

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 New Fair Oaks Historic District

other names/site number N/A

2. Location

street & number East Side of Lincoln Avenue between numbers 480 and 512; not for publication

North Side of West Villa Street between numbers 57 and 103

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 Date

Title 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

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

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

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

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

Contributing	Noncontributing	
11	10	buildings
		district
		site
		structure
		object
11	10	Total

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

Late 19th and Early 20th Century Development and
Architecture in Pasadena

**Number of contributing resources previously
listed in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Queen Anne

Other: Vernacular Gabled Cottage

Other: Vernacular Hipped Cottage

Materials
(Enter categories from instructions)

foundation: STONE, WOOD, CONCRETE

walls: WOOD

roof: ASPHALT

other:

Narrative Description
(See continuation sheets)

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)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

1875-1906

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Buchanan, Charles W.

Edwards, William B.

Period of Significance (justification)

(See continuation sheets)

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

New Fair Oaks Historic District
Name of Property

Los Angeles, CA
County and State

(See continuation sheets)

Narrative Statement of Significance

(See continuation sheets)

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form “Late 19th/Early 20th Century Development and Architecture in Pasadena.”

9. Major Bibliographical References

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

City of Pasadena & Historic Resources Group. *Final Report: Northwest Survey Revision Project—Phase I Historic Resources Inventory*. Pasadena, 1993.

Page, Henry Markham. *Pasadena: Its Early Years*. Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964.

Permit research materials and assessor’s records in files, Planning Department, City of Pasadena (referenced in August 2010).

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 # _____

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 2 acres
(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

(See attached sketch map)

New Fair Oaks Historic District
Name of Property

Los Angeles, CA
County and State

Boundary Justification

The boundaries represent the extent of remaining, intact properties from the New Fair Oaks Tract that represent the property types identified in the Multiple Property Documentation Form, "Late 19th and Early 20th Century Development and Architecture in Pasadena."

11. Form Prepared By

name/title Kevin Johnson, Planner
organization City of Pasadena date August 30, 2010
street & number 175 N. Garfield Avenue telephone 626-744-7806
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:** "Proposed New Fair Oaks Historic District" & "Proposed Historic Districts & Nearby Individual Properties"
- **Continuation Sheets**

Photographs:

Representative photographs of the property. See Continuation Sheets for photo log page.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name _____
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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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

New Fair Oaks Historic District

Name of Property
Los Angeles County, CA

County and State
Late 19th/Early 20th Century Architecture and
Development in Pasadena

Name of multiple listing (if applicable)

DESCRIPTION

The New Fair Oaks Historic District is one of three neighborhoods in Pasadena with a high concentration of adjoining, intact residential buildings from the late 19th/early 20th century. The buildings in this district reflect one-story vernacular property subtypes of the Single Family Residence property type identified in the Multiple Property Documentation Form, "Late 19th and Early 20th Century Development and Architecture in Pasadena," including Queen Anne and Vernacular Hipped and Vernacular Gabled Cottages. Generally, properties in the district have a main house from the period of significance situated at the front behind a small landscaped yard, a concrete driveway on one side of the house, and a newer detached garage or additional house at the rear. The positioning of each of these elements on the lots and their relationship to the street and to each other are relatively uniform. On Lincoln Avenue, the streets are lined with mature oak trees; young trees have been planted on W. Villa Street. Two properties have mature Canary Island date palms in their front yards. Although there is uniformity in the features of the public right-of-way in the district, they appear to date from a later period.

The district is distinguished from the nearby Bristol-Cypress Historic District by its differing subdivision history; lack of mature landscaping and smaller lots and height and square footage buildings.

Many of the contributing houses, as described further below, have had minor alterations. Despite these alterations and newer additions at the rear of the properties, the feeling of the district that is clearly conveyed from the public right-of-way is one of a late 19th/early 20th century neighborhood. The surrounding area outside the district boundaries has a similar residential character, but the houses have either been altered or were built in different time periods unrelated to the specific context of this nomination.

The following list gives the address, year built, architect/contractor and architectural description of each building in the district, separated into categories of contributing and non-contributing resources. The primary sources for the information below include the final report for the Northwest Survey Revision Project (Phase I) Historic Resources Inventory dated July 1993, permit records and slides from historic resources surveys on file with the Pasadena Planning & Development Department and field work and current photographs taken as part of this project.

Contributing Resources

1. 480 Lincoln Avenue

Constructed: 1899

One contributing building (house). This one-story house is an example of the Vernacular Hipped Cottage subtype. It has a projecting gable at the northwest corner of the house and a recessed half-width front porch supported by Tuscan columns at the southwest corner. The gable end has a plaster relief cartouche with wreath and floriated garland ornament and egg and dart molding on the architrave and the entire house has a frieze with stylized medallions. The house has a composition shingle roof; wood drop channel siding with corner boards; wood fixed, transom and double-hung windows in wood-framed openings; and a non-original front door with a fan light in a pedimented opening. At the southwest corner of the house, there is a large multi-light replacement window in an enlarged opening. The property is at the northeast corner of Lincoln Avenue and W. Villa Street and is surrounded by an

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New Fair Oaks Historic District

Name of Property

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Development in Pasadena

Name of multiple listing (if applicable)

ornamental steel fence atop a concrete retaining wall. A mature Canary Island date palm is in the corner yard. Because the house has only one major alteration and the non-original front door is within the original opening, the house retains integrity and is contributing to the district.

2. 488 Lincoln Avenue

Constructed: 1900; Architect: William B. Edwards

One contributing building (house) and one non-contributing building (rear unit). This one-story house is an example of the Vernacular Hipped Cottage subtype. It has a projecting half-width front porch, with a separate hipped roof, at its northwest corner. The porch is supported by square posts with classical capitals and has brick side walls that continue to the foundation of the house and the steps (a later alteration). The remainder of the house has a concrete foundation. The house has a roof covered in composition shingles, exposed rafters with angled ends, walls clad in wood drop channel siding with corner boards, wood casement and double-hung windows in wood-framed openings, some with diamond- and elongated lozenge-shaped divided lights, and an original wood-paneled front door with a rectangular light, also in a wood-framed opening. The alteration to the porch is minor; therefore, the house retains integrity and is contributing to the district.

3. 512 Lincoln Avenue

Constructed: 1896

One contributing building (house) and one non-contributing building (garage). This one-story house is an example of the Queen Anne subtype. It has a cross-gable-with-shed roof form with a bracketed gable, oriented toward the street, over a polygonal bay. A small gabled dormer with a wood attic vent extends from the primary roof ridge and all gable ends on the house have wood fish-scale shingles and wood-framed attic vents. North of the polygonal bay is a projecting front porch with a flat roof supported by Tuscan posts and a simple wood railing that is non-original but compatible in design. The house has a composition shingle roof, walls clad in wood drop channel siding with corner boards, a concrete foundation, wood double-hung, fixed and transom windows in wood-framed openings and a front door that is obscured from view by a new metal security screen, but is within its original opening. The house is in good condition, retains integrity and is contributing to the district.

4. 57 W. Villa Street

Constructed: 1906

One contributing building (house). This one-story house at the northeast corner of West Villa Street and Champlain Avenue is an example of the Vernacular Hipped Cottage subtype, with distinctive elements showing transition to Arts and Crafts period styles. It has a bell-shaped hipped roof with a projecting gabled roof over a half-width front porch, supported by Tuscan posts at the southwest corner. On the west elevation, a hipped roof dormer with a pair of double-hung windows projects from the main roof. The gable end, which has a small window with diamond-patterned muntins in a curving recessed opening, and the dormer side walls are clad in rectangular wood shingles. The house has a composition shingle roof; walls clad in wood-lap siding with mitered ends; an Arroyo stone foundation; wood transom, double-hung and fixed windows in wood-framed openings; and a replacement front door in an original wood-framed opening. A polygonal bay projects from the west (side) elevation. The house is in good condition, retains integrity and is contributing to the district.

