population had doubled to just over 1,000.

Against this backdrop, the need for educational facilities increased rapidly, along with the growing population. In this way, the small schoolhouse now located at 1016 Orange Grove Avenue served early settlers and families as a school as well as a gathering place for community events and meetings.

In a reflection of the town’s early agricultural character, the lot occupied by the Orange Grove Schoolhouse originally formed part of the holdings of the San Gabriel Orange Growers Association. In 1906, the land was subdivided and platted as the McCament Tract, with narrow, residential-sized lots. Shortly after the McCament Tract was created, four of its lots were joined for use by the South Pasadena School District. (While the date of this lot-boundary change is not noted on the map, it is assumed to have occurred to make way for the Orange Grove Schoolhouse.)

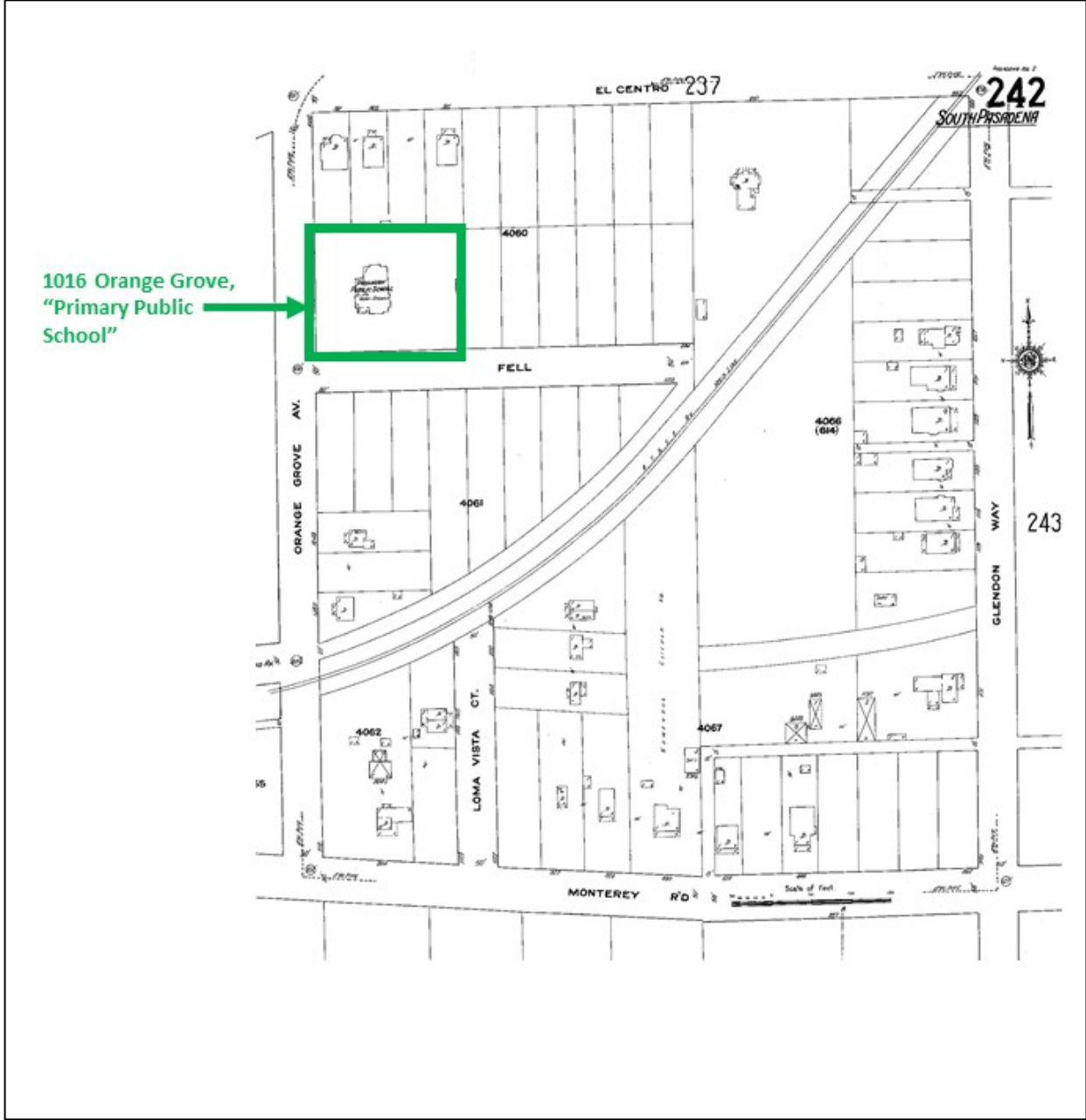
The 1906 assessor’s tract map and the 1910 Sanborn Fire Insurance Map trace the building’s appearance on the site (Figure 26 and Figure 27).

