



**City of South Pasadena  
Planning and Community  
Development Department**

# Memo

**Date:** August 20, 2020

**To:** Chair and Members of the Cultural Heritage Commission

**From:** Kanika Kith, Planning Manager

**Re:** Additional Document for **Item No. 1** – 822 Orange Grove Pl Delisting – Historic Report from Applicant

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Staff would like to clarify that the proposed delisting of 822 Orange Grove Place is request from the property owner. As part of the application submittal, a short historic evaluation report was provided and is included as Attachment 1 to this memorandum. To determine if delisting is appropriate for this property, a more detailed historic evaluation report was prepared by another Historic Preservation Specialist contracted by the City and paid for by the applicant. The detailed report was included as Attachment 1 to the staff report provided to the Commission for this meeting.

**Attachment:**

1. Historic evaluation report from Applicant

**ATTACHMENT 1**  
Historic Report from Applicant

822 Orange Grove Place

South Pasadena

Historic Resource Evaluation Report



Prepared by:

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Architectural Historian

Stamps & Stamps

March 3, 2020

## 1. INTRODUCTION

Property Address: 822 Orange Grove Place, South Pasadena, CA 91030

AIN: 5315-019-043

Lot size: 7,075 sq. ft.

Historic District: None

Historic Designation:

This property was evaluated in the course of the 2001-2003 Citywide Historic Survey. It was determined to be **ineligible** for listing in the National Register of Historic Places or California Register under any criteria.

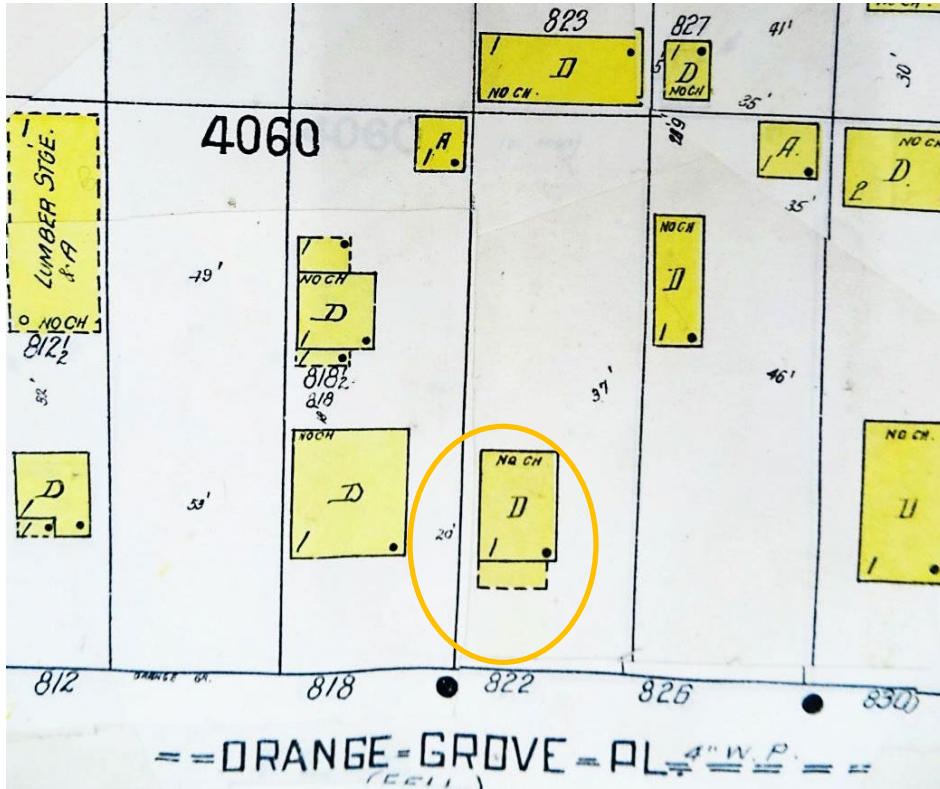
It was also deemed **ineligible** for separate listing or designation under the City of South Pasadena's Landmark ordinance because it was reflective of a relatively common architectural style and building type in the city. It was mentioned that "although the dwelling incorporated some elements of the Craftsman style, its design and construction method, typical of Craftsman-influenced dwellings of similar vintage is South Pasadena, were neither distinctive nor representative enough to render the residence and important example of properties of its type."<sup>1</sup>

As a relatively intact example of Craftsman style, this house was determined **eligible for special consideration in local planning**.

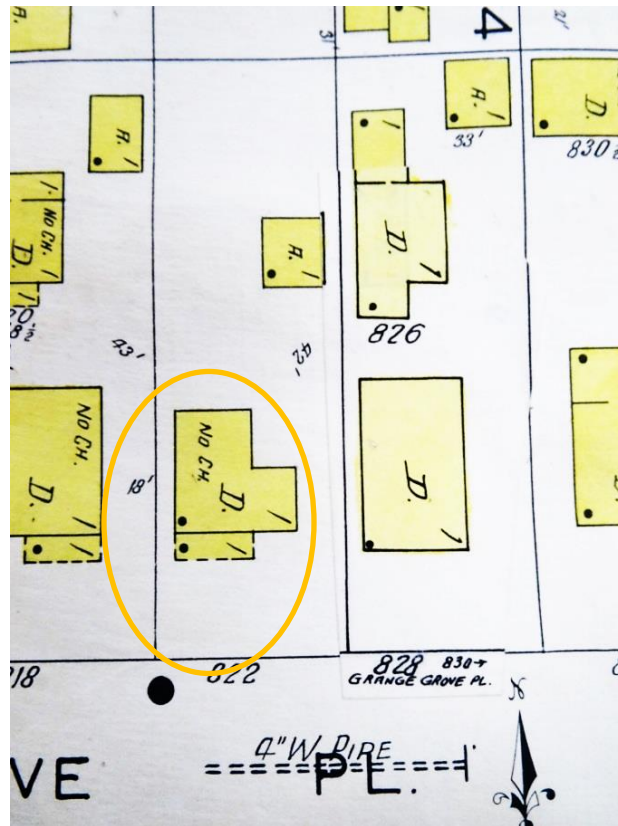
The 2015-2017 Citywide Historic Survey carried forward this evaluation.