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New Fair Oaks Historic District
Name of Property Los Angeles County, CA
County and State Late 19 th /Early 20 th Century Architecture and Development in Pasadena
Name of multiple listing (if applicable)

5. 73 W. Villa Street

Constructed: 1902; Builder: Lester Bemis

One contributing building (house), one non-contributing building (garage). This one-story house at the northwest corner of West Villa Street and Champlain Avenue is an example of the Vernacular Hipped Cottage subtype. It is rectangular in plan and has a hipped roof dormer with wood casement windows with diamond-patterned divided lights at the center of its south and east elevations. The roof is covered in composition shingles and has extended eaves with curving exposed rafters. A recessed half-width front porch supported by a single Tuscan post and with Arroyo stone side walls occupies the southeast corner of the house. The house has walls clad in narrow exposure wood lap siding with mitered ends; an Arroyo stone foundation; wood fixed, transom, casement and double-hung windows in wood-framed and pedimented openings and an original wood paneled front door with a rectangular light, also in a wood-framed and pedimented opening. Transom windows have diamond-patterned divided lights. The front yard, which is slightly elevated from the street and supported by a concrete retaining wall, is enclosed by a chain link fence; a mature Canary Island date palm is in the front yard. The house is in good condition and retains integrity.

6. 79 W. Villa Street

Constructed: 1888

One contributing building (house) and two non-contributing buildings (second unit—not visible from the street—and garage). This one-story house is an example of the Vernacular Gabled Cottage subtype. It has a rectangular plan, a cross-gabled roof form and a projecting, flat-roofed half-width front porch supported by a simple square wood post at the southwest corner. The masonry porch rail is non-original. The easterly bay of the south elevation has alternating bands of fish-scale and diamond-shaped wood shingles in the gable end and the remainder of the exterior walls are clad in wood drop channel siding with corner boards. The house has a composition shingle roof, a concrete foundation, wood double-hung windows in a two-over-two configuration in wood-framed openings, and an original wood-paneled front door with a rectangular light in a wood-framed opening. The front yard, which is slightly elevated from the street by a concrete curb, is enclosed by a wood picket fence. The house has a minor alteration in the front porch railing and, therefore, retains integrity and is contributing to the district. The two buildings in the rear were built outside of the period of significance of the district and, as such, are non-contributing.

7. 91 W. Villa Street

Constructed: 1906; Architect: Charles W. Buchanan

One contributing building (house) and one non-contributing building (garage). This one-story house is an example of the Vernacular Hipped Cottage subtype. It has a rectangular plan and a bell-shaped roof with a central dormer and deep eaves with exposed rafters. A polygonal bay, with one window that has been replaced with a door, projects from the east elevation. The recessed full-width front porch has low solid walls clad in narrow exposure wood lap siding with mitered ends to match the house, rather than open railings. The house has a composition shingle roof, an Arroyo stone foundation, wood double-hung windows and an original wood-paneled front door with a rectangular light. The front yard, which is slightly elevated from the street by a concrete curb, is enclosed by a chain link fence and has a Hollywood driveway at the eastern end. Although the house was built two years after the end of the period of significance cited in the Multiple Property Documentation Form, it is consistent with the Vernacular Hipped Cottage subtype and exhibits elements of the influence of the emerging Arts and

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New Fair Oaks Historic District

Name of Property

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Late 19th/Early 20th Century Architecture and
 Development in Pasadena

Name of multiple listing (if applicable)

Crafts movement in its solid porch walls, extended eaves and square-ended rafters. The house is largely intact, retains integrity and is contributing to the district.

8. 99 W. Villa Street

Constructed: 1896

Two contributing buildings (house and carriage house). This one-story house is an example of the Queen Anne subtype. It has a roughly rectangular plan and two bays on the south-facing street elevation. The easterly bay, which is recessed behind the westerly bay, has an altered jerkinhead roof (most likely hipped originally) and a projecting, uncovered front porch with a non-original railing of flat, curvilinear wooden balusters designed to simulate turned posts. The westerly bay, which ends in a polygonal configuration with a window on each side, has a gabled roof with fish-scale shingles in the gable end. The house has a composition shingle roof, wood drop channel siding with corner boards; an Arroyo stone foundation, vertical wood tongue-and-groove sashing at the base; wood double-hung windows, one with colored bordered glass, in pedimented openings with decorative sills, and a non-original solid wood front door in its original wood-framed opening. The front yard is slightly elevated from the street by a concrete curb and has a gravel driveway. The carriage house at the rear has a steeply pitched gabled roof, wood board-and-batten exterior walls, and an upper hayloft door with visible metal hinges and straps. The main doors are obscured from street view by a wood driveway gate. Although the house has experienced some alterations, it clearly conveys the time period of the district in its materials, workmanship, design and feeling and, therefore, retains integrity and is contributing to the district.

9. 101 W. Villa Street

Constructed: 1890; Builder: Wilson & Cruickshank

One contributing building (house). This one-story house is an example of the Vernacular Hipped Cottage subtype. It has a rectangular plan and a central dormer; a recessed front porch, supported by a simple square wood post with lacelike quarter-round brackets is at the southeast corner. The westerly portion of the south elevation has a polygonal bay with a window on each side. The house has a composition shingle roof, a concrete foundation, above which is replacement T-111 plywood, walls clad in wood drop channel siding with corner boards, wood double-hung windows in pedimented openings with decorative sills (which may be altered by the addition of bull's-eye corner ornament from the house interior), and a newer solid wood front door with a transom of colored and leaded glass above. The framing has been removed from the transom above the door, rendering it non-operational. The front yard is enclosed by a wood fence with an ornamental steel sliding gate. The house is in good condition and retains integrity.

10. 103 W. Villa Street

Constructed: 1903

One contributing building (house). This one-story house is an example of the Vernacular Hipped Cottage subtype. The house has a rectangular plan and the hipped roof has a small gable at the peak. A recessed front porch, supported by chamfered wood posts is at the southwest corner of the house. The house has a composition shingle roof, an Arroyo stone foundation, walls clad in narrow exposure wood lap siding with mitered corners, wood double-hung windows in wood-framed openings, and a front door, obscured from view by a metal security screen, within an original wood-framed opening. The front yard is enclosed by a chain-link fence above a concrete non-retaining curb. The house is in good condition and retains integrity.

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New Fair Oaks Historic District
Name of Property
Los Angeles County, CA
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Late 19 th /Early 20 th Century Architecture and Development in Pasadena
Name of multiple listing (if applicable)

Non-contributing Resources

11. 496 Lincoln Avenue

Constructed: 1902; Architect: William B. Edwards

Two non-contributing buildings (house and garage). Although built within the period of significance of the district, this house has been substantially altered by the application of stucco to the exterior walls, redesign of the front porch, removal of window and door trim and replacement of the front door. As such, the house no longer retains integrity and is non-contributing to the district.

12. 506 Lincoln Avenue

Constructed: 1896

Two non-contributing buildings (house and rear unit). Although constructed within the period of significance, records indicate significant alterations were made to the house in 1909, including a large addition on the front of the house. Architecturally, the house no longer conveys the character of buildings from this time period; therefore, it does not retain integrity and is non-contributing to the district.

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New Fair Oaks Historic District
Name of Property Los Angeles County, CA
County and State Late 19 th /Early 20 th Century Architecture and Development in Pasadena
Name of multiple listing (if applicable)

PERIOD OF SIGNIFICANCE (JUSTIFICATION)

The period of significance begins with the date of the original subdivision of Lake Vineyard Land and Water Association Lands and ends with the construction date of the last house that exhibits features associated with property types identified in the Multiple Property Documentation Form "Late 19th and Early 20th Century Development and Architecture in Pasadena." Extant resources in the district date from 1888.

SUMMARY STATEMENT OF SIGNIFICANCE

The New Fair Oaks Historic District is a contiguous grouping of single-family residences that represents the contexts of The Early Settlement of Pasadena: 1833-1885, The Boom of the 1880s and Its Impact on Pasadena: 1886-1895, and Residential Architecture in Pasadena: 1883-1904 as identified in the Multiple Property Documentation Form (MPDF) "Late 19th and Early 20th Century Development and Architecture in Pasadena." The district exhibits the distinguishing characteristics of the "Residential Neighborhoods" property type.

STATEMENT OF SIGNIFICANCE

As documented in more detail in the MPDF, Pasadena's lands were originally part of the lands of the San Gabriel Mission, which was established in 1771 and converted to private ownership when the Spanish missions were secularized in 1833. The Mission's lands became Rancho San Pasqual, which was subdivided into large tracts and several were sold or otherwise transferred to conglomerates of East-Coast investors, then apportioned to individuals within those conglomerates, then subdivided into smaller lots for development.