Figure 26 1906 Tract Map for the McCament Tract. A handwritten note in the lower right-hand corner states that lots 11, 12, 13, and 14 were joined for use by the South Pasadena School District



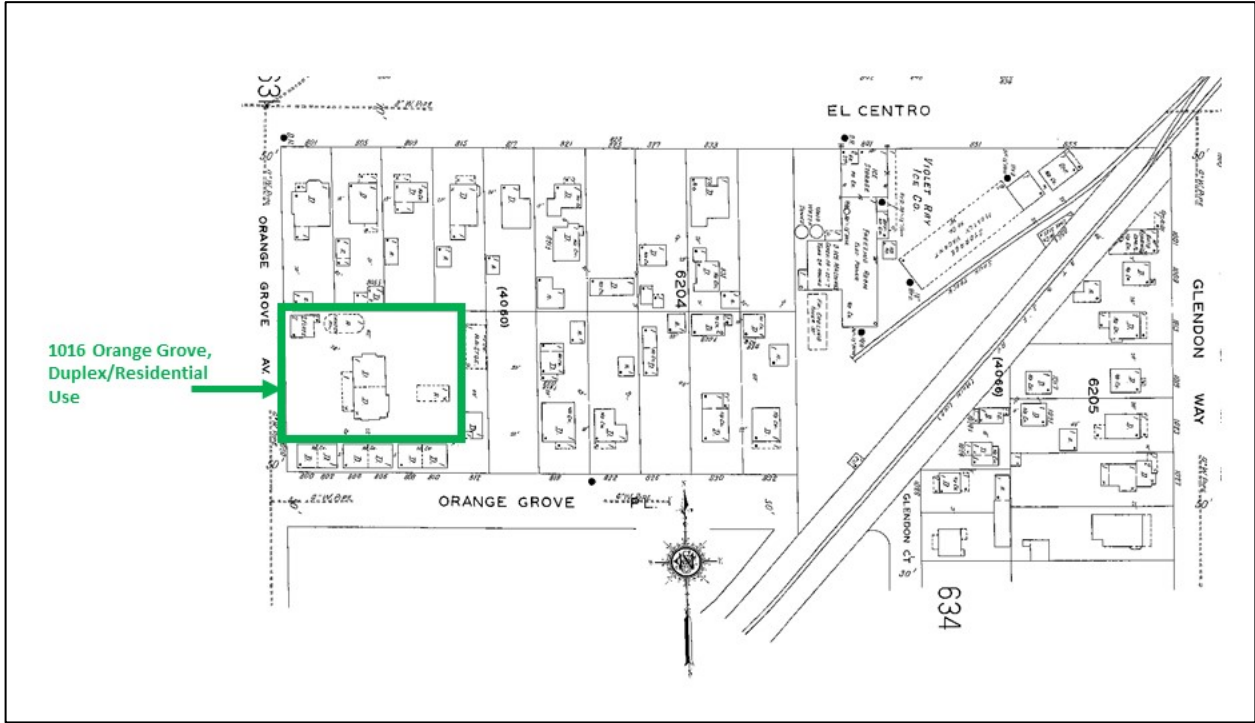
Source: Los Angeles County Public Works Department, Land Records

