

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Lower Busch Gardens Cultural Landscape Historic District

other names/site number Busch's Arroyo Gardens

2. Location

street & number 1025, 1035 & 1055 South Arroyo Boulevard;
1130 – 1170 Busch Garden Court; 625 & 655 Busch Garden Drive;
620 – 670 Busch Garden Lane;

not for publication

city or town Pasadena

vicinity

state California code CA county Los Angeles code 37 zip code 91105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

Lower Busch Gardens Cultural Landscape
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 County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain: _____)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

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

- private
 public - Local
 public - State
 public - Federal

- building(s)
 district
 site
 structure
 object

Contributing	Noncontributing	
	16	buildings
1		sites
25		structures
3		objects
29	16	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Historic Designed Gardens in Pasadena

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

LANDSCAPE/Garden

DOMESTIC/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

N/A

Materials

(Enter categories from instructions.)

foundation: N/A

walls: N/A

roof: N/A

other: _____

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Lower Busch Gardens Cultural Landscape Historic District is a group of single-family residential properties in southwest Pasadena that have remnant features of extensive botanical gardens that were built on the estate of Adolphus and Lilly Busch. The gardens were divided into two separate areas—the Upper Gardens and the Lower Gardens—each of which began development at different times and were of different visual character. Construction of the Lower Gardens began in 1905 and they were open to the public from 1909 to 1928 and sporadically between 1933 and 1938. The Lower Gardens, which were 11 acres in size, extended west from Arroyo Drive (now South Arroyo Boulevard) to the Arroyo Seco, a distance of about 800 feet. The Lower Gardens were more rustic in character as compared to the more formal Upper Gardens and included a small lake with a waterspout, a sheep pasture with live sheep, a gazebo known as the summer house, a cascading stream winding down the hill into the lake, a Mystic Hut, an aviary, a river-walk on the east side of the Arroyo Seco streambed with arched bridges at either end, terra cotta fairytale figurines, glider/swings adorned with flowers, the Rosy Wall cottage, and a sheer wall of numerous cactus planters reaching up to the bluff where a Grecian pergola stood. The gardens were subdivided and developed with single-family housing in 1949. All of the properties within the district boundaries have remnant features from Busch Gardens including concrete pathways, rock steps and retaining walls and mature trees; a few properties have larger features including concrete faux bois railings, bridges and decorative features; rock planters; decorative concrete walls; and fountains and ponds. The most significant property in the district, 620 Busch Garden Lane, has a waterfall and stream flowing under a bridge as well as a gazebo (formerly with a thatched roof) known as the Summer House and an original entry gate post. The Lower Gardens have a significant amount of features visible from the public right-of-way.

Narrative Description

The district is comprised of 16 separate properties totaling 4.81 acres in size. All of the properties have single-family residences on them that are non-contributing to the district. The properties vary in the extent of Busch Gardens features they contain, with some having a single pathway and others having more extensive features and structures. A description of each property is below:

1. 1025 S. Arroyo Boulevard

One contributing structure (pergola), one non-contributing building (house with attached garage)

This property is at the northeastern edge of the Lower Gardens on a bluff that offered views of both the Upper and Lower Gardens. A semicircular pergola was constructed on the property in 1912; the remainder of the

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surrounding area was lawn and concrete pathways. The pergola consists of a series of Ionic columns with wood beams and cross-members creating a flat support for climbing vines built atop an elevated concrete pad. In 1951, a new custom single-family residence was constructed on the property and a wall was constructed on the outer edge of the pergola to enclose it within the walls of the house. A roof was built over the pergola, with the center void space left open to the sky. The curving exterior wall is prominently visible from South Arroyo Boulevard and was designed to have a series of frosted glass panels that generally evoke the post-to-void relationship of the pergola structure within. The remainder of the house and attached garage are non-contributing to the district.

2. 1035 S. Arroyo Boulevard

One contributing structure (network of concrete paths with steps and rock retaining walls and extensive rock planters) and one non-contributing building (house with attached garage)

This property is relatively flat at the northeastern end, with a steep downward slope to the southwest behind the house, descending to Busch Garden Drive, from which an extensive network of paths, steps, rock retaining walls and planters are visible. The area was known as the Cactus Wall because an array of cacti were planted in the rock planters on the hillside, some of which remain intact. A single-family house with attached garage was built on the property in 1950 and is non-contributing to the district.

