

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 La Pintesca Park  
other names/site number \_\_\_\_\_

## 2. Location

street & number 1355 N. Raymond Avenue  not for publication  
city or town Pasadena  vicinity  
state California code CA county Los Angeles code 37 zip code 91103

## 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

## 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

La Pintesca Park  
 Name of Property

Los Angeles County, CA  
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**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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input checked="" type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
	4	buildings
1		sites
2	3	structures
		objects
3	5	<b>Total</b>

**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.)

DOMESTIC/Hotel

RECREATION AND CULTURE/Outdoor Recreation

RECREATION AND CULTURE/Outdoor Recreation

EDUCATION/Library

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

**Materials**  
 (Enter categories from instructions.)

N/A

foundation: N/A

walls: N/A

roof: N/A

other: \_\_\_\_\_

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Name of Property

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### **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**

La Pintesca Park is a public park built in 1925 to a design by Ralph D. Cornell & Theodore Payne, incorporating features from the grounds of an 1888 hotel that formerly occupied the site. It is located on the entire block of East Washington Boulevard between North Fair Oaks and Raymond Avenues in the northwestern portion of the City of Pasadena. The property is within a major commercial corridor at the edge of a single-family residential neighborhood and consists of a single 4.4-acre lot. The park includes large areas of lawn, mature trees, a perimeter rock retaining wall and steps, play areas, a tennis court and a skate park. Buildings on the park site include a public library, two power substations (one of which has been converted to an educational use) and a former fire station, also converted to educational use. The park also has a pergola, constructed in 2003, in roughly the center, which is a new design referencing an original pergola that was in the same location.

The library, power stations and fire station buildings on the site are non-contributing to this nomination of the park; however, they may be eligible for listing under different contexts.

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### **Narrative Description**

La Pintesca Park is a public park built in 1925 to a design by Ralph D. Cornell & Theodore Payne, incorporating features from the grounds of a hotel that formerly occupied the site. It is located on the entire block of East Washington Boulevard between North Fair Oaks and Raymond Avenues in the northwestern portion of the City of Pasadena. The property is within a major commercial corridor at the edge of a single-family residential neighborhood and consists of a single 4.4-acre lot.

The site is mostly level, with a slight upward slope from south to north. The relative flatness of the site is created by the presence of perimeter Arroyo stone retaining walls along the site's three street frontages; surrounding properties and streets have a steeper slope. The La Pintesca Branch of the Pasadena Public Library is at the southeast corner of the site, a former power station and a former fire station are at the northeast corner and an operational power station is at the northwest corner. Although these northerly buildings are on the same property as the park, they are separated from the park by fencing. A playground area is north of the library and an adjoining tennis court and skate park are at the north-central portion of the site. Immediately south of the tennis court and skate park is a picnic area covered by a pergola, constructed in 2003 in the same location as a previous pergola that was part of the original park design.

The southwest portion of the park retains the most significant features of the original park design. This area has a large lawn traversed by a circular concrete path with extensions to the park's four street access points. The outer perimeter of the circle has an array of large, specimen trees including Deodar cedars, palms and a Moreton Bay Fig. A newer water-play area has been established within a small portion of the lawn area.

The library, power stations and fire station buildings on the site are non-contributing to this nomination of the park; however, they may be eligible for listing under a different context. The newer pergola, playground features and skate park are also non-contributing.

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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.)

Landscape architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1888-1924  
\_\_\_\_\_

**Significant Dates**

See continuation sheet  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

Ralph D. Cornell & Theodore Payne  
\_\_\_\_\_  
\_\_\_\_\_

**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)**

The Painter Hotel was constructed in 1888 and the site was redesigned as a public park in 1924, incorporating a perimeter retaining wall, access steps and specimen trees that were part of the original design of the hotel grounds.

**Criteria Considerations (explanation, if necessary)**

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N/A

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

Built in 1924 and incorporating features from an earlier hotel on the site that was built in 1888, La Pintesca Park is a locally significant example of the "Seasonal Resort Era Garden Significant Historic Features, 1886–1929" and "Municipal Park, 1902–1930" property types under the contexts "Gardens of Health and Pleasure, Early Resorts and Estate Gardens in Pasadena 1873–1929" and "Municipal Parks and Recreational Facilities in Pasadena, 1902–1975" documented in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena." It is also an example of the work of master landscape architects Ralph D. Cornell and Theodore Payne. It meets National Register criteria A & C for its exemplification of the development of public parks in Pasadena and by embodying the distinctive characteristics of the property type. The property meets the registration requirements listed in the Multiple Property Documentation Form for both of the property types it represents.