Figure 27 1910 Sanborn Fire Insurance Map, with the "Primary Public School" at 1016 Orange Grove Avenue



Source: Los Angeles Public Library

Figure 28 1930 Sanborn Fire Insurance Map, after 1016 Orange Grove had been converted for use as a duplex; as shown on the map, the original building footprint and porch configuration remained intact



Source: Los Angeles Public Library

As the town grew, the building was replaced and repurposed for use by the Boy’s and Girl’s Aid Society, until its conversion in 1918 to a residential duplex. At the time, the owners of the property were Paul Mahoney, a carpenter, and his wife Hester. The Mahoneys resided in the property through the mid-1920s. In spite of its conversion to residential use, the characteristic mass and scale, deep setback, and the transitional Late Victorian/Craftsman style all continue to reflect its original use as a schoolhouse.

Citywide Historic Context Statement Landmark Criteria

As established in South Pasadena’s *Citywide Historic Context Statement*, the Orange Grove Schoolhouse fits within the context, “Town Settlement and Late 19th Century Development (1870-1899),” under the theme of Institutional Development. As described in the context statement, properties eligible under the context of Town Settlement and Late 19th Century Development:

represent early resources in the City’s history that are associated with post-rancho settlement and the establishment of South Pasadena as a City. Resources eligible under this context may include buildings (residential, commercial, and industrial), along with landscape features and parks. There may also be remnant features such as retaining walls and outbuildings that have important associations with a building or site that is no longer extant.³

³ City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 82.

Given the rarity of properties reflecting this era in the City's history, eligibility standards and integrity thresholds established in the *Citywide Historic Context Statement* allow for a higher degree of alteration and relocation. As noted in the study's section on integrity considerations:

Properties and features from this period are rare and represent some of the earliest development in South Pasadena; therefore, a greater degree of alteration may be acceptable. ... Due to the importance and rarity of resources from this period, a property may remain eligible if it has been relocated. In general, relocated properties should retain their orientation and relationship to the street, along with sufficient architectural features to convey their significance.⁴

Properties qualifying under this context are typically eligible under federal and state-level Criteria A/1 and City of South Pasadena Landmark Criteria 1 ("As having character, interest or value as a part of the heritage of the community").

A property meeting the eligibility criteria under Criteria A/1/1 for this context/theme might be a "rare example of institutional development representing the establishment of South Pasadena as a City. Under this context, extant institutional properties from this period represent the earliest local schools, churches, and social clubs that are significant for their association with the creation of the local community."⁵

In terms of registration requirements, to be eligible under the Town Settlement and Late 19th Century Development context, a property must:

- date from the period of significance;
- represent patterns and trends important in the establishment of South Pasadena as a City in the late 19th century, including pioneer settlement, the transition from a rancho/agricultural economy to an established town, advances in transportation, or an association with the early tourism industry;
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of integrity.

Summary of Eligibility of the Orange Grove Schoolhouse, 1016 Orange Grove Avenue

The Orange Grove Schoolhouse at 1016 Orange Grove Avenue meets all eligibility standards and integrity thresholds described in the 2014 *Citywide Historic Context Statement*.

As one of South Pasadena's earliest schoolhouses, the Orange Grove Schoolhouse represents the City's early growth and expansion in the founding years of the 1880s. In this era, settlement grew rapidly; when this property was constructed in 1885, it served not only as a schoolhouse but also as a civic space for gatherings and meetings. Because of the rapid expansion of the City in the early twentieth century, institutional facilities from the late nineteenth century quickly became obsolete, as the City needed larger, more modern facilities. South Pasadena retains very few civic/institutional properties from the 1880s.

⁴ City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 86.

⁵ City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 85.