3. 1055 S. Arroyo Boulevard

One contributing structure (extensive network of concrete paths with steps and rock retaining walls); one contributing object (structure foundation) and one noncontributing building (house with attached garage)

This property is relatively flat at the northeastern end, with a steep downward slope to the southwest behind the house, descending to Busch Garden Drive, from which an extensive network of paths, steps and rock retaining walls are visible. There is a newer rock wall at the Busch Garden Drive street edge, built in 2003. The property also originally had a structure called the Mystic Hut which had a rock foundation, rustic log walls and a thatched roof. The rock foundation of that structure remains on the property and is contributing to the district. A single-family house with attached garage was built on the property in 1956 and is non-contributing to the district.

4. 1130 Busch Garden Court

One contributing structure (network of concrete paths with steps, rock retaining walls and rock planters), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the northern end with a steep upward slope at the southern end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. The path continues onto adjacent properties but access is blocked by newer fences at either end of the property. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

5. 1140 Busch Garden Court

One contributing structure (network of concrete paths with steps, rock retaining walls and rock planters), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the northwestern end with a steep upward slope at the southeastern end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. An integrated rock seat projects from the retaining wall at the base of the hill. A house with attached garage was built on the property in 1951 and is non-contributing to the district.

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6. 1150 Busch Garden Court

Two contributing structures (network of concrete paths with steps, rock retaining walls and rock planters; built-in concrete/rock bench, one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the western end with a steep upward slope at the eastern end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. An integrated rock-and-concrete seat is incorporated into a retaining wall adjacent to the path at the peak of the slope. A house with attached garage was built on the property in 1954 and is non-contributing to the district.

7. 1160 Busch Garden Court

One contributing structure (one concrete pathway with rock retaining wall), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the western end with a steep upward slope at the eastern end behind the house. The sloping portion has a concrete path edged with Arroyo stones, as well as a rock retaining wall at the peak of the hill. A house with attached garage was built on the property in 1953 and is non-contributing to the district.

8. 1170 Busch Garden Court

Three contributing structures (extensive network of concrete paths with steps, rock retaining walls and rock planters; viewing platform; entry gate), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the northern and western ends with a steep slope at the eastern and southern ends behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. A large viewing platform is built into the hillside at the southerly terminus of the pathway. The platform consists of a large rock foundation with rock retaining walls and pilasters, concrete steps and floor paving and a metal railing. The platform would have offered a spectacular view of the entire Lower Gardens. At the southwest corner of the property are two freestanding rock pilasters and a rock wall, which were part of a lower entry gate to the gardens. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

9. 1080 Busch Garden Court

Two contributing structures (rock planter, footbridge), one non-contributing building (house with attached garage)

This property is at the northern end of the Lower Gardens, is relatively flat and was the original site of a large pond that was a significant feature of the Lower Gardens. Behind the house is a kidney-shaped swimming pool and a water feature east of it that consists of a rock and concrete border, a small pond, and a built-up rock cascade. Based on comparison with historical photographs, the border of the water feature, which has sculpturally laid rock, was a former footbridge that crossed the former large pond. Near the entry to the house is a circular rock planter that resembles similar planters remnants on other properties in the vicinity. A house with attached garage was built on the property in 1951 and is non-contributing to the district.

10. 625 Busch Garden Drive

One contributing structure (pathway), one non-contributing building (house with attached garage)

This property is at the northern end of the Lower Gardens and is one of two properties that flank the original entrance pathway (which was later widened and became Busch Garden Drive). The site is relatively flat and an

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Arroyo-stone-lined concrete pathway from the original gardens is in the front yard of the property. The large cactus in the front yard of the property is not from Busch Gardens. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

11. 655 Busch Garden Drive

One contributing structure (network of concrete paths with steps, rock planters and retaining walls), one non-contributing building (house with attached garage)

This sloping property at the northern portion of the Lower Gardens has an extensive network of paths, steps and rock retaining walls at the front of the property, visible from Busch Garden Drive. There are also paths, walls and steps to the rear of the house. Some rockwork, including a pond, was added later but are compatible with and differentiated from the original rockwork. A single-family house with attached garage was built on the property in 1952 and is non-contributing to the district.