The New Fair Oaks Historic District is significant under Criterion A because it is representative of early development patterns in Pasadena. The land was originally part of Rancho San Pasqual, 2,500 acres of which became the property of the Lake Vineyard Land and Water Company (LVLWC), which was founded in 1875 by one of the original owners of Rancho San Pasqual, Benjamin "Don Benito" Wilson on the land that remained from the 14,000-acre Rancho following the sale of several large tracts. The New Fair Oaks Tract was recorded in September 1886 and was so named because it shifted the alignment of Fair Oaks Avenue from the newly named Lincoln Avenue to a new location to the east, where it remains today. The properties in the district represent the remaining contiguous houses from this early residential subdivision. The lots were purchased by ethnically diverse working class citizens (including carpenters, milliners, clerks, drivers and mail carriers) who built modest vernacular houses (described in detail in Section 7). The area was almost completely built out by 1906.

The New Fair Oaks Historic District also meets the registration requirements under criterion C for the "Residential Neighborhoods" property type identified in the MPDF in that it contains relatively intact examples of late 19th and early 20th century domestic architecture built between 1886 and 1904, including Queen Anne and Vernacular Hipped and Vernacular Gabled Cottage subtypes of the Single Family Residence property type. The district as a whole retains integrity as follows:

Location: All of the buildings in the district are in their original locations.

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New Fair Oaks Historic District
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Design: The scale, rhythm, layout and organization of individual elements within the district is consistent with its original configuration of lots, houses, yards, accessory buildings and architectural styles.

Setting: The setting of the district has remained residential, with lots as configured in the original subdivisions of the area. Although many of the buildings surrounding the district have been altered or replaced with new construction, sometimes at a higher density, the general placement and massing of buildings and their relationships to the street and surrounding buildings are consistent with the form of the neighborhood when it achieved its significance.

Materials: The majority of the original materials that were used to construct the houses in the district has been retained and is evident.

Workmanship: The vernacular methods of construction employed when the district was established are clearly evident.

Feeling: The grouping of buildings in the district clearly express the characteristics of a late 19th century working class residential neighborhood in Pasadena.

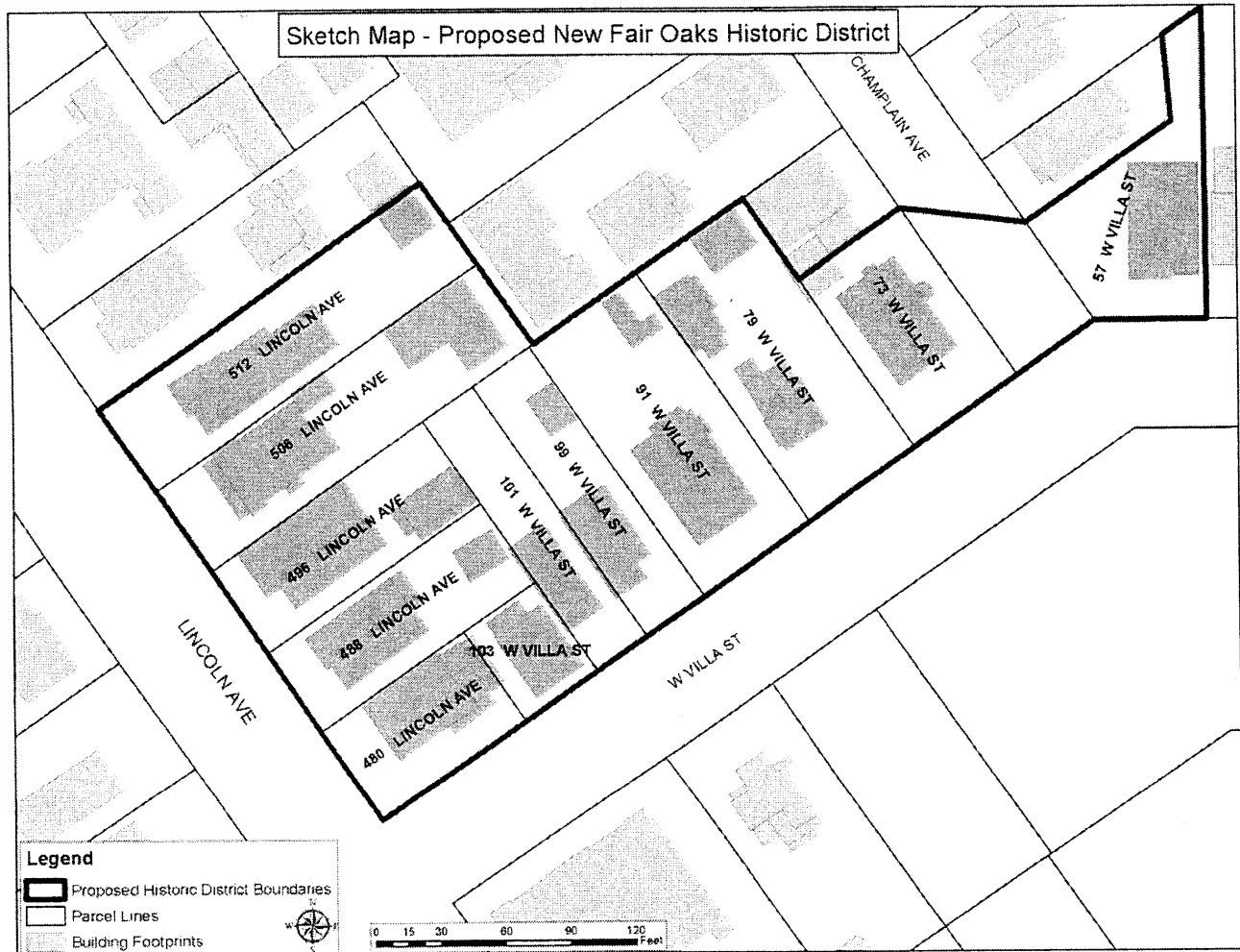
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New Fair Oaks Historic District	
Name of Property	Los Angeles County, CA
County and State	Late 19 th /Early 20 th Century Architecture and Development in Pasadena
Name of multiple listing (if applicable)	

SKETCH MAP



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New Fair Oaks Historic District

Name of Property

Los Angeles County, CA

County and State

Late 19th/Early 20th Century Architecture and
Development in Pasadena

Name of multiple listing (if applicable)

PHOTOGRAPHS

The following is the same for all photographs:

Name of Property: New Fair Oaks Historic District
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

1. W. Villa Street looking west, April 2009
2. 480 Lincoln Avenue looking northeast, April 2009
3. 488 Lincoln Avenue looking northeast, February 2010
4. 512 Lincoln Avenue looking northeast, August 2010
5. 57 W. Villa Street looking northeast, February 2010
6. 73 W. Villa Street looking northwest, February 2010
7. 79 W. Villa Street looking northwest, April 2009
8. 91 W. Villa Street looking northwest, February 2010
9. 99 & 101 W. Villa Street looking northwest, April 2009
10. 103 W. Villa Street looking northeast, February 2010

New Fair Oaks Historic District, Pasadena, Los Angeles County, CA



CA_Los Angeles County_New Fair Oaks Historic District_0001



CA_Los Angeles County_New Fair Oaks Historic District_0002

New Fair Oaks Historic District,
Pasadena, Los Angeles County, CA



CA_Los Angeles County_New Fair Oaks Historic District_0003



CA_Los Angeles County_New Fair Oaks Historic District_0004

New Fair Oaks Historic District,
Pasadena, Los Angeles County, CA



CA_Los Angeles County_New Fair Oaks Historic District_0005



CA_Los Angeles County_New Fair Oaks Historic District_0006

New Fair Oaks Historic District,
Pasadena, Los Angeles County, CA



CA_Los Angeles County_New Fair Oaks Historic District_0007



CA_Los Angeles County_New Fair Oaks Historic District_0008

New Fair Oaks Historic District, Pasadena, Los Angeles County, CA



CA_Los Angeles County_New Fair Oaks Historic District_0009



CA_Los Angeles County_New Fair Oaks Historic District_0010

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1. Name of Property

historic name Raymond-Summit Historic District



other names/site number N/A

2. Location

street & number Roughly bounded by North Raymond Avenue, East Villa Street, Summit Avenue and East Maple Street 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

Date

Title

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

Raymond-Summit Historic District
Name of Property

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5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
22	27	buildings
		district
		site
		structure
		object
22	27	Total

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

Late 19th and Early 20th Century Development and Architecture in Pasadena; Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Queen Anne

Other: Folk Victorian

Other: American Foursquare

Other: Vernacular Gabled Cottage

Other: Vernacular Hipped Cottage

LATE 19TH AND 20TH CENTURY REVIVALS

Colonial Revival

Materials
(Enter categories from instructions)

foundation: STONE, WOOD, CONCRETE

walls: WOOD

roof: ASPHALT

other: _____

Narrative Description
(See continuation sheets)

Raymond-Summit Historic 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)

ARCHITECTURE

EXPLORATION/SETTLEMENT

Period of Significance

1874-1906

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Buchanan, Charles W.; Greene & Greene;

Bradshaw, C.R.; Cross, Pierce & Bishop

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)

(See continuation sheets)

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)

(See continuation sheets)

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

(See continuation sheets)

Developmental history/additional historic context information (if appropriate)

(See continuation sheets)

9. Major Bibliographical References

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

City of Pasadena & Historic Resources Group. *Final Report: Northwest Survey Revision Project—Phase I Historic Resources Inventory*. Pasadena, 1993.