When it was constructed, 1016 Orange Grove Avenue was located on El Centro Street near Fairview Avenue, in the emerging downtown. By 1888, the need for a larger schoolhouse at this site prompted the relocation of the schoolhouse down the road to El Centro Street and Pasadena Avenue (at the current location of Arroyo Vista Elementary School, then known as Lincoln Park School), then to its present location on Orange Grove Avenue in circa 1908. According to the integrity thresholds for properties reflecting the Town Settlement and Late 19th Century Development context, alterations and past relocation are acceptable as long as the property retains sufficient architectural features to convey its significance.

The Orange Grove Schoolhouse retains a sufficient level of historic integrity to meet the City of South Pasadena Landmark Criteria 1 (“As having character, interest or value as a part of the heritage of the community”).

The property’s primary character-defining features are as follows:

- Oversized lot and deep setback from the street
- Overall scale/mass and design configuration
- Roof form and detailing (hipped with clipped gable ends, medium/high-pitched eaves, shallow boxed eaves)
- Elevated, partial-length porch with simple wood posts, vertical, wood-plank ceiling, and low wood railing
- Sheathing materials such as wood shiplap siding, coursed wood shingles in gable apexes, vertical wood plank banding around foundation and roofline
- Attenuated, wood-frame windows, one-over-one and two-over-two double-hung groupings on all elevations
- Large parking lot in rear elevation; mature trees and landscaping

D. Present Condition

Exterior Good/fair

The exterior shows some signs of deteriorated wood sheathing and framing, in particular at wall joints and areas with openings and throughout the vertical planks along the building foundation. In addition, the property requires seismic retrofitting/reinforcement to the foundation. The distinctive wood-plank ceiling of the front porch also will require *Secretary’s Standards*-compliant treatment and refinishing in the near future, in order to retain this character-defining feature. Some of the windows need repairs/repainting, including one of the original, character-defining windows on the façade.

Interior The interior was remodeled for re-use as a duplex, then a single-family residence. Due to the ongoing Coronavirus pandemic, the interior was not inspected at this time, in order to adhere to social distancing guidelines.

Site Good/Fair

Neighborhood context The Orange Grove Schoolhouse represents a rare, intact example of an institutional/educational property in this largely single-family residential neighborhood. The property is located in one of the oldest residential neighborhoods in South Pasadena, where it served residents and families as a schoolhouse in this location from approximately 1908 to 1918.

E. Proponents

Michael Klaus, owner
Deborah Howell-Ardila, MHP, Historic Preservation Specialist

F. Owner Consent (Although individual properties may be designated as South Pasadena historic landmarks or parcels within historic districts without owner consent, every effort should be made to inform owners of the advantages and opportunities designate and to secure owner support.) If you, as owners, support the designation of your property as a landmark or a parcel in a historic district, please so signify in the space below:

I/we certify that I/we am/are the owners of the property being hereby nominated for designation as a landmark or as a parcel within a historic district under the Cultural Heritage Ordinance of the City of South Pasadena, California and herby consent to said designation of the property as a landmark or parcel within a historic district.

_____ Dated _____

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8 Resource name(s) or number (assigned by recorder) *Orange Grove Schoolhouse*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Los Angeles County*

*b. USGS 7.5' Quad

Date:

*c. Address *1016 Orange Grove Avenue*

City *South Pasadena*

Zip *91030*

*e. Other Locational Data: Assessor's Parcel Number *5315-019-037* Block: Lot:

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

Constructed in circa 1885, the Orange Grove Schoolhouse is a transitional Late Victorian/Craftsman style property originally used as one of South Pasadena's earliest public schoolhouses. This early institutional use is clearly reflected in the scale, setback, and character of the property. Roughly square in plan, the Orange Grove Schoolhouse is 1 1/2 stories in height and elevated on a concrete foundation. The building is capped with a prominent, relatively high-pitched, hipped roof with ridge line. Below the boxed roof eaves is a continuous band of thin, vertical wood planks. The exterior displays wood shiplap siding with simple wood corner-posts.