12. 620 Busch Garden Lane

Five contributing structures (network of concrete paths with steps, rock planters and retaining walls; bridge; pond and stream; gate post; gazebo), one contributing object (water fountain), one non-contributing building (house with attached garage)

This property is arguably the most significant of those in the Lower Gardens due to the number of original features that remain intact. The site has hilly topography with a steep upward slope at the east end. A house, built in 1950 and non-contributing to the district, is at the western end of the site. Between the house and the easterly property line is a series of features associated with Busch Gardens including a waterfall and stream that empties into a mad-made pond. Other Busch Gardens features on the property include Arroyo-stone-lined pathways, rock retaining walls and steps, a bridge with a concrete faux bois railing over the stream, and a concrete faux bois drinking fountain. An open-air gazebo structure formerly known as the "summer house" is on the property and, although it has been altered with a new tile roof and the application of exterior stucco, it is in its original location and retains the feeling of and association with Busch Gardens. The roof of the structure is visible from Busch Garden Drive. In addition, an original stone pilaster/gate post marking the entrance to the Lower Garden is on the property, but outside of the wood perimeter fence and, thus, visible to the public at the corner of South Arroyo Boulevard and Bush Garden Drive.

13. 640 Busch Garden Lane

One contributing structure (network of concrete paths with steps, rock retaining walls and rock planters), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the western end with a steep upward slope at the eastern end behind the house. The sloping portion has a path and stairs with retaining walls extending to the top of the hillside, terminating in a concrete path edged with Arroyo stones at the peak. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

14. 650 Busch Garden Lane

Two contributing structures (network of concrete paths with steps and rock retaining walls and a rock trench for transporting water), one contributing object (concrete faux bois railing), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the northwestern end with a steep upward slope at the southeastern end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. Part of the pathway also includes a concrete faux bois railing. A house with attached garage was built on the property in 1956 and is non-contributing to the district.

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15. 660 Busch Garden Lane

One contributing structure (network of concrete paths with steps and rock retaining walls), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the northern end with a steep upward slope at the southern end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. A house with attached garage was built on the property in 1952 and is non-contributing to the district.

16. 670 Busch Garden Lane

One contributing structure (network of concrete paths with steps, rock retaining walls and rock planters), one non-contributing building (house with attached garage)

This property is at the southern end of the Lower Gardens and is flat at the northern end with a steep upward slope at the southern end behind the house. The sloping portion has a path and stairs with retaining walls winding up the hillside, terminating in a concrete path edged with Arroyo stones at the peak of the hill. The flagstone steps and paths at the base of the hill are newer, but are compatible with, yet differentiated from the original pathways and rockwork on the site. A house with attached garage was built on the property in 1953 and is non-contributing to the district.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

Entertainment/Recreation

Landscape architecture

Engineering

Social History

Period of Significance

1905-1938

Significant Dates

See continuation sheet

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Robert Gordon Fraser

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

Construction on the Lower Gardens began in 1905 and they were open to the public from 1909 through 1938, with some closures during that time. The gardens were sold and redeveloped as a single-family residential neighborhood in 1949.

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Criteria Considerations (explanation, if necessary)

N/A

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

Built beginning in 1905 as an addition to the Upper Gardens, the Lower Busch Gardens Cultural Landscape Historic District is a locally significant example of the “Busch Gardens Significant Historic Features” property type under the context “Gardens of Health and Pleasure, Early Resorts and Estate Gardens in Pasadena 1873–1929” documented in the Multiple Property Documentation Form “Historic Designed Gardens in Pasadena.” It is also an example of the work of landscape designer and nurseryman Robert Gordon Fraser, in close collaboration with owner Adolphus Busch. It meets National Register criterion A for its association with Busch Gardens, a significant tourist attraction in Pasadena’s early history, and criterion C as a collection of notable design features of Busch Gardens and meets registration requirements listed in the Multiple Property Documentation Form.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Lower Busch Gardens Cultural Landscape Historic District is locally significant under Criteria A & C. Under criterion A, the district is associated with Busch Gardens, a significant tourist attraction in Pasadena’s early history. As described in more detail in the Multiple Property Documentation Form “Historic Designed Gardens in Pasadena,” Busch Gardens was an approximately 30-acre garden developed on the estate of Adolphus and Lilly Busch that was open to the public from 1906 to 1928 and sporadically between 1933 and 1938. The gardens played a significant role in the development of the City of Pasadena as a tourist destination and a location for sophisticated garden design. The gardens were visited by millions of people over the course of its operation and the Pacific Electric rail line incorporated a Busch Gardens stop to allow for better access by the large number of garden visitors. Multitudes of events occurred at the gardens including botanical exhibitions, charity events and motion picture filming. The gardens were consistently featured in advertisements intended to draw tourists to the City and articles about developments and events in the gardens were frequently published in the local newspaper. The significance of the gardens to the development of the City cannot be understated.