Page, Henry Markham. *Pasadena: Its Early Years*. Los Angeles: Lorrin L. Morrison Printing and Publishing, 1964.

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 # _____

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): _____

10. Geographical Data

Acreage of Property 4.6 acres
(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)

(See attached map)

Boundary Justification (explain why the boundaries were selected)

(See continuation sheets)

Raymond-Summit Historic District
Name of Property

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11. Form Prepared By

name/title _____
organization City of Pasadena date _____
street & number 175 N. Garfield Avenue telephone 626-744-4009
city or town Pasadena state CA zip code 91101
e-mail _____

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:

Representative photographs of the property. See Continuation Sheets for photo log page.

Property Owner:

(complete this item at the request of the SHPO or FPO)

name _____
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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Section number 7 Page 1

Raymond-Summit Historic District

Name of Property

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Late 19th/Early 20th Century Architecture and
Development in Pasadena

Name of multiple listing (if applicable)

DESCRIPTION

The Raymond-Summit Historic District is one of three neighborhoods in Pasadena with a high concentration of adjoining, intact residential buildings from the late 19th/early 20th century. The buildings in this district reflect both high-style and vernacular property subtypes of the Single Family Residence property type identified in the Multiple Property Documentation Form, "Late 19th and Early 20th Century Development and Architecture in Pasadena," including Queen Anne, Colonial Revival, American Foursquare, Folk Victorian, and Vernacular Hipped and Gabled Cottages. Generally, properties in the district have a one or two-story main house from the period of significance situated at the front behind a landscaped yard, a concrete driveway on one side of the house, and a newer detached garage or additional residential units at the rear. The positioning of each of these elements on the lots and their relationship to the street and to each other are relatively uniform. The streets are lined with mature trees and four properties have mature Canary Island date palms in their front yards. Although there is uniformity in the features of the public right-of-way in the district, they appear to date from a later period.

Many of the contributing houses, as described further below, have had minor alterations. Despite these alterations and newer additions at the rear of the properties, the feeling of the district from the public right-of-way is one of a late 19th/early 20th century middle class neighborhood. The surrounding area outside the district boundaries has a similar residential character, but the houses have either been altered or were built in different time periods unrelated to the specific context of this nomination. As compared to the other two districts being nominated under this context, the houses in the Raymond-Summit Historic District are generally larger, higher style architect-designed houses that were built for wealthier clients.

The following list gives the address, year built, year relocated (where applicable), architect/contractor and architectural description of each building in the district, separated into categories of contributing and non-contributing resources. The primary sources for the information below include the final report for the Northwest Survey Revision Project (Phase I) Historic Resources Inventory dated July 1993, permit records and slides from historic resources surveys on file with the Pasadena Planning & Development Department and field work and current photographs taken as part of this project. Property subtypes relate to the Multiple Property Documentation Form, "Late 19th and Early 20th Century Development and Architecture in Pasadena" unless otherwise indicated.

Contributing Resources

1. 406 N. Raymond Avenue Constructed: ca. 1896; Architect: Charles W. Buchanan

One contributing building (house). This two-story house is an example of the oversized American Foursquare subtype with Colonial Revival influences. It has a low hipped roof with flared, boxed eaves, below which is a row of extended modillions with rounded ends. Centered on the street-facing elevation at the second story is a polygonal bay with windows separated by engaged columns with classical capitals; a separate, octagonal roof with eave detailing matching the main roof and topped by a sheet-metal finial; and a frieze with plaster vine-and-flower relief (running ornament). The base of the second floor flares outward directly above a simple wood molding. The projecting full-width front porch has a hipped roof with a small centered gable with wood shingles in the gable end, supported by fluted

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wood columns with Corinthian capitals and with a simple wood railing. Curving concrete wing-walls flank the main entry steps, which lead to an original wood front door with a rectangular light flanked by sidelights. The house has a roof covered in composition shingles; walls clad in rectangular wood shingles on the upper floors and narrow exposure wood lap siding with corner boards on the first floor; an Arroyo stone foundation; wood fixed, double-hung and transom windows with round patterned-leaded glass in wood-framed openings. The front yard is slightly elevated above street level, is bordered by an Arroyo stone retaining wall, and has a single mature Canary Island date palm. The house retains integrity and is contributing to the district.

2. 436 N. Raymond Avenue

Constructed: 1899; Architect: C.R. Bradshaw

One contributing building (house) and one non-contributing building (garage). This two-story house is an example of the oversized American Foursquare subtype with Colonial Revival influences. It has a hipped roof with boxed eaves and curving exposed rafters with rounded ends. A brick chimney extends from the peak of the roof and a small off-center polygonal bay with a gable-with-shed roof, three arched louvered vents and rectangular wood shingles in the gable end projects from the northern end of the street-facing elevation at the second floor. The full-width front porch has a shed roof with exposed rafters matching those of the main roof, a row of dentils, and a small centered gable with two groups of three curving brackets and plaster ornament (scrolled vines and garlands) in relief in the pediment, which repeats on the enclosed sides of the shed roof. It is supported by Tuscan columns and has a simple wood railing. A two-story gabled bay with a rectangular upper floor with consoles and a polygonal lower floor projects from the south side elevation. Another polygonal two-story bay projects from the north elevation. The house has a composition shingle roof; walls clad in rectangular wood shingles on the second floor and narrow exposure wood lap siding with mitered corners on the first floor; a concrete foundation; wood casement, double-hung, fixed and transom windows with transoms and upper sashes having lozenge-patterned muntins, all within wood-frame surrounds with - dentiled cornices; and an original wood front door with beveled glass and a leaded-glass transom. The two-car garage, at the end of the driveway and visible from the street, is a later addition to the property, with a lower roof pitch than the house. Its date of construction is unknown. It is clad in wood lap siding and has an extruded metal door with glass panels. The front yard is slightly elevated from the street by a concrete curb, which is topped by a newer wood picket fence. The house retains integrity and is contributing to the district.

3. 450 N. Raymond Avenue

Constructed: 1897; Architect: Greene & Greene

One contributing building (house). This two-story house is an example of the Shingle Style subtype (with some Colonial Revival detailing) and is an early work of the Pasadena-based architectural firm of Charles Greene & Henry Greene, whose later work would be the most celebrated of the American Arts & Crafts movement in Pasadena. The house has a complex roof form, including a primary hipped roof with gambrel-roofed wings projecting from the west and south elevations and a five-sided polygonal bay with an octagonal roof at the southeast corner. All roofs have boxed eaves with extended block modillions. The oval-shaped attic window on the front-facing gambrel-roof wing has colored art glass and an elongated keystone. A second-floor balcony with a rounded solid railing accessed by French doors connects the two bays on the west elevation. The projecting full-width front porch has a hipped roof, a low solid wall rather than an open railing and is supported by heavy square columns clad in wood lap siding with mitered corners. The house has a composition shingle roof; walls clad in

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rectangular wood shingles on the second floor and narrow exposure wood lap siding with mitered corners on the first floor; a concrete foundation; wood double-hung windows in wood-framed openings and a non-original front door with a fan-shaped light in an original wood-framed opening flanked by sidelights. Two different muntin patterns are evident in the house, including diamond-shaped and, on the polygonal bay, a centered circular muntin with four radiating muntins at 90-degree intervals. Between the polygonal bay and the southerly gambrel-roofed wing is a brick chimney; a wood exterior staircase was attached to the north elevation when the house was converted to apartments in 1940. The front yard is slightly elevated from the street by a concrete curb, which is topped by a newer wood fence. The house retains integrity and is contributing to the district.