In terms of the property's Late Victorian-style elements, the mass and scale of the property, its high-pitched roof form, the roofline treatment (e.g., the use of shallow, boxed eaves instead of wide, sheltering eaves with extended rafter tails), along with attenuated window-frames and shapes, point to its late nineteenth-century date of construction. (In contrast, the Craftsman style emphasized the horizontal axis through low pitched roof, wide eaves with rafter tails, and more prominent window framing and treatment. The incorporation of wood horizontal siding and simple wood porch supports and features, reflect the Craftsman era of design.) (See Continuation Sheet, p. 3)

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



*P5b. Photo: (view and date)
*Southwest elevation
February 2021*

*P6. Date Constructed/Age and Sources: historic
1885 ca; California State Historic Resources Inventory

*P7. Owner and Address:
*Michael Klaus
1016 Orange Grove Avenue
South Pasadena, CA 91030*

*P8. Recorded by:
Debi Howell-Ardila, MHP

*P9. Date Recorded:
April 3, 2021

*P10. Survey Type:
Intensive-level/landmark nomination

*P11. Report Citation: (Cite survey report and other sources, or enter "none"): *South Pasadena Cultural Heritage Commission, Landmark/Historic District Nomination Form, 1016 Orange Grove Avenue, South Pasadena, prepared by Debi Howell-Ardila, MHP, South Pasadena*

*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

*Resource Name or #: *Orange Grove Schoolhouse*

- B1. Historic Name: *Orange Grove Schoolhouse*
- B2. Common Name: *1016 Orange Grove Avenue*
- B3. Original Use: *Public schoolhouse*
- B4. Present Use: *Single-family Residence*

*B5. **Architectural Style:** *Transitional Late Victorian-Craftsman style*

*B6. **Construction History:** (Construction date, alterations, and date of alterations): *Constructed circa 1885*
Due to its early date of construction, a limited number of building permits are available for this property. According to available secondary sources and visual observation, the property was constructed in circa 1885. The building was originally located on El Centro (originally Center) Street and Fairview (originally Oak Hill) Avenue and relocated on two occasions: first, in circa 1888, to the site of present-day Arroyo Vista Elementary School (then known as Lincoln Park School), then to its present location in 1908. While the property does not occupy its original location, the character, setting, and feeling of its present setting are compatible with and similar to the original location on El Centro Street. Alterations include: interior remodel (including lowering ceilings from 12 to 10 feet) (date unknown); conversion of schoolhouse to use as a duplex and single-family residence (circa 1918); reconfiguration of primary entrance (prior to conversion of the schoolhouse to residential use, the entrance stairs were roughly centered on the façade rather than located on the north side; date unknown); removal of a Late Victorian-style roof tower and some ornamentation on the gables (date unknown); changes to window/door openings on front and rear elevation (date unknown); installation of aluminum-frame windows and a secondary entrance on rear elevation (date unknown)

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** *El Centro (Center) and Fairview (Oak Hill)*

*B8. **Related Features:** None

B9a. Architect/Builder: *Ripley & Ridgeway*

b. Builder: *Ripley & Ridgeway*

*B10. **Significance: Context/Theme:** *"Town Settlement & Late 19th Century Development"*

Area: *Institutional Dev.*

Period of Significance: *1885-1918*

Property Type: *Single-family Residence*

Applicable Criteria: *Landmark Criterion 1*

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

The Orange Grove Schoolhouse is eligible for local Criterion 1 of the South Pasadena Cultural Heritage Ordinance. As a rare, surviving example of one of South Pasadena's first schoolhouses, from the City's founding years, 1016 Orange Grove Avenue has significant value and interest as part of the heritage of South Pasadena. Some alterations have been made over time, as the schoolhouse was converted to residential use in 1918. However, the extant building retains historic integrity and a majority of its character-defining features, including the large-scale lot, mass and scale, high/medium-pitched hipped and clipped gable roof, and attenuated window shapes/sizes reflecting the original institutional use and the transitional Late Victorian/Craftsman style.