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<sup>1</sup> See the DPR Form attached.



Sanborn Fire Insurance Map, 1910-1930



Sanborn Fire Insurance Map, 1931-1963

## 2. BUILDING AND PROPERTY DESCRIPTION

The subject property is located on the north side of Orange Grove Place. It consists of a single-family residence and a garage. The one-story house is an example of the late Craftsman style. The character-defining features include:

- L-shaped plan;
- low-pitched front-gabled roof with overhanging eaves and fascia cornice;
- minimalistic projecting front porch with an open truss and paired wood posts;
- simple vents in the gable ends;
- wood weatherboard siding with corner boards on the front portion of the house and shiplap siding on the rear addition;
- two square picture windows with simple wood casings on the front elevation and double-hang wood windows around the house.

### Permit History

1922 - 3-Room House, \$1000

1923 - Screen Porch

1924 - Garage (14' x 18')

1925 - Driveway

1929 - Addition of one room

1949 - Addition of bedroom and bathroom

1982 - Existing garage demolished, New garage built (540 sq.ft.)

According to the available Building Permits and Fire Insurance Sanborn Maps provided by the South Pasadena Building Department, the oldest portion of the house built in 1922-1923 had a rectangular floorplan oriented North-South. It was a relatively cheap construction (\$1000 for the house). The porch was built at the same time, and the one-car garage added a year later.

One room covered with the cross-gable was added in 1929 to the right from the main house: it is shown on the 1931 Sanborn Map. 1949 addition of one bedroom and a bathroom extended the house to the back.

Historic one-car garage was demolished in 1982 and the new two-car garage was erected on the back of the property.



The south (front) elevation originally was symmetrical until the room was added to the east. It features a minimalistic projecting front porch with an open truss and paired wood square posts. The porch elements are connected with plain metal braces. There are two square picture windows with simple wood casings on the sides of the entry door which is not original to the house.





The east (side) elevation features a room-wide cross-gable projection with a gable vent and a horizontal window with an aluminum slider. The back (north) side of this projection is decorated with a low wall of Hawaiian lava stone not typical for local Craftsman style.







The main portion of the east elevation features two vertical wood double-hung windows and two horizontal windows of various sizes with aluminum sliders. The side entry door is not historic. The rear portion of the house (the latest addition) is clad with wider wood siding than the original front portion.





The north (rear) elevation features a gable vent, a vertical wood double-hung window, and an aluminum sliding door.

The west (side) elevation is located very close to the property line and is minimally visible both from the front and from the back of the property.





The existing two-car garage built in 1982 is not historic and is in a very poor shape.





The landscape features include a decorative pool with a combination of Arroyo boulders and Hawaiian lava stone and a portion of concrete and brick pavement. The pavement ends on the south border of the historic one car garage, therefore, it is possible that this brickwork dates back to 1925.

There is also a protected mature deodar tree at the southeast corner of the property.



### 3. SITE HISTORY



This lot is a part of the McCammet Tract subdivided in 1901-1909. It was intended for the working-class homeowners and the lots were relatively small. Proximity to the Pacific Electric Railroad Santa Fe station provided convenient commute for the residents. The 1910 Sanborn Map shows the Lumber Storage two lots to the west from the subject lot – a sign of the active neighborhood development.

The first owner of the house was Albert Bollengier (or Ballinger). He built the house and the garage himself. The next owners known by the permits include J.L. and Ray Sutherland (in the 1940's - 1960's) and Ronald F. Schawrz (in the 1980's).

#### 4. ARCHITECT / BUILDER

The building permits indicate the home owner, Albert Bollengier (or Ballinger), as a contractor for the original house, garage, and a bedroom addition. The rear addition was built with day labor, and the existing garage was built by the owner of the time, Ronald F. Schawrz.

#### 5. HISTORIC SIGNIFICANCE EVALUATION

The house at 822 Orange Grove Place was determined to be **ineligible** for listing in the National Register of Historic Places or California Register under any criteria. It was also deemed **ineligible** for separate listing or designation under the City of South Pasadena's Landmark ordinance. As a relatively intact example of Craftsman style, this house was determined **eligible for special consideration in local planning**.

#### 6. INTEGRITY

The house at 822 Orange Grove Place possesses historic integrity of location, setting, materials, and workmanship. However, historic integrity of design and feeling is compromised by the later additions.

#### ATTACHMENTS:

A: Building Permits

B: 2001-2003 Citywide Historic Survey DPR Form

## 7. BIBLIOGRAPHY AND ARCHIVES

Los Angeles Public Library

South Pasadena Local Library, Local History Collection

South Pasadena Historical Museum

South Pasadena Building Permit Records

Jane Apostol. South Pasadena 1888-1988. A Centennial History. South Pasadena Public Library, 2<sup>nd</sup> edition, 2008

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City of South Pasadena. Historic Resources Survey Report. PCR Services Corporation. December, 2002

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City of South Pasadena. Citywide Historic Context Statement. Historic Resources Group. June 20, 2017

City of South Pasadena Cultural Resources Ordinance, 2017