4. 460 N. Raymond Avenue Constructed: 1894; Architect: Cross, Pierce & Bishop

One contributing building (house) and one non-contributing building (garage). This two-story house is an example of the Queen Anne subtype. It has a complex roof form consisting of a steeply pitched, primary hipped roof with two-story gabled bays, polygonal on the first floor portion, projecting from the west, north and south elevations and a centered polygonal turret at the attic level, which engages a lower shed-roofed dormer with bordered-glass sash at its base. Gable ends are detailed with sunken panels, returns, dentiled collarbeams, and curvilinear window sills and brackets. The projecting half-width front porch, which has a hipped roof, low solid walls clad in wood shingles, is supported by simple square wooden columns. The house has a composition shingle roof; walls clad in rectangular wood shingles on the second floor and narrow exposure wood lap siding with areas of both mitered corners and corner boards on the first floor; an Arroyo stone foundation; wood fixed, transom and double-hung windows in wood-framed openings; and an original wood front door with a rectangular light in a wood-framed opening. The windows in the house have a variety of muntin patterns; most of the sashes have horned stiles. The front yard, which has a mature Canary Island date palm, is slightly elevated from the street by a concrete curb, which is topped by a newer ornamental steel fence. A rear garage, visible from the street, was built in 1996. The house retains integrity and is contributing to the district.

5. 464 N. Raymond Avenue Constructed: 1903; Builder: R. J. Perry

One contributing building (house) and one non-contributing building (garage). This two-story house is an example of the American Foursquare subtype. It has a hipped roof form with curving exposed rafters and a centered hipped roof dormer. The full-width front porch has a hipped roof, a low solid wall clad in lap siding rather than an open railing, and is supported by simple square wood columns. The house has a composition shingle roof; walls clad in asbestos shingles on the second floor (which appears to cover the original material beneath) and narrow exposure wood lap siding with mitered corners on the first floor; a concrete foundation; wood double-hung and replacement sliding aluminum windows (which, though, in original wood-framed openings are undersized); and an original wood paneled front door with rectangular light in a wood-framed opening. The south elevation has a brick chimney and a one-story polygonal bay. The garage at the rear of the property, visible from the street, was built in the 1920's. The house retains much of its original character, despite the alterations that have occurred; therefore, it retains sufficient integrity to be contributing to the district.

6. 472 N. Raymond Avenue Constructed: 1905; Architect: Charles W. Buchanan

One contributing building (house) and one non-contributing building (garage). This two-and-one-half-

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story house is an example of an early Arts and Crafts Period House, as identified in the Multiple Property Documentation Form "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement" with elements of the Shingle Style. It has highly symmetrical facades and a cross-gabled roof with extended open eaves with curved exposed rafters and wide barge boards with curved ends supported by knee braces. The west-facing gable has an attic window within curving recessed walls, while a similar window on the north-facing gable has a shallow projecting hood. The full-width front porch on the west elevation has a hipped roof with a large central gable with three louvered vents supported by heavy bracketed wood columns. The foundation of the house and low walls on the front porch are brick. Exterior walls are clad in rectangular wood shingles on the upper floors and wood lap siding with mitered corners on the first floor. Windows are double-hung multi-light upper sashes in wood-framed openings. On the west elevation, window groupings have shallow projecting hoods with a sawtooth shingle edge above. The front door is an original wood door with a rectangular glass panel in a wood-framed opening flanked by sidelights. The property is surrounded by an ornamental steel fence. The detached garage, which faces E. Villa Street, appears larger than the garage depicted in the 1910 Sanborn Fire Insurance map and, although compatible with the house, is non-contributing. The house is an example of a transitional design by an accomplished local architect, is fully intact, retains integrity and is contributing to the district.

7. 396 Summit Avenue

Constructed: 1898

One contributing building (house) and two non-contributing buildings (garage and rear house). This one-story house at the corner of Summit Avenue and E. Maple Street is an example of a vernacular hipped-roof cottage with Colonial Revival influences. The roof, which has a low hip with flared boxed eaves, has a central hipped roof dormer on the west, north and south elevations. The full-width recessed front porch is supported by Tuscan columns and has a simple wood railing and Arroyo stone sidewalls flanking the steps. A polygonal bay projects from the south elevation. The house has a composition shingle roof; walls clad in narrow exposure wood lap siding with corner boards; a concrete foundation; wood double-hung windows in wood-framed openings; and an original wood front door with a rectangular glass panel in a wood-framed opening. The relatively large yard is surrounded by a chain-link fence. The rear garage was built in 1937 and the second house on the property was built in 1914. Neither building is visible from Summit Avenue, the focal point of the district; they are visible from E. Maple Street and Townsend Place, a small road stub at the eastern edge of the district boundary. The house retains integrity and is contributing to the district.

8. 406 Summit Avenue

Constructed: 1892:

One contributing building (house) and one non-contributing building (rear building). This one-and-one-half story house is an example of the Folk Victorian subtype. It has a cross-gabled roof and a projecting half-width front porch, which engages a projecting polygonal bay window, with a hipped roof supported by simple square wood columns. The house originally had a second porch to the south of the projecting bay, which wrapped to the south elevation, but it was enclosed sometime between 1903 and 1910. It has a hipped roof and is compatible with the detailing of the original house. The house has a composition shingle roof; walls clad in wood drop channel siding with corner boards; a concrete foundation; wood casement, double-hung, fixed and transom windows, some with square divided lights, in wood-framed openings; and a solid front door in a wood-framed opening. An exterior staircase was added to the north elevation at an unknown date and the front yard is enclosed by a newer ornamental

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steel fence. The rear building is not visible from the street and its use and date of construction are unknown. The house retains integrity and is contributing to the district.

9. 416 Summit Avenue Constructed: 1896; Builder: J.W. Morrison

One contributing building (house) and two non-contributing buildings (carport and rear house). This one-story house is an example of the Vernacular Hipped Cottage subtype with Colonial Revival detailing. The roof is covered in composition shingles and has extended eaves with decorative brackets with scrolled ends grouped in fours. Exterior walls are clad in wood lap siding with mitered corners and the foundation is concrete. The recessed full-width front porch is supported by pairs of partially fluted Tuscan columns and has a turned wood balustrade with swan's neck banisters. Below the porch columns are plaster-coated bases with inset rectangles and plaster medallions. Windows are wood and double-hung with lozenge and diamond-shaped muntins in the upper sash. A replacement front door and sidelights are in an original pedimented, dentiled and fluted opening. The property is surrounded by a wood picket fence and is heavily landscaped. A rear house, minimally visible from the street, was built in 1948 and a carport, not visible from the street, was built in 2000. The house retains much of its original character, despite the alterations that have occurred; therefore, it retains integrity and is contributing to the district.

10. 422 Summit Avenue Constructed: 1894

One contributing building (house). This one-story house is an example of Queen Anne subtype with extensive Colonial Revival detailing. It has a complex roof form consisting of a primary gable-on-hip roof and projecting polygonal bays with gable-with-shed roofs and consoles. Gable ends have collarbeams, wood hexagonal fish-scale shingle cladding, curved brackets and wood louvered vents. On the street-facing elevation, the peak of the primary gable has sunburst detailing; photographs on file with the City of Pasadena indicate that a matching detail, now missing, was also in the gable of the projecting bay. The peak of the gable on the side elevation has a lattice detail with cutout holes. The northern half of the west elevation has a Colonial Revival wrap-around front porch with classical turned balusters and Tuscan columns resting on raised panelized pedestals. Curved in plan, the porch is recessed under the extended main roof; a frieze with dentils extends under the full length of the roof over the porch. A small pediment aligned with the front entry and is enriched with plaster ornament in relief and dentils. The house has a composition shingle roof; walls clad in narrow exposure wood lap siding with corner boards; vertically oriented wood tongue-and-groove skirting at the base; wood fixed, transom and double-hung windows framed in window surrounds with cornices and curvilinear cut-out aprons; and an original wood front door with a rectangular glass panel with a wood transom above. The front yard is level with the sidewalk and is not enclosed. The house retains integrity and is contributing to the district.