The district is also significant under criterion C as a collection of notable landscape design features of Busch Gardens. Although the gardens were redeveloped with single-family residences, many features of the garden were incorporated into the newer development. Many of these features are on hillsides and ridges that were not able to be built on, resulting in their preservation. The features continue to convey their association with Busch Gardens due to their distinctive design and workmanship. All features are in their original locations and, using historical photographs and aerials, each feature’s connection to Busch Gardens has been verified and their integrity of location, design, materials, and workmanship has been confirmed. As such, the district meets the registration requirements established in the Multiple Property Documentation Form for the “Busch Gardens Significant Historic Features, 1904–1937” property type under the context of “Gardens of Health and Pleasure, Early Resorts and Estate Gardens in Pasadena 1873–1929.”

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form “Historic Designed Gardens in Pasadena.”

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Permit research materials, assessor’s records and newspaper/article clippings in files, Planning Department, City of Pasadena (referenced in August 2012).

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Logan, Michael, and Gary Cowles. *The Original Busch Gardens, Pasadena, CA*. The Pasadena Gardens, 2005. Web. 2 Oct 2012. <www.pasadenagardens.com>.

Photographs and ephemera in possession of Michael Logan and Gary Cowles (referenced in March 2011 and October 2012)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 4.81
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

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

The district is generally bound by South Arroyo Boulevard on the north, east and south and Busch Garden Court on the west.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected because they encompass the extent of properties that retain significant historic features associated with Lower Busch Gardens.

11. Form Prepared By

name/title Kevin Johnson/Planner
organization City of Pasadena date October 4, 2012
street & number 175 N. Garfield Avenue telephone (626) 744-7806

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city or town Pasadena state CA zip code 91101

e-mail kevinjohnson@cityofpasadena.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The following is the same for all photographs:

Name of Property: Lower Busch Gardens Cultural Landscape Historic District
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson except where indicated
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

Number, Description and Date of Photographs:

1. Enclosure for Grecian Pergola (view from South Arroyo Boulevard) – 1025 S. Arroyo Boulevard – April 8, 2011
2. Interior view of Grecian pergola – 1025 S. Arroyo Boulevard – Photographer: Michael Logan – August, 2003
3. Cactus wall (view from Busch Garden Drive) – 1035 S. Arroyo Boulevard – May 18, 2012
4. Mystic hut foundation (view from Busch Garden Drive) – 1055 S. Arroyo Boulevard – May 18, 2012
5. Rock retaining walls (view from Busch Garden Drive) – 655 Busch Garden Drive – May 18, 2012
6. Garden entry post (view from corner of Busch Garden Drive & South Arroyo Boulevard) – 620 Busch Garden Lane – May 18, 2012
7. Rustic bridge, pond & summer house – 620 Busch Garden Lane – Photographer: Michael Logan – October 2003
8. Remnant of rock bridge - 1080 Busch Garden Court – May 18, 2012
9. Viewing platform – 1170 Busch Garden Court – May 18, 2012
10. Viewing platform access stair – 1170 Busch Garden Court – May 18, 2012
11. Typical pathway – 1170 Busch Garden Court – May 18, 2012
12. Overall view of Busch Gardens from rear of property at 1000 S. San Rafael Avenue facing east – April 12, 2012
13. Overall view of Busch Gardens from rear of property at 1000 S. San Rafael Avenue facing northeast – April 12, 2012

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Property Owner:

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

name Multiple owners – see attached ownership list
street & number _____ telephone _____
city or town _____ state _____ zip code _____