B11. Additional Resource Attributes: (List attributes and codes) *N/A*

*B12. **References:**

Apostol, Jane, 1987. "South Pasadena: A Centennial History" (South Pasadena Public Library)

California State Historical Resources Inventory

City of South Pasadena Building Permits

City of South Pasadena, 2014, Citywide Historic Context Statement

County of Los Angeles Public Works Dept, Land Records

Los Angeles County Tax Assessor Records

South Pasadena Public Library History Room Collection

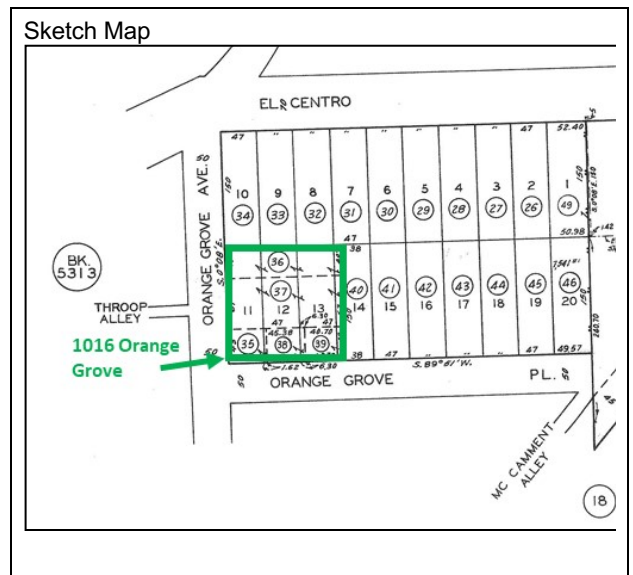
Sanborn Fire Insurance Maps, South Pasadena, 1906-1950

South Pasadena Record, 1909, "The City Grammar Schools;" on file with South Pasadena Public Library History Room

South Pasadena Record, 18 February 1915, "Orange Grove School;" on file with South Pasadena Public Library History Room

South Pasadena Review, 1974, "History of SoPas Home Detailed;" on file with South Pasadena Public Library History Room

(This space reserved for official comments.)



B13. Remarks:

*B14. **Evaluator:** *Debi Howell-Ardila, MHP*

***Date of Evaluation:** *November 2020*

*Recorded by Debi Howell-Ardila, MHP

*Date: April 3, 2021

Continuation Update

***P3a. Description (continued):**

On the west elevation, the primary façade features a partial-length porch, elevated on a wood staircase. The concrete porch is capped with a shallow hipped roof and projecting, clipped-gable wing on the south. Vertical wood planks, with a dark wood-colored stain, face the porch ceiling. Simple wood bargeboards trim the gable of the projecting wing; a simple square vent pierces the gable apex. The gable is faced with wood shingles. The porch roof rests on simple wood porch supports and beams. A low, wood-post railing frames the porch and entrance stairs.

The entrance consists of a simple wood door set in a wood frame. The entrance is flanked by paired wood-frame, one-over-one double-hung windows as well as two-over-two, wood-frame, double-hung lights. The window shape, as noted previously, is attenuated, with thin wood mullions dividing the lights. Below the front porch, vertical wood-plank siding, with diamond-patterned screens enclosed with wood frames, sheathes the elevated foundation of the property.

The side elevations (on the north and south) continue the materials and design of the façade, with a slightly projecting wing framed by corner-boards. Fenestration on the side elevations consists primarily of one-over-one wood-framed windows set in simple wood surrounds. As on the façade's projecting wing, the gable apex is faced with coursed wood shingles. Below the windows, walls are sheathed in vertical wood facing, accented with diamond-patterned wood planks.

Located along the northern elevation, a concrete driveway leads to a concrete-clad parking lot. The rear elevation continues the design of the façade, with walls primarily sheathed in shiplap wood siding, accented with wood corner-boards. Fenestration varies on this elevation, with a bank of attenuated, wood-framed windows along the southern portion of the elevation and some nonoriginal aluminum-frame sliders and lights. A raised back porch, framed with a simple wood-post railing, and secondary entrance are located on the back elevation. On the second story, the clipped gable apex displays a non-original wood-frame window. The basement is accessed via several concrete stairs on the rear elevation.