11. 431 Summit Avenue Constructed: 1901

One contributing building (house) and one non-contributing building (garage). This two-story house is an example of the American Foursquare subtype. It has a low hipped roof—with flared ends—and a centered hipped roof dormer with a louvered vent. A two-story gabled bay projects from the south elevation and an attached staircase on the north side, likely installed in 1944 when the house was converted to apartments, is covered by a hipped-roof canopy. The recessed half-width front porch is

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supported by a single turned-wood column. The house has a composition shingle roof; walls clad in rectangular wood shingles on the second floor and narrow exposure wood lap siding with corner boards on the first floor; wood casement windows with square divided lights at the top in wood-framed and pedimented openings; and a front door, obscured by a metal security screen, in a wood-framed opening. The front yard is slightly elevated from street level by a concrete retaining wall, which is topped with a wood picket fence. A permit for the rear garage was not found; however, a note in the records indicates destruction of a garage by fire in 1972; therefore, it is likely that the existing garage was built following the fire. The house retains integrity and is contributing to the district.

12. 437 Summit Avenue

Constructed: 1912; Builder: H.O. Clarke

One contributing building (house) and one non-contributing building (garage). This house is an example of a one-and-one-half-story California Bungalow, as identified in the Multiple Property Documentation Form, "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement." The main roof of the house is a shallow gable oriented to the sides, with a projecting gabled dormer and front porch. Based on photographs on file with the City of Pasadena, the dormer originally had two pairs of casement windows which have been replaced with three adjoining fixed windows. The roof, which is covered in composition shingles, has deep, extended eaves with paired exposed rafters extending beyond the roofline. The front porch roof is supported by battered posts with concrete-capped brick bases and square wood posts above and the side walls of the porch as well as the chimney are also in red brick. Exterior walls are clad in rectangular wood shingles within the gable end and in wood lap siding with mitered corners below the windows. The house has wood casement, fixed and transom (with lozenge-shaped divided lights) windows and a polygonal bay with a shallow hipped roof projects from the south elevation behind which is a side-gabled addition. The wide front door is wood with a large rectangular glass panel. Window and door surrounds are wood with extended top rails. Records indicate that the house had previously been divided into three units and was reverted to a single-family house in 2000. The house retains integrity and is contributing to the district.

13. 442 Summit Avenue

Constructed: 1895; Architect: Greene & Greene

One contributing building (house) and one non-contributing building (garage). This one-story house, an early example of the work of Charles Greene & Henry Greene, is an example of the Vernacular Hipped Cottage subtype, with Colonial Revival details including dentiled rails in window openings; engaged, partially fluted pilasters with Ionic capitals; and paired exposed rafters with rounded and cut-out ends. The flared ends of the multiple hipped roofs lend a certain exoticism to the overall design. The gable-roofed portico at the front entry has a shallow pediment with a plaster cartouche with wreaths and garlands (which are not original to the house); the porch roof is supported by fluted Ionic columns matching the pilasters on the house. The porch is enclosed by a simple wood railing with turned balusters set amid square newel posts. The house has a composition shingle roof; walls clad in drop channel wood siding; a concrete foundation; wood double-hung, fixed and transom windows with leaded glass in wood-framed openings (including one oval-shaped window with a leaded fleur-de-lis on the front elevation); and an original wood door with a rectangular glass panel that has a large diamond-shaped muntin in a wood-framed opening and is flanked by sidelights with interlacing gothic-style muntins, which also appear in the upper sash of double-hung windows on the street-facing elevation. The front yard is slightly elevated above street level by an Arroyo stone retaining wall topped by a wood

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picket fence. A newer garage, constructed in 2002, sits at the end of the driveway toward the rear of the property. The house retains integrity, and is contributing to the district.

14. 448 Summit Avenue

Constructed: 1895; Architect: Greene & Greene

One contributing building (house). This one-story house is another example of the hipped cottage subtype (with Colonial Revival detailing) designed by Charles Greene & Henry Greene during the early years of their careers. It has features to the adjacent house at 442 Summit Avenue. Similarities include use of fluted Ionic columns and pilasters, gabled dormers with and scrolled foliated ornament in the pediment of the front portico, roof material, windows, front porch and Arroyo stone retaining wall. Differences include the attenuated block modillions (in place of curving extended rafter tails); a frieze with Vitruvian scrolled plaster ornament on the front elevation; the exterior walls clad in wood lap siding; the front door design, including stained glass and leaded glass sidelights and transom; the absence of a garage; and the perimeter ornamental-steel fencing. The house retains integrity and is contributing to the district.

15. 451 Summit Avenue

Constructed: 1894

One contributing building (house) and two non-contributing buildings (garage and rear house). This one-and-one-half-story house is an example of the Folk Victorian subtype (with some Colonial Revival details). It has a cross-gabled roof with the roof of the southerly bay being oriented toward the street and the northerly bay oriented toward the side with a street-facing shed-roofed dormer. Gables have a barge board with sawn-wood ornament, returns, ends clad in rectangular wood shingles and a pair of wood double-hung windows. The projecting half-width front porch, attached to the northerly bay, has a shed roof supported by simple square wood posts and a simple wooden railing. The house has a composition shingle roof; walls clad in wood tongue-and-groove siding with corner boards; wood tongue-and-groove skirting at the base; wood and vinyl double-hung, fixed and transom windows in wood-framed openings, some of which have friezes and dentiled cornices; and an original wood front door with a rectangular light in a wood-framed opening. The front yard is slightly elevated above street level by an Arroyo stone retaining wall topped by a picket fence of a wood composite material. The rear house was likely built in 1925; the date of garage construction is undetermined. The garage is obscured from street view, thus it is not possible to determine whether it is contributing. It appears to match, with the exception of an addition to the side, the footprint size of an original one-and-one-half-story building in the same location that is depicted on 1903 and 1910 Sanborn Fire Insurance maps. The house retains integrity and is contributing to the district.

16. 456 Summit Avenue

Constructed: 1904; Builder: Menzo H. Hamilton

One contributing building (house). This one-and-one-half story house has elements of the Shingle Style subtype and the California Bungalow subtype described in the Multiple Property Documentation Form, "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement." It has a shallowly sloped gabled roof, oriented toward the street with two gabled dormers on the south elevation flanking a two-story flat-roofed polygonal bay. Gables have barge boards with a triangular detail at the ends and the primary gable has knee braces supporting the extended eaves and is clad in rectangular wood shingles. The first floor walls are clad in wide wood lap siding with mitered corners, as is the entire two-story bay. The full-width front porch has a hipped roof supported by

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square wood columns with classical capitals, diagonal bracket supports and a simple wood railing. The house has a composition shingle roof; an Arroyo stone foundation; wood and vinyl double-hung, fixed and transomed multi-light windows (simulated in the vinyl replacement sashes) in wood-framed openings; and an original wood paneled front door with a rectangular glass panel in a wood-framed opening. The front yard is level with the sidewalk and is surrounded by a chain-link fence. The house retains integrity and is contributing to the district.

17. 455 Summit Avenue

Constructed: 1893

One contributing building (house) and three non-contributing buildings (rear buildings). This house is an example of the Vernacular Hipped Cottage subtype, with Queen Anne detailing applied in the form of turned porch posts and railing, spindlework and lacelike curvilinear brackets. A hipped roof dormer projects from the roof and covers an open balcony with a turned wood balustrade. A polygonal bay with a gable-with-shed roof with fish-scale shingles in the gable end projects from the north elevation. The full-width, wrap-around front porch is recessed under the main roof, which is covered in composition shingles. The house has exterior walls clad in wood drop channel siding with corner boards, a concrete foundation and wood double-hung, fixed and transom windows, some with square divided lights, within wood-framed and pedimented openings. The house has a replacement front door with an oval-shaped light in a wood-framed opening topped by a transom. A secondary door at the south end of the street-facing elevation is obscured by a metal security screen and is in a pedimented opening. Based on county assessor's records, the property has two rear houses were built in 1937 and 1940; the use and construction date of the third is unknown. Two of the buildings are minimally visible from the street; one is not visible at all. The front yard is slightly elevated above street level by an Arroyo stone retaining wall topped by an ornamental-steel fence with concrete piers. The house retains integrity and is contributing to the district.