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

La Pintesca Park is locally significant under Criteria A & C. Under criterion A, the park is a notable example of a municipal park designed in 1924 that retains significant features of the Painter Hotel (later renamed La Pintesca Hotel) that was constructed on the property in 1888. The hotel was one of three large resort hotels scattered throughout the city (the other two being the Green Hotel in the center of the City and the Raymond Hotel at the southern end), all of which had expansive grounds and gardens that contributed to the image of Pasadena as a land of leisure and opportunity. Historical photographs of the hotel depict the stone retaining wall and steps that remain extant on the perimeter of the property. In addition, several of the large, mature trees at the southwest corner of the site appear to date from this period.

The hotel was destroyed by fire in 1912 and the site was purchased by the city in 1915 and developed as a public park. In 1924, as part of an extensive effort to redesign all of the City's existing parks, landscape architects Ralph D. Cornell and Theodore Payne completed a redesign of the park. La Pintesca Park is example of the design aesthetic of this period and firm, which typically focused on passive recreation with small areas of active use such as tennis and roque courts. Parks of this era generally had large lawns, curving or circular paths, perimeter plantings and a picnic area. The original design for the park included all of these features. The 1930 construction of the La Pintesca Branch of the Pasadena Public Library interrupted the circular pathway; however, most of the pathway still exists, including all four of the extensions that provide access to the surrounding public streets. Historical photographs indicate that some of these pathways may date to the hotel period, particularly the portion at the extreme southwest corner. A fifth small extension and stair mid-block on East Washington Boulevard, which aligned with the entrance to the hotel, no longer exists. One of the two original tennis courts at the north-central portion of the site remains; the second has been converted to a skate park within the original court footprint. The original design anticipated the library being located at the northwest corner of the site; however, this area now has a power station on it, fenced off from the park itself. A monument at the northeast corner of the park commemorates the donation to the City of the northerly portion of the site by the North Pasadena Land and Water Company.

The park is significant for its representation of the property types Character-defining features of the "Seasonal Resort Era Garden Significant Historic Features, 1886–1929" and "Municipal Park, 1902–1930" property types under the contexts "Gardens of Health and Pleasure, Early Resorts and Estate Gardens in Pasadena 1873–1929" and "Municipal Parks and Recreational Facilities in Pasadena, 1902–1975" documented in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena." The perimeter retaining wall, access steps and mature trees from the original grounds of the Painter/La Pintesca Hotel are character-defining features of the Seasonal Resort Era Garden Significant Historic Features property type and the meandering pathways, lawns, commemorative monument and tennis court are character-defining features of the Municipal Park property type. These features are clearly documented in historical photographs and drawings and retain integrity of design, location, setting, materials, workmanship, feeling and association. Additional recreational facilities that have been added to the park over time have been installed in a manner that is sensitive to the original design of the park and have not diminished the ability of the park to convey its historical significance.

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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 historic designation reports in files, Planning Department, City of Pasadena (referenced in August 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
- \_\_x\_\_ Local government
- \_\_\_ University
- \_\_\_ Other
- Name of repository: \_\_\_\_\_

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

10. Geographical Data

Acreage of Property 4.4  
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

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

The property is bound by North Fair Oaks Avenue on the west, East Washington Boulevard on the south, North Raymond Avenue on the east and the boundaries of 1355 N. Raymond Avenue on the north. The Los Angeles County Assessor’s Parcel number for the property is 5728-011-900.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected because they encompass the extent of features associated with the La Pintoresca Park.

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### 11. Form Prepared By

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name/title Kevin Johnson/Planner  
organization City of Pasadena date October 19, 2012  
street & number 175 N. Garfield Avenue telephone (626) 744-7806  
city or town Pasadena state CA zip code 91101  
e-mail kevinjohnson@cityofpasadena.net

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### Additional Documentation

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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.)