From the sidewalk, the property is accessed via a concrete walkway bisecting the lawn. Mature trees, including several palm trees in the rear parking lot, enhance the property. A small non-original sheltered trellis and table, with brick post supports and accents, are located in the southeastern corner of the property. Alterations to the property include a non-original garage door and tile paving of a portion of the entry path. In good repair, the residence is otherwise highly intact and enhanced by mature trees and landscaping.

P5b. Photo (continued): (view and date)

Overview of oversized-parcel, façade, and setting, west perspective



*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

Continuation Update

P5b. Photo (continued): (view and date)

Overview of oversized parcel, façade, and setting, southwest perspective



Detail of entrance porch



*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

Continuation Update

P5b. Photo (continued): (view and date)

Detail of wood-plank ceiling, front porch



Detail of projecting, clipped-gable wing on façade



*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

Continuation Update

P5b. Photo (continued): (view and date)

Detail of entrance porch supports, railing, and wood-sheathed foundation



Detail of vertical-plank sheathing on foundation



*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

Continuation Update

P5b. Photo (continued): (view and date)

Overview of façade and entrance porch, northwest perspective



Overview of façade and north elevation, northwest perspective



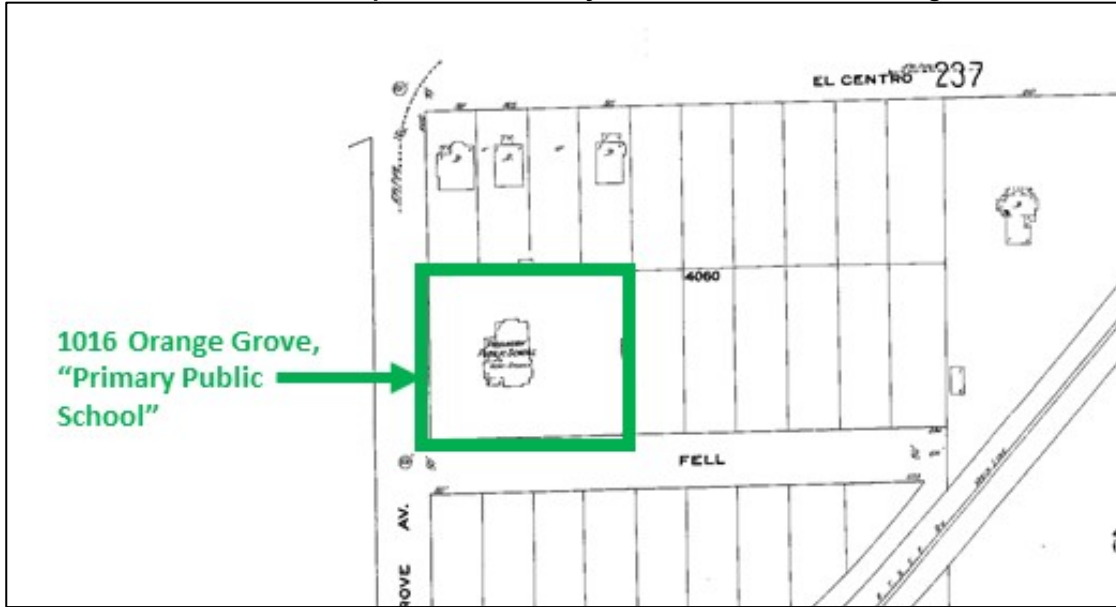
*Recorded by Debi Howell-Ardila

*Date: 3 April 2021

Continuation Update

P5b. Photo (continued): (view and date)

1910 Sanborn Fire Insurance Map, with the "Primary Public School" at 1016 Orange Grove Avenue



1915 photograph of the "Orange Grove School," South Pasadena Record, 18 February 1915