18. 464 Summit Avenue

Constructed: 1890

Relocated: 1915

One contributing building (house). This two-story house is an example of the Folk Victorian subtype and was relocated to the site from an unknown location in Los Angeles. It has a steeply pitched flat-topped hipped roof with non-original cresting on the flat portion and two two-story projecting gabled bays on the west and south elevations. The gables have returns and barge boards with cutout ornament and, in the gable end, fish-scale wood shingles and a wood window in a decorative framed and pedimented opening. The house is the most extensively ornamented in the district, including sawn-wood railings, chamfered posts, a frieze of cut-out ornament, rounded cut-out wood brackets and leaded glass; however, permits from 2001 for extensive work to the house suggest that the railings and other exterior ornamentation were added at that time. A 1977 photograph on file with the City of Pasadena of a portion of the house depicts asbestos siding and a simpler second-floor porch railing; barge board and window detailing match the current condition, except for an added header in the window in the gable end. The full-width projecting front porch has a pent roof with a balcony above. The roof is covered in composition shingles and walls are clad in wide drop channel wood siding with corner boards. The wall cladding may not be original; however, it is compatible with the style and period of the house. The foundation is concrete and the wood-framed windows are fixed, transomed and double-hung. Transom windows, and the secondary door and transom, appear to be non-original, but are also compatible with the house. The original wooden front doors with leaded glass panels are

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within wood-framed openings. The front yard is level with the sidewalk and is surrounded by a wooden picket fence. In all likelihood, the porches were reconstructed at the time when the house was moved to Pasadena. Although ornamentation consistent with the style and period of the house has been added, the original form and essential features of the house are intact; therefore, the house retains integrity and is contributing to the district.

19. 465 Summit Avenue

Constructed: 1902

One contributing building (house) and two non-contributing buildings (rear house and accessory building). This one-story house is an example of the Vernacular Hipped Cottage subtype. It has a low hipped roof with flared ends, with exposed rafters with cutout ends and centered hipped roof dormers on the east and north elevations. The half-width projecting front porch has a shed roof supported by one square post and has large curving brackets. The house has a composition shingle roof; walls clad in wood lap siding with mitered corners; a concrete foundation; vinyl replacement windows in original wood-framed openings; and an original wood-paneled door with a glass panel in a wood-framed opening. The rear building that is visible from the street appears to have been an original carriage house that has been altered and converted to a residential unit. The use and construction date of the third building is unknown; it is not visible from the street. The yard is surrounded by a picket fence of a wood composite material. The house retains much of its original character, despite the alterations that have occurred; therefore, it retains integrity and is contributing to the district.

20. 469 Summit Avenue

Constructed: 1888

One contributing building (house) and one non-contributing building (garage). This house is an example of the Folk Victorian subtype. It has a cross-gabled roof and a projecting half-width front porch with a hipped roof supported by simple wood posts and with a newer, but compatible, wood railing. Detailing includes perforated scroll-sawn ornament at the gable peaks and a hood with cut-out ornament over one window on the east elevation. The house has a composition shingle roof; newer vinyl siding with the appearance of wood lap siding with corner boards; a concrete foundation; vinyl replacement windows in original openings; and an original wood-paneled door with a rectangular light in a wood-framed opening. The two-car detached garage, which is visible from E. Villa Street, is a newer feature and is not shown on the 1903 or 1910 Sanborn Fire Insurance maps. The property is elevated from the street by an Arroyo stone retaining wall, which is topped by a chain-link fence. The house retains much of its original character, despite the alterations that have occurred; therefore, it retains integrity and is contributing to the district.

21. 491 Summit Avenue

Constructed: 1902; Architect: William B. Edwards

Two contributing buildings (house and carriage house) and one non-contributing building (accessory building). This house is an example of the oversized American Foursquare subtype with influences of the Two-Story Arts and Crafts Period House subtype described in the Multiple Property Documentation Form, "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement." It has a primary hipped roof with flared eaves and multiple large dormers, all of which have exposed curving rafter tails with rounded ends. The full-width front porch also has a flared hipped roof, which is truncated due to the presence of a balcony above. The porch roof is supported by square wooden posts with classical capitals; the balcony has a simple wooden railing. A portion of the

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second story on the south elevation extends beyond the first floor and has curving consoles. The base of the second floor flares outward directly above a simple wooden molding. The house has a composition shingle roof; walls clad in rectangular wood shingles on the second floor and wood lap siding with mitered corners on the first floor and solid porch walls; a concrete foundation; wood double-hung, casement, transom and fixed windows, some with diamond-patterned muntins; and a front door obscured from view by a metal security screen in an original wood-framed opening. One window on the south elevation has a shallow arch. The influence of the emerging Arts and Crafts movement is expressed in the complexity of the massing, the width of the eaves and the exposed rafters.

To the rear of the property, visible from E. Villa Street is a carriage house with both one and two-story elements, flared low-hipped roofs with a central gable on the two-story portion, metal finials, an upper-story hayloft door with a hoist, replacement solid wood doors in original wood-framed openings, and walls clad in wood lap siding matching the house. The third building on the property, a small accessory building, was built after 1910 and is non-contributing. The property is elevated from the street by an Arroyo stone retaining wall topped by a chain link fence. Two mature Canary Island date palms flank the entry gate in the front yard. The house and carriage house are in excellent condition, retain most of their original character, with the exception of replaced doors on the carriage house, and are contributing to the district. The carriage house is an exceptional feature in the district because of the scarcity of this property type, because of its size and relatively elaborate massing, and because of its relatively intact condition.

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Non-contributing Resources

22. 414 N. Raymond Avenue

Constructed: 1927

Relocated:

Two non-contributing buildings (house and garage). The house on this property was not constructed within the period of significance of the district.

23. 422 N. Raymond Avenue

Constructed: 1989

One non-contributing building (house). The house on this property was not constructed within the period of significance of the district.

24. 430 Summit Avenue

Constructed: 1897

Two non-contributing buildings (house and garage). In 1983 a permit was issued to flatten the rear portion of roof. A new garage was built in 1991. Original doors and windows have been replaced. The extent of alterations to the house has obscured the original form and character of the house such that it no longer conveys its significance, rendering it non-contributing. The unenclosed front yard has a single mature Canary Island palm.

25. 104 E. Villa Street

Constructed: 1923

One non-contributing building (house). The house on this property was not constructed within the period of significance of the district.

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Period of Significance (Justification)

The period of significance begins with the date of the original subdivision of Lake Vineyard Land & Water Association Lands and ends with the construction date of the last house that exhibits features associated with property types identified in the Multiple Property Documentation Forms "Late 19th and Early 20th Century Development and Architecture in Pasadena" & "Residential Architecture of Pasadena, CA 1895-1918: Influence of the Arts and Crafts Movement." Extant resources in the district date from 1888.

Criteria Considerations

One building within the boundaries of the district was moved to its current site: the house at 464 Summit Avenue. The house was originally built in an unknown location in Los Angeles. The building is representative of development patterns and property types identified in the Multiple Property Documentation Form "Late 19th and Early 20th Century Development and Architecture in Pasadena" and was originally constructed within the period of significance of the district.

Summary Statement of Significance

The Raymond-Summit Historic District is a contiguous grouping of single-family residences that represents the contexts of The Early Settlement of Pasadena: 1833-1885, The Boom of the 1880s and Its Impact on Pasadena: 1886-1895, and Residential Architecture in Pasadena: 1883-1904 as identified in the Multiple Property Documentation Form (MPDF) "Late 19th and Early 20th Century Development and Architecture in Pasadena." The district exhibits the distinguishing characteristics of the "Residential Neighborhoods" property type.

Statement of Significance

As documented in more detail in the MPDF, Pasadena's lands were originally part of the lands of the San Gabriel Mission, which was established in 1771 and converted to private ownership when the Spanish missions were secularized in 1833. The Mission's lands became Rancho San Pasqual, which was subdivided into large tracts and several were sold to conglomerates of East-Coast investors, then apportioned to individuals within those conglomerates, then subdivided into smaller lots for development.