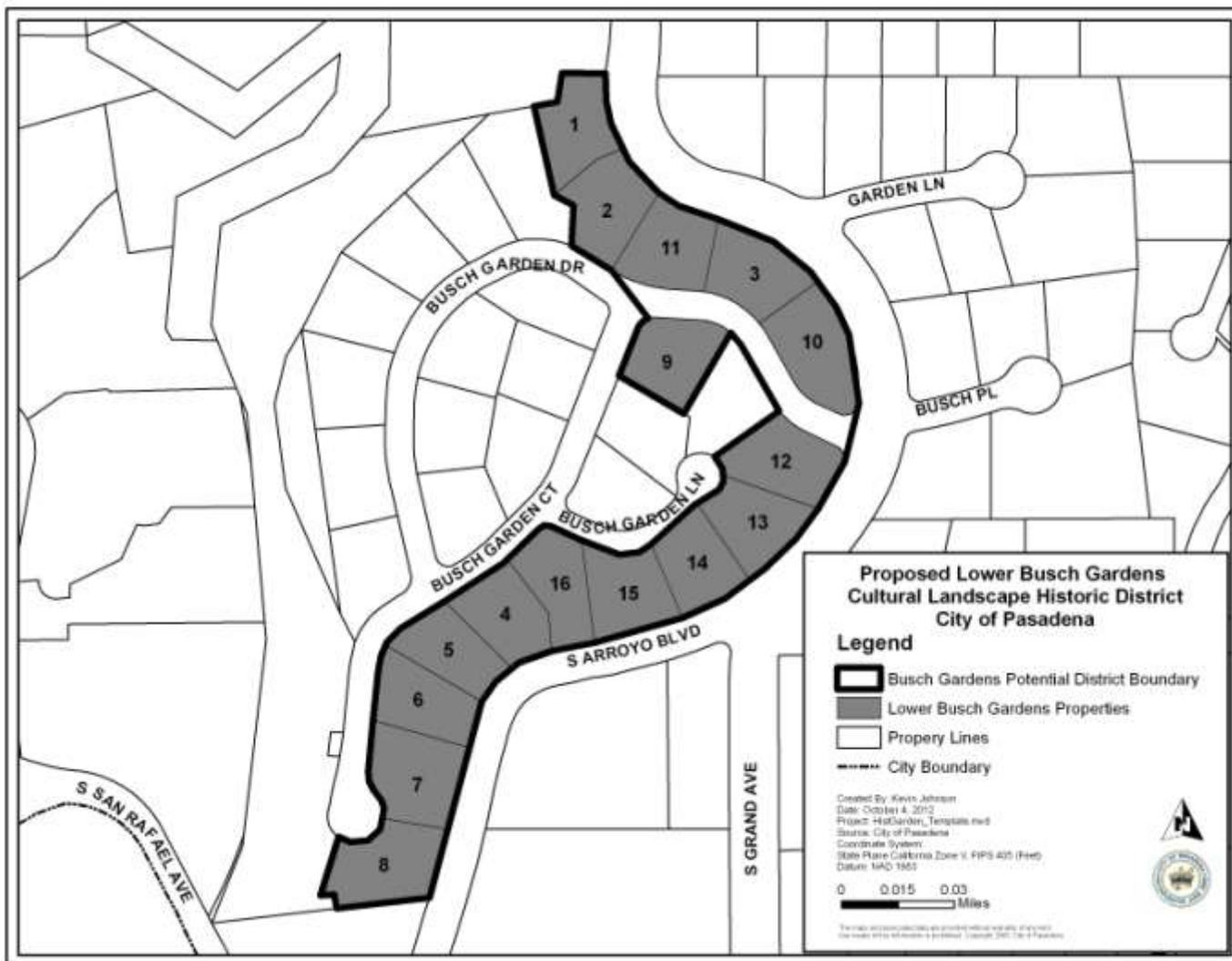
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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SKETCH MAP



Lower Busch Gardens Cultural Landscape
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AERIAL MAP



Lower Busch Gardens Cultural Landscape
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1937 AERIAL PHOTOGRAPH



