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street & number East Side of Lincoln Avenue between numbers 480 and 512;  not for publication  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

6/21/11  
Date

[Signature]  
State Historic Preservation Officer  
Title

California Office of Historic Preservation  
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]  
Signature of the Keeper

6/9/2011  
Date of Action

**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	
11	10	buildings
		district
		site
		structure
		object
11	10	<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**

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

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)

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**National Register of Historic Places**  
**Continuation Sheet**

New Fair Oaks Historic District

Name of Property

Los Angeles County, CA

County and State

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

Name of multiple listing (if applicable)

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**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 19<sup>th</sup>/early 20<sup>th</sup> 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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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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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

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emerging Arts and 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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**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.

**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**

(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 19<sup>th</sup>/Early 20<sup>th</sup> 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	<u>11</u>	<u>393890</u>	<u>3779720</u>
	Zone	Easting	Northing
2	<u>11</u>	<u>393910</u>	<u>3779770</u>
	Zone	Easting	Northing

3	<u>11</u>	<u>393800</u>	<u>3779580</u>
	Zone	Easting	Northing
4	<u>11</u>	<u>393750</u>	<u>3779640</u>
	Zone	Easting	Northing

**Verbal Boundary Description**

(See attached sketch map)

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**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 19<sup>th</sup> and Early 20<sup>th</sup> 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 19<sup>th</sup> and Early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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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**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 19<sup>th</sup> century working class residential neighborhood in Pasadena.

**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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**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

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SKETCH MAP



Non-contributing

**United States Department of the Interior**  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section \_\_\_\_\_ Page \_\_\_\_\_

=====

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 11000498

Date Listed: 8/9/2011

New Fair Oaks Historic District  
Property Name

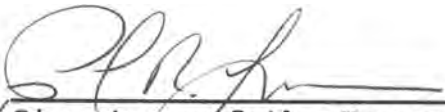
Los Angeles CA  
County State

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Development and Architecture in  
Pasadena, MPS

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

8/9/11  
\_\_\_\_\_  
Date of Action

=====

Amended Items in Nomination:

**Significance:**

The period of significance is revised to read: 1886 – 1906.

[The historic period begins with the actual platting of the residential subdivision that effectively marked the start of settlement and development in this historic neighborhood and best reflects the historic patterns of residential design and layout illustrated by the extant properties.]

These clarifications were confirmed with the CA SHPO office.

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**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY New Fair Oaks Historic District  
NAME:

MULTIPLE Late 19th and Early 20th Century Development and Architectur  
NAME: e in Pasadena MPS

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 6/24/11 DATE OF PENDING LIST: 7/20/11  
DATE OF 16TH DAY: 8/04/11 DATE OF 45TH DAY: 8/09/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000498

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

**The New Fair Oaks Historic District is locally significant under National Register Criteria A and C in the areas of Architecture and Early Exploration/Settlement. First platted in 1886, the New Fair Oaks neighborhood reflects the emerging patterns of early speculative residential development in Pasadena during the late nineteenth century. The neighborhood, serving a diverse working-class clientele, was rapidly built up with modest, vernacular residences following the common stylistic forms and building types outlined in the MPS cover document. The district is a cohesive collection of modest late nineteenth century and early twentieth century residences reflecting the historic patterns of early Pasadena development.**

RECOM./CRITERIA Accept CRITERIA A+C

REVIEWER PAUL R. LUSIGNAN DISCIPLINE HISTORIAN

TELEPHONE \_\_\_\_\_ DATE 8/9/11

DOCUMENTATION see attached comments Y/N see attached SLR (Y/N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Recommendation: SLR Return      Action: SLR Return None

**Documentation Issues-Discussion Sheet**

State Name: CA County Name LA Resource Name New Fair Oaks Hn

Reference No. 11-494 Multiple Name Pasadena MK

**Solution:**

UTM+MAP fixed PK 8/9/11

**Problem:** No UTM's entered from map-  
Map of district doesn't specify contrib. vs. non-contrib elements

**Resolution:**

SLR: Yes      No

Database Change:

# 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

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64501116

**OFFICE OF HISTORIC PRESERVATION**  
**DEPARTMENT OF PARKS AND RECREATION**  
 1725 23rd Street Suite 100  
 SACRAMENTO, CA 94296-0001  
 (916) 445-7000 Fax: (916) 445-7053  
 calshpo@ohp.parks.ca.gov



June 21, 2011

Ms. Carol Shull, Keeper  
 National Register of Historic Places  
 National Park Service 2280  
 1201 I (Eye) Street, NW  
 Washington, DC 20005

Subject: **Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena National Register of Historic Places Multiple Property Documentation Form and Nominations**

Dear Ms. Shull:

Enclosed please find the **Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Development and Architecture in Pasadena** multiple property documentation form (MPD), and National Register nominations for twelve properties submitted under cover of the MPD. On May 19, 2011, at its regular quarterly meeting, the California State Historical Resources Commission unanimously approved the MPD and the following nominations:

**Mrs. J. H. Hood House**  
**John S. Hartwell House**  
**House at 1360 Lida Street**  
**George B. Post House**  
**Benjamin Jarvis House**  
**New Fair Oaks Historic District**

**Mary E. Denham House**  
**James Fielding Cosby House**  
**Hillmont**  
**Friend Lacey House**  
**Raymond-Summit Historic District**  
**Bristol-Cypress Historic District**

The City of Pasadena is a Certified Local Government (CLG) and also the applicant. The MPD and district nominations were prepared with the assistance of a CLG grant from the California State Historic Preservation Office. Notably, the Historic Preservation Office received no letters of objection for these nominations.

If you have questions regarding this nomination, please contact Jay Correia of my staff at 916-445-7008 or [jcorr@parks.ca.gov](mailto:jcorr@parks.ca.gov).

Sincerely,

 *Milford Wayne Donaldson*

*for*  
 Milford Wayne Donaldson, FAIA  
 State Historic Preservation Officer

Enclosures