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### Photographs:

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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: La Pintesca Park  
City: Pasadena  
County: Los Angeles  
State: California  
Name of Photographer: Kevin Johnson  
Date Photographed: October 5, 2012  
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

Description of Photograph(s) and number:

1. Southeast entry steps, retaining wall & pilasters – facing northwest from the corner of East Washington Boulevard & North Raymond Avenue
2. Visible portion of retaining wall – facing northeast from North Fair Oaks Avenue
3. Retaining wall typical view – facing west from East Washington Boulevard
4. Mature Deodar Cedar tree at southwest corner of park – facing west from south-central edge of park
5. Lawn, winding pathway & mature trees (including Moreton Bay Fig) – facing northeast from southwest corner of park
6. Lawn, winding pathway & mature trees (pergola, tennis court & skate park in the distance) – facing east from southwest corner of park

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7. Lawn & trees – facing north from south-central edge of park

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**Property Owner:**

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

name City of Pasadena  
street & number 100 N. Garfield Avenue telephone \_\_\_\_\_  
city or town Pasadena state CA zip code 91101

**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.).

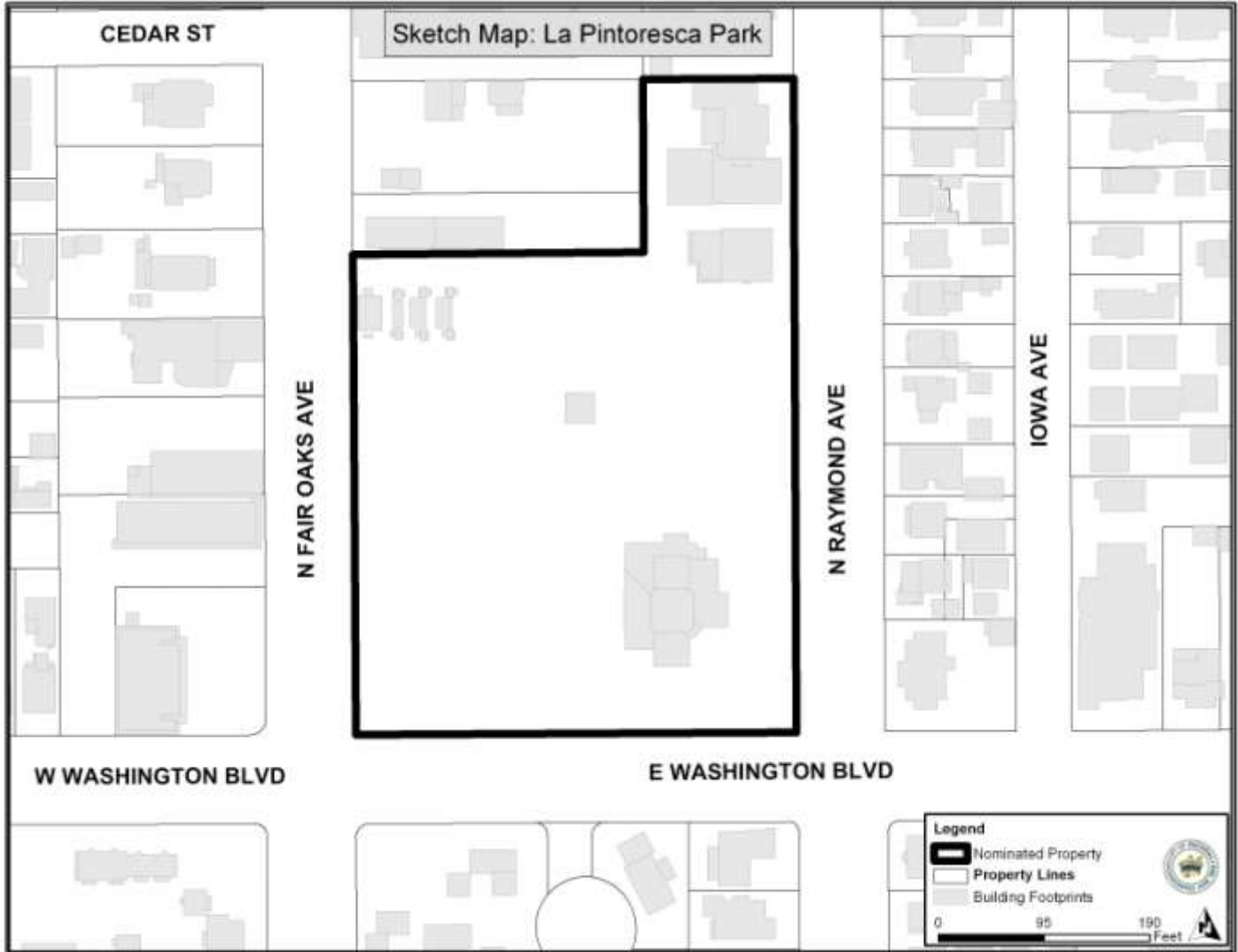
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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**



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**AERIAL MAP**



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**HISTORICAL PHOTOGRAPH; PAINTER HOTEL ca. 1890**



