

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 Coppell, Herbert Garden Water Feature  
other names/site number Mi Sueño

## 2. Location

street & number 1210 S. Arroyo Boulevard  not for publication  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

## 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

Herbert Coppel Garden Water Feature  
 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 type="checkbox"/>	site
<input type="checkbox"/>	structure
<input checked="" type="checkbox"/>	object

Contributing	Noncontributing	
	1	buildings
	1	sites
		structures
1		objects
1	2	<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.)

LANDSCAPE/Garden

LANDSCAPE/Garden

**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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### **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 Herbert Coppel Garden Water Feature is a component of a former designed garden built in 1916 to a design by landscape architect Paul Thiene. The property is within a single-family residential neighborhood, is 0.84 acres in size and is a component of a former four-acre estate that has since been subdivided into smaller lots. The water feature is 83 feet long and extends from the north elevation of the house. It consists of four pools, a double-sided wall fountain, a stepped rill, perimeter walls and planting areas. The Herbert Coppel House and site are non-contributing to this nomination of the original garden water feature, although they may be eligible for listing under a different context.

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### **Narrative Description**

The property on which the Herbert Coppel Garden Water Feature is located is in the southwest portion of the City, immediately east of the southern tip of the Arroyo Seco within the Pasadena city limits and near the eastern terminus of the San Rafael Avenue Bridge. The property is an approximately one-acre portion of a former four-acre estate originally owned by Herbert Coppel, a businessman based in New York City, and his wife Georgia who developed the property with a summer home which they named "Mi Sueño." The property originally extended east from South Arroyo Boulevard (formerly Drive) to South Grand Avenue and south to Columbia Street. The northerly property line is the original northern extent of the estate land. A portion of the original house, designed by Bertram Goodhue and constructed in 1916, is on the property as well as a swimming pool and balustrade constructed in 1973 and an expansive lawn surrounded by mature trees. A curving driveway extends from S. Arroyo Boulevard along the west side of the property to the house and a detached garage. An expansive garden designed by Paul Thiene was also constructed on the site in 1916.

The 83-foot-long water feature appears to be the only remaining feature of the original garden design on the property. It extends from the north elevation of the house into the lawn area north of the house. The feature is divided into two components. The first, immediately adjacent to the house, is a long, rectangular reflecting pool with a simple concrete edge flanked by in-ground planters with decomposed granite ground surface, small flowering shrubs and rows of Italian Cypress trees. The eastern and western edges of the pool area are defined by freestanding plaster walls with cast stone caps. The pool terminates at a wall fountain that is comprised of a freestanding plaster wall with a curving top and cast stone cap atop which are cast stone bowl planters. A sculpted concrete fountain is attached to the south-facing wall surface. The fountain has two separate water basins arranged vertically on the wall, the upper of which is smaller and has a sculpted head of Medusa at the top. The Medusa sculpture is attributed to sculptress Marie Apel, although some experts have suggested that it may be the work of Lee Lawrie, who often collaborated with Bertram Goodhue. The lower basin is a newer, compatible addition.

The wall fountain described above marks a change in elevation from the flat reflecting pool area to the second component of the water feature: a stepped, descending rill terminating in a small circular pool. Flanking the wall fountain are concrete steps, each of which are flanked by concrete walls with volutes. The back side of the concrete wall fountain has an arched recessed panel clad in glazed tile below a keystone with a plaster relief figure of the head of the Greek god Pan playing a reed flute (also attributed to Marie Apel) from which water projects into a square pool at the base. This pool is the starting point of a stepped rill that descends along a shallow sloping portion of the lawn into which it extends. The steps along the sides of the rill are made of Arroyo stones set in concrete frames. The circular pool into which the rill terminates has a simple concrete edge, similar to the reflecting pool, on which sits a series of cast stone bowl planters. All of the pool basins are covered in one-inch ceramic tiles in shades of blue.

Some minor changes to the water feature have occurred over time based on a review of historical photographs. The tiles in the three pools were originally larger and in a single shade of lighter blue than the current tiles. The planters flanking the rectangular reflecting pool were originally lawn rather than decomposed granite. Larger grasses and shrubs abutted the stepped rill and the small circular pool at the end of the rill was surrounded by a ring of concrete. The planter bowls are new, added features.

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The Herbert Coppel House and site are non-contributing to this nomination of the original garden water feature, although they may be eligible for listing under a different context.

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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.