The Raymond-Summit Historic District is significant under Criterion A because it is representative of early development patterns in Pasadena. The land was originally part of Rancho San Pasqual, 2,500 acres of which became the property of the Lake Vineyard Land and Water Company (LVLWC), which was founded in 1875 by one of the original owners of Rancho San Pasqual, Benjamin "Don Benito" Wilson on the land that remained from the 14,000-acre Rancho following the sale of several large tracts. Beginning in 1875, Wilson subdivided and sold off portions of the land in roughly ten-acre increments, which were then subdivided further when the building boom began in 1886. The Raymond-Summit district is comprised of portions of four subdivisions that occurred between 1886 and 1888: the Miller, Carter & Frost Subdivision at the southwest corner, the New Fair Oaks Tract at the northwest corner; S. Townsend's Subdivision at the southeast corner; and a leftover portion of the San Pasqual Tract (a portion of Lot 6, Block B) in the central/northeast portion of the district. The properties in the

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district (with the exception of 464 Summit Avenue which was moved into the district), represent the remaining houses from this early residential subdivision.

The Raymond-Summit Historic District also meets the registration requirements under Criterion C for the "Residential Neighborhoods" property type identified in the MPDF in that it contains relatively intact examples of late 19th and early 20th century domestic architecture built between 1886 and 1904, including Folk Victorian, Queen Anne, Colonial Revival, American Foursquare and Vernacular Hipped and Gabled Cottage subtypes of the Single Family Residence property type. It also includes two early works of the acclaimed architects Charles and Henry Greene, and one noteworthy carriage house. The district as a whole retains integrity as follows:

Location: The majority of the buildings in the district are in their original locations. One building was moved into the district from Los Angeles in 1915 onto a property that had remained vacant until that time. This relocation represents only a fraction of the 25 properties in the district; therefore the overall integrity of the district is not affected.

Design: The scale, rhythm, layout and organization of individual elements within the district is consistent with its original configuration of lots, houses, yards, accessory buildings and architectural styles.

Setting: The setting of the district has remained residential, with lots as configured in the original subdivisions of the area. Although many of the buildings surrounding the district have been altered or replaced with new construction, sometimes at a higher density, the general placement and massing of buildings and their relationships to the street and surrounding buildings are consistent with the form of the neighborhood when it achieved its significance.

Materials: The majority of the original materials that were used to construct the houses in the district has been retained and is evident.

Workmanship: The vernacular methods of construction employed when the district was established are clearly evident.

Feeling: The grouping of buildings in the district clearly expresses the characteristics of a late nineteenth century middle class residential neighborhood in Pasadena.

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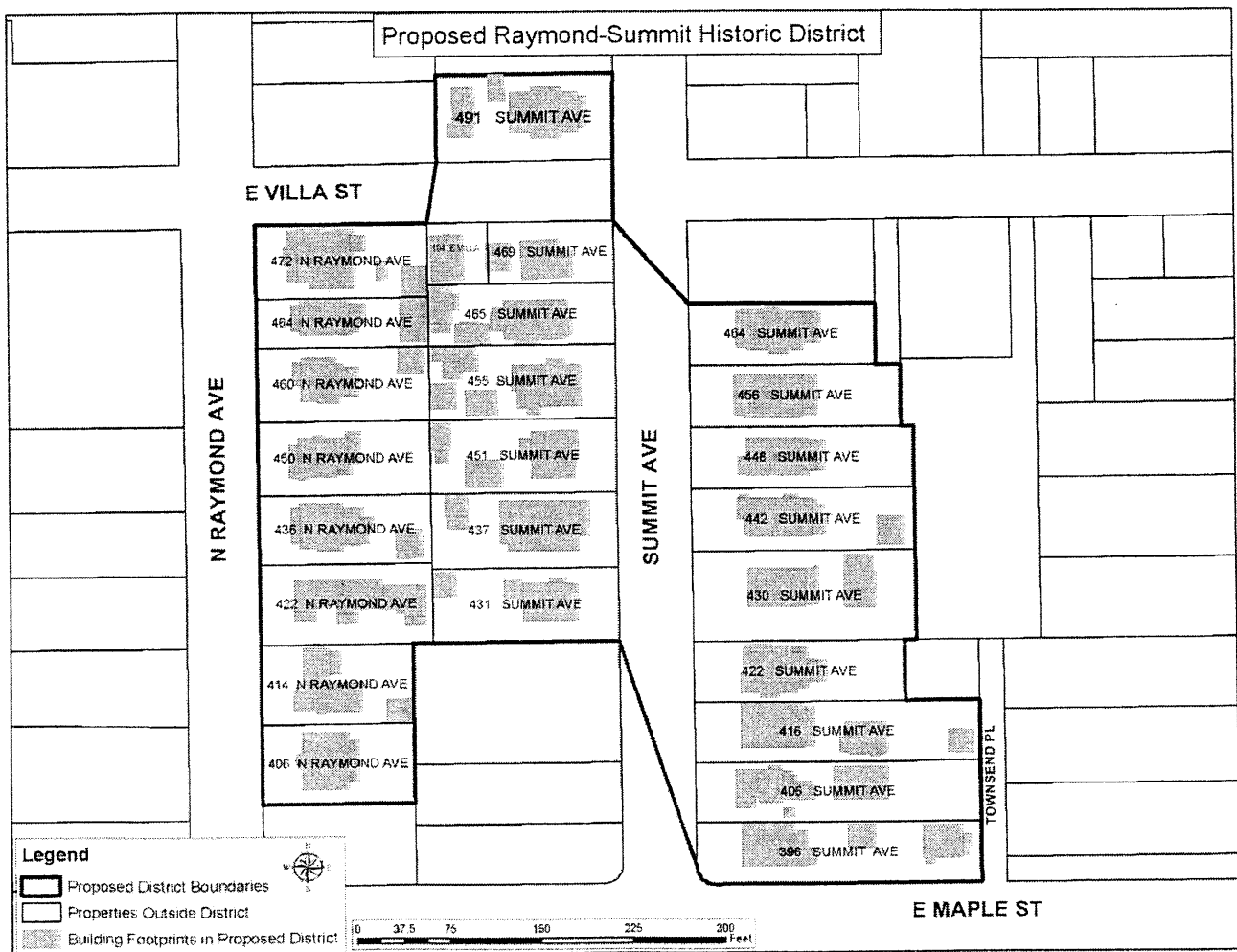
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SKETCH MAP



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PHOTOGRAPHS

The following is the same for all photographs:

Name of Property: Raymond-Summit Historic District
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

1. 406 N. Raymond Avenue looking east, December 2009
2. 436 N. Raymond Avenue looking northeast, December 2009
3. 450 N. Raymond Avenue looking northeast, December 2009
4. 460 N. Raymond Avenue looking east, August 2010
5. 464 N. Raymond Avenue looking northeast, December 2009
6. 472 N. Raymond Avenue looking east, August 2010
7. 396 Summit Avenue looking east, December 2009
8. 406 Summit Avenue looking east, December 2009
9. 422 Summit Avenue looking southeast, December 2009
10. 431 Summit Avenue looking west, December 2009
11. 437 Summit Avenue, looking northwest, August 2010
12. 442 Summit Avenue, looking northeast, December 2009
13. 442 Summit Avenue, gable detail, looking northeast, August 2010
14. 448 Summit Avenue, looking east, December 2009
15. 451 Summit Avenue, looking west, December 2009
16. 456 Summit Avenue, looking east, August 2010
17. 459 Summit Avenue, looking west, December 2009
18. 459 Summit Avenue, dormer detail, looking southwest, August 2010
19. 464 Summit Avenue, looking northeast, December 2009
20. 465 Summit Avenue, looking southwest, August 2010
21. 469 Summit Avenue, looking west, December 2009
22. 491 Summit Avenue, looking northwest, February 2010
23. 491 Summit Avenue, side elevation, looking north, August 2010
24. 491 Summit Avenue, carriage house, looking northwest, August 2010
25. 491 Summit Avenue, carriage house & accessory building, looking north, August 2010

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CA_Los Angeles County_Raymond-Summit Historic District_0002

Raymond-Summit Historic District,
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CA_Los Angeles County_Raymond-Summit Historic District_0003



CA_Los Angeles County_Raymond-Summit Historic District_0004

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CA_Los Angeles County_Raymond-Summit Historic District_0006

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Raymond-Summit Historic District, Pasadena, Los Angeles County, CA



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