

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street & number East Side of Lincoln Avenue between numbers 480 and 512; not for publication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

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

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

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

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

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)

Number of contributing resources previously listed in the National Register

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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN

Queen Anne

Other: Vernacular Gabled Cottage

Other: Vernacular Hipped Cottage

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.

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.

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

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 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)

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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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)

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

- 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. <u>73 W. Villa Street</u> 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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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.

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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 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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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.

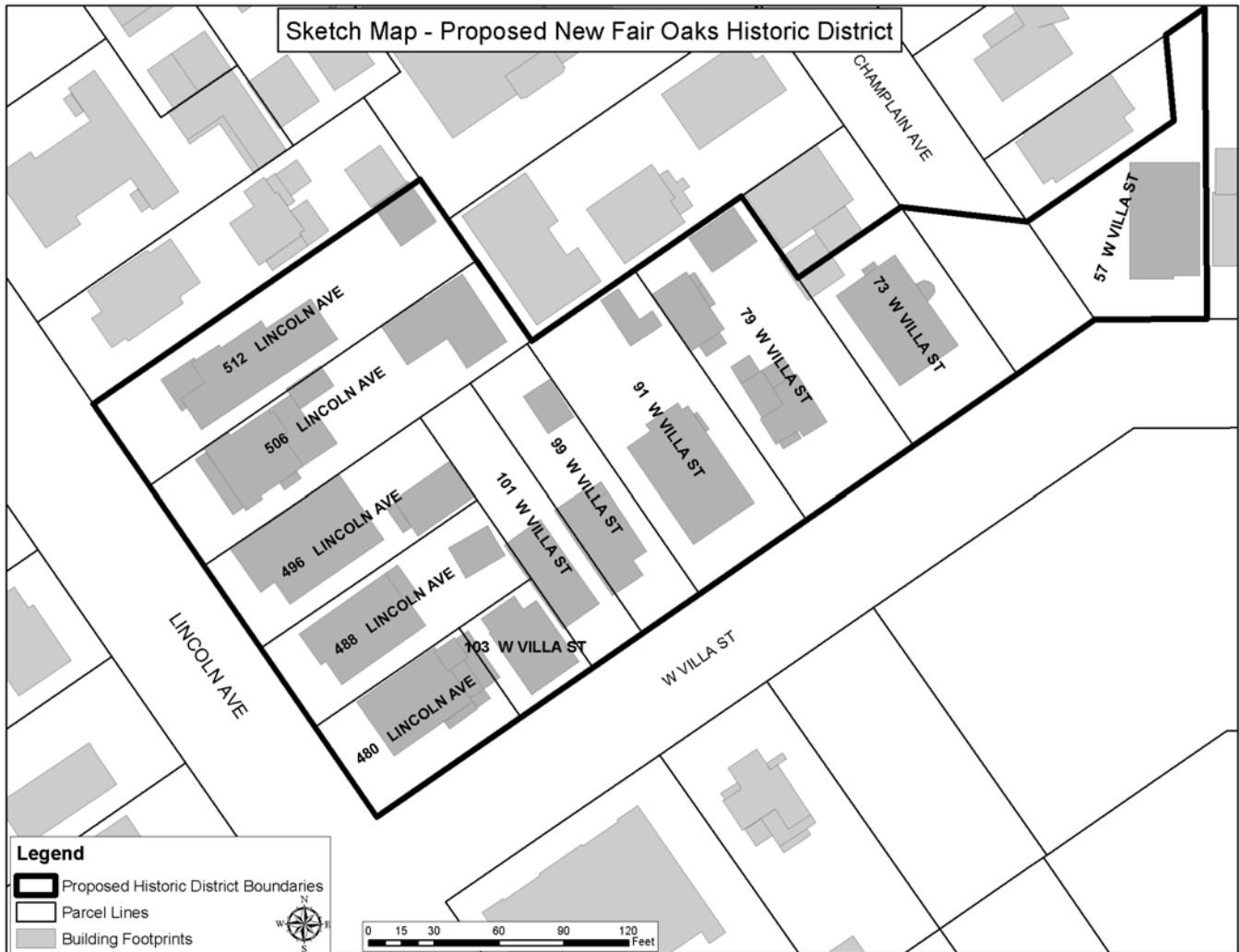
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SKETCH MAP



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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