Photo from www.pasadenagardens.com

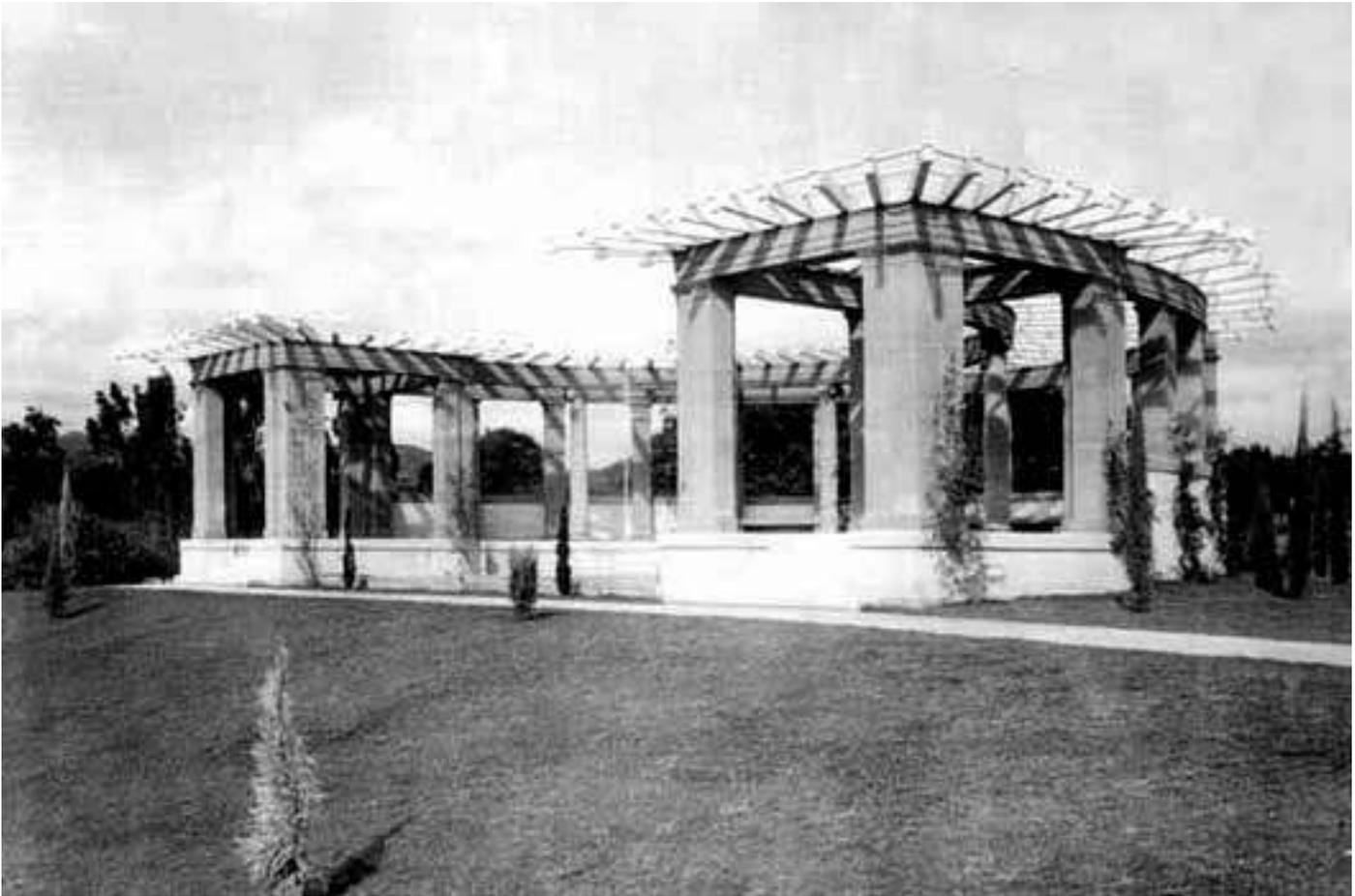
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GRECIAN PERGOLA, DATE UNKNOWN



Source & photographer unknown

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RUSTIC BRIDGE & SUMMER HOUSE, 1910



Photo by Graham Photo Co.

Lower Busch Gardens Cultural Landscape
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LAKE IN LOWER GARDENS (CACTUS WALL IN BACKGROUND, LEFT), 1910



Photo by Graham Photo Co.

Lower Busch Gardens Cultural Landscape
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Name of Property

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MYSTIC HUT, DATE UNKNOWN



Photographer unknown