**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.

**Areas of Significance**

(Enter categories from instructions.)

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

**Period of Significance**

1916  
\_\_\_\_\_

**Significant Dates**

1916  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Paul Thiene  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance (justification)**

The garden, including the water feature that is the subject of this nomination, was constructed in 1916.

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

N/A

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

Built in 1916, the Herbert Coppell garden water feature is a locally significant example of the "Period Revival Estate" property type under the context "Residential Garden Design in Pasadena: 1905-1968" documented in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena." It is also an example of the work of master landscape architect Paul Thiene. It meets National Register criterion C by embodying the distinctive characteristics of the property type 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 Herbert Coppell Garden Water Feature is locally significant under Criterion C. Under this criterion, the water feature is a notable example of a designed residential garden of the Period Revival Estate property type and the work of master landscape architect Paul Thiene. The water feature exhibits the defining characteristics of the property type including an axial plan; terraces and grade changes; stone walls; stairways; classical sculpture; a water feature with a reflecting pool, fountain and runnel as a focal element, plants referencing the Mediterranean region such as Italian Cypress, and association with Mediterranean Revival architectural styles. The water feature retains integrity through its location, design, materials, workmanship and feeling and continues to retain essential character-defining features and distinctive characteristics of its period and method of construction. Although minor changes have been made to the water feature since its original construction, these changes have not obscured evidence of techniques employed in residential garden design in Pasadena and the water feature continues to clearly express the historic sense of its time period. Although the overall garden setting has changed since it was originally constructed, the Multiple Property Documentation Form indicates that "a rare or unique property type permits a greater degree of alterations if its character and overall visual effect is preserved." Intact California Mediterranean gardens are rare in Pasadena; therefore, remnant features of high quality design such as this water feature are significant and retain integrity despite changes to the surrounding setting. The overall visual effect of the water feature is notable and has been well preserved over time.

**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 and assessor's records in files, Planning Department, City of Pasadena (referenced in August 2012).

Historical photographs from the California State Library (accessed December 2011)

Wyllie, Romy. *Bertram Goodhue: His Life and Residential Architecture*. New York: W.W. Norton, 2007. 118-24.

"CLARA Database of Women Artists." National Museum of Women in the Arts. N.p.. Web. 22 Oct 2012. <[http://clara.nmwa.org/index.php?g=entity\\_detail&entity\\_id=128](http://clara.nmwa.org/index.php?g=entity_detail&entity_id=128)>.

"Mi Sueño," Herbert Coppell house, 1245 South Grand Avenue, Pasadena, California. View from dining room to reflecting pool." Library of Congress. N.p.. Web. 22 Oct 2012. <<http://www.loc.gov/pictures/item/2007684873/>>.

Tucker Kohlman, Rena. "The Placing of Garden Sculpture." *Country Life*. 1923: 49. Print.

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**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** 0.84

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>                    </u>	<u>                    </u>	<u>                    </u>	3	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>                    </u>	<u>                    </u>	<u>                    </u>	4	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The property has a street address of 1210 South Arroyo Boulevard and is virtually landlocked, with a small, 25-foot frontage on the east side of South Arroyo Boulevard, just north of the terminus of the San Rafael Avenue Bridge. Addresses of private property surrounding 1210 South Arroyo Boulevard are 1220 & 1240 South Arroyo Boulevard to the west, 695 Columbia Street to the south, 1235 South Grand Avenue to the east and 1201 South Grand Avenue to the north. The Los Angeles County Assessor's Parcel number for the property is 5718-022-010.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries were selected because they are the current legal property lines of the private property on which the Herbert Coppell garden water feature is located.

**11. Form Prepared By**

name/title Kevin Johnson/Planner  
organization City of Pasadena date August 28, 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**

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:**

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: Herbert Coppell Garden Water Feature  
City: Pasadena  
County: Los Angeles  
State: California  
Name of Photographer: Kevin Johnson  
Date Photographed: March 23, 2012  
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

Description of Photograph(s) and number:

1. Reflecting pool – Looking north from house
2. South-facing side of wall fountain - Looking northwest from northeast corner of reflecting pool
3. Close-up view of north-facing side of wall fountain - Looking south from north end of rill
4. Overall view of north-facing side of wall fountain - Looking south from center of rill
5. Northern component of fountain: wall fountain, rill & pool terminus - Looking south from lawn area south of fountain
6. Rill & pool terminus detail – Looking north from wall fountain