Photo from Water & Power Associates, [http://waterandpower.org/museum/Early\\_Views\\_of\\_Pasadena.html](http://waterandpower.org/museum/Early_Views_of_Pasadena.html)  
View facing northeast

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**HISTORICAL PHOTOGRAPH, 1897**



Obtained from Pasadena Digital History Collaborative, [www.pasadenadigitalhistory.com](http://www.pasadenadigitalhistory.com)

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**PARK DESIGN, RALPH D. CORNELL & THEODORE PAYNE**

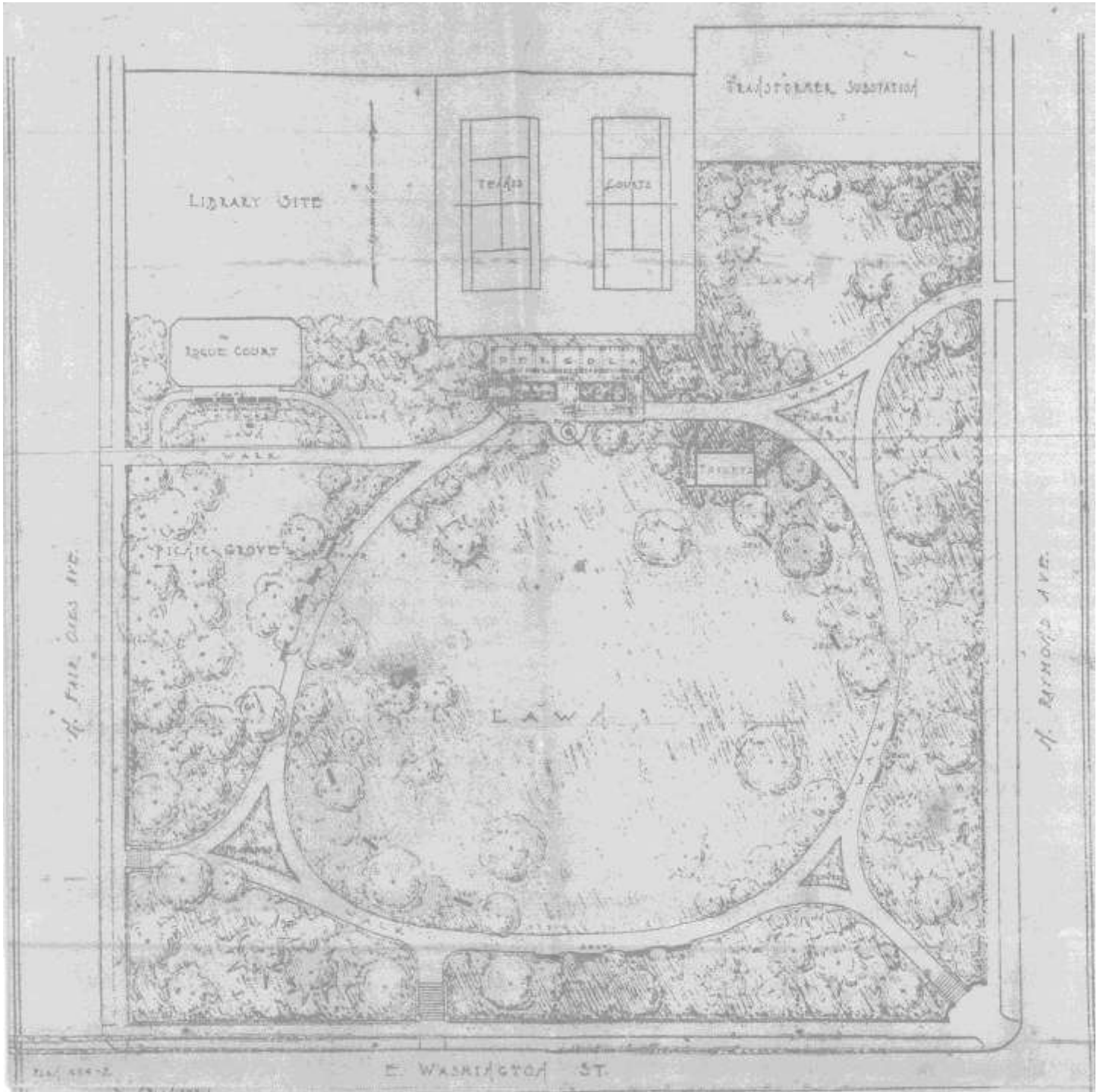


Image published in the November 8, 1924 edition of the Pasadena Star-News