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**Property Owner:**

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

name Norma & Gary Cowles  
street & number 1210 South Arroyo Boulevard telephone \_\_\_\_\_  
city or town Pasadena state CA zip code 91105

**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.).



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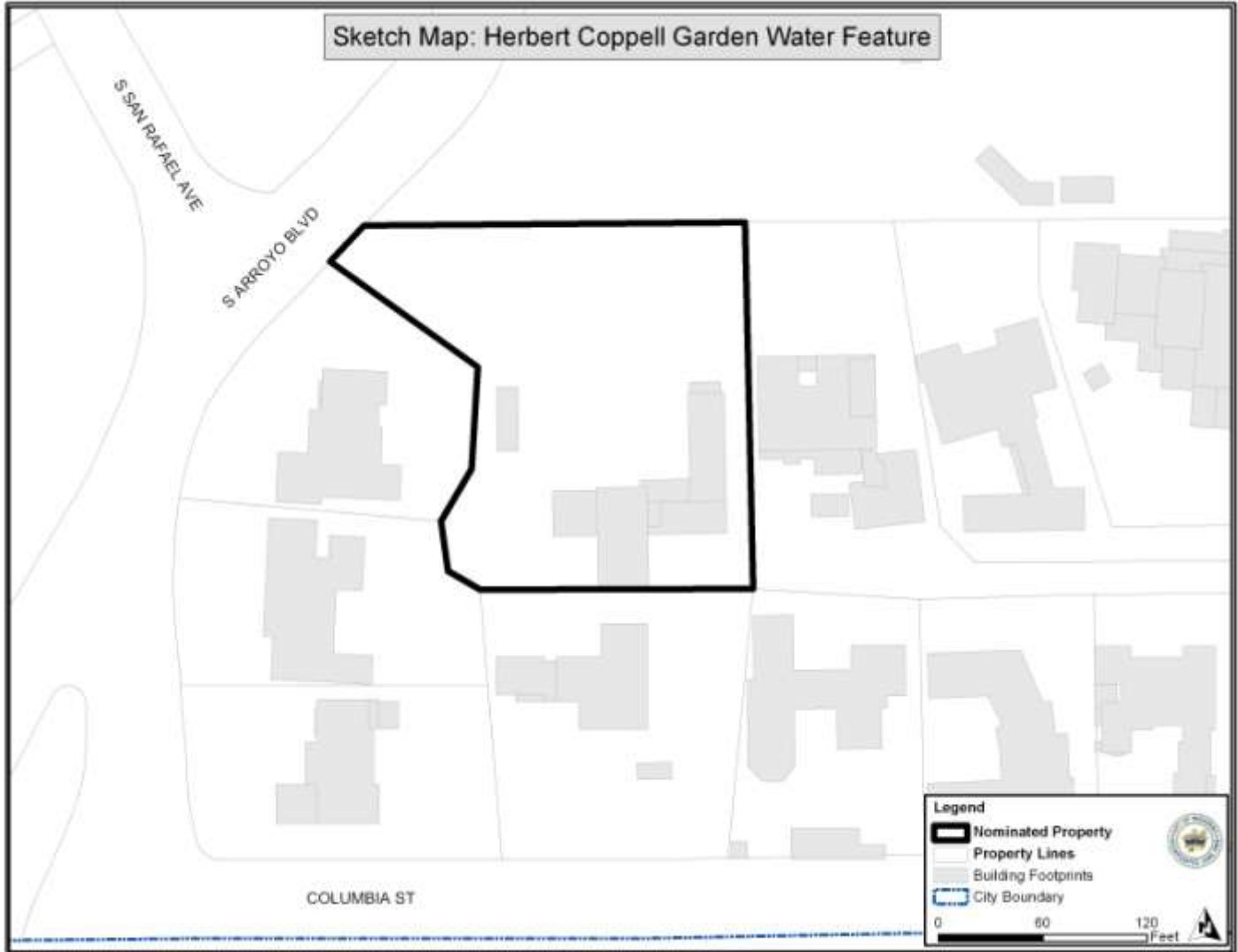
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**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding 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, 1917**



Photo from Library of Congress website, Francis Benjamin Johnston Collection (hand-colored glass lantern slide)

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**HISTORICAL PHOTOGRAPH, 1917**



Photo from Library of Congress website, Francis Benjamin Johnston Collection (hand-colored glass lantern slide)