

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 Bristol-Cypress Historic District  
 other names/site number N/A

## 2. Location

street & number 438 – 517 Cypress Avenue  not for publication  
 city or town Pasadena  vicinity  
 state California code CA county Los Angeles code 37 zip code 91103

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
 I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
 In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
 \_\_\_ national \_\_\_ statewide \_\_\_ local

\_\_\_\_\_  
Signature of certifying official 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	
13	19	buildings
		district
		site
		structure
		object
13	19	<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

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**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/Single Dwelling

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DOMESTIC/Single Dwelling

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DOMESTIC/Multiple Dwelling

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**7. Description**

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

**Materials**  
(Enter categories from instructions)

LATE VICTORIAN

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Other: Folk Victorian

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Other: Vernacular Gabled Cottage

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Other: Vernacular Hipped Cottage

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LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS

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Colonial Revival

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foundation: STONE, WOOD, CONCRETE

walls: WOOD

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roof: ASPHALT

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

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**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

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EXPLORATION/SETTLEMENT

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**Period of Significance**

1874-1906

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**Significant Dates**

N/A

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**Significant Person**

(Complete only if Criterion B is marked above)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

Unknown

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**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)**

(See continuation sheets)

**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**

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

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**

**Acree of Property**   5 acres  

**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 Maps: Proposed Bristol-Cypress Historic District & Proposed Historic Districts and Nearby Individual Properties

**Boundary Justification**

(See continuation sheets)

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**11. Form Prepared By**

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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](mailto:kevinjohnson@cityofpasadena.net)

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
**Sketch maps:** Proposed Bristol-Cypress Historic District & Proposed Historic Districts & Nearby Individual Properties
- **Continuation Sheets**

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**Photographs:**

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

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**Property Owner:**

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

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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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Bristol-Cypress 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)

**DESCRIPTION**

The Bristol-Cypress 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 vernacular property subtypes of the Single Family Residence property type identified in the Multiple Property Documentation Form (MPD), "Late 19th and Early 20th Century Development and Architecture in Pasadena," including Folk Victorian, Vernacular Hipped Cottage and Vernacular Gabled Cottage. Generally, properties in the district have a 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 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. The streets are lined with mature oak trees and one property has a mature Canary Island date palm in its front yard. Although there is uniformity in the features of the public right-of-way in the district, they appear to date from a later period.

As distinguished from the nearby New Fair Oaks Historic District, the properties in this grouping have larger front yards, a more heavily landscaped setting, a larger variety of subtypes of the single-family residence property type identified in the MPD, and a combination of one- and two-story buildings. This grouping also represents the earliest subdivision of the San Gabriel Orange Grove Association property by one of the city's original founders, as will be described further in the significance statement.

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 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, 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.

**Contributing Resources**

1. 438 Cypress Avenue

Constructed: ca. 1880

Relocated: 1993

Two contributing buildings (house and garage). This house was previously at 239 S. Catalina Avenue, Pasadena and was relocated to 438 Cypress Avenue, the southeast corner of Cypress Avenue and W. Villa Street, and restored in 1993. The house had previously been identified—incorrectly—as the Charlotte Perkins Gilman House; however, records confirm that Gilman never owned or lived in the house, although in years after her death in 1935 members of her family owned this house. The house is an example of the Vernacular Gabled Cottage subtype. It is roughly rectangular in plan, with a cross-gabled roof form and a full width projecting front porch oriented toward Cypress Avenue. The porch

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has a gabled roof with a cutout, arched balcony supported by tapered wood posts with classical capitals. The north elevation, which faces W. Villa Street, has a second porch with a shed roof. Porch and balcony railings are wood with an irregular pattern. The house has a composition shingle roof; vertically oriented wood tongue-and-groove skirting; walls clad in wood drop channel siding with corner boards; tall, narrow wood double-hung windows and paneled wood doors with rectangular lights. The side (north) elevation has newer, compatible railings and secondary door. The one-car garage, which faces Cypress Avenue, has a steeply-pitched gabled roof, a wood tongue-and-groove door with cross-panels, a rectangular louvered vent and wood drop channel siding to match the house. The house and garage are in excellent condition and, although relocated from their original site, retain integrity due to their significance under Criterion C.

2. 453 Cypress Avenue

Constructed: 1903; Builder: Charles Dixs

One contributing building (house) and one non-contributing building (garage). This house is an example of the Vernacular Hipped Cottage subtype, with a bell shape to the roof and boxed eaves. It has a separate hipped roof over the half-width front porch, which is supported by simple square posts and has a newer, but compatible, wood railing. Polygonal bays extend from the northern end of the street-facing elevation as well as from the south elevation; one of the sides of the street-facing bay has a door in place of a window and the porch has been slightly extended to provide access. The house has a composition shingle roof; wood drop channel siding with corner boards; a concrete foundation; wood fixed, transom and double-hung windows in wood-framed openings; and a replacement front door of rustic design characteristic of Spanish Colonial Revival architecture in an original wood-framed opening. The house retains much of its original character, despite the minor alterations that have occurred; therefore, it retains integrity and is contributing to the district.

3. 455 Cypress Avenue

Constructed: 1903; Builder: Charles Dixs

One contributing buildings (house) and one non-contributing building (garage). This house is an example of the Vernacular Hipped Cottage subtype. It has a separate gable-with-shed roof, with rectangular shingle cladding and a louvered attic vent in the gable end, over the half-width front porch. The porch is supported by square wood posts with classical capitals and has a newer compatible wood railing. The house has a composition shingle roof; wood drop channel siding with corner boards (half of the cladding on the street-facing elevation has been replaced with brick); an Arroyo stone foundation; wood double-hung windows in wood-framed openings; and a replacement front door with an oval light in an original wood-framed opening. A polygonal bay projects from the south elevation. The property is surrounded by a wood picket fence. The house retains much of its original character, despite the minor alterations that have occurred; therefore, it retains integrity and is contributing to the district.

4. 460 Cypress Avenue

Constructed: 1900

Relocated: 1997

One contributing building (house) and one non-contributing building (garage). This house was relocated to the site from 537 Cypress Avenue, near the northerly boundary of the district, and rehabilitated in 1997. This one-story house is an example of the Vernacular Hipped Cottage subtype. It has two small gables, one with a shed at the bottom, with wood fish-scale shingles in the gable ends projecting from the main hipped roof. The house has a recessed, half-width front porch supported by

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turned support posts topped with curved brackets with a cutout cross-diagonal detail and with a simple wood railing. The house sits on a newer concrete foundation, but the original wood tongue-and-groove skirting remains above the new foundation. The house has a composition shingle roof; wood drop channel siding with corner boards; wood casement, double-hung and transom windows in wood-framed openings, including a three-sided bay on the south elevation; and an original wood-framed front door opening. The door itself is obscured from view by a new metal screen. The property also has a newer two-car garage, built on the site when it was moved and oriented toward W. Villa Street, which is compatible in design with the main house. The house is in excellent condition and, although relocated from its original site, retains integrity due to its significance under Criterion C.

5. 467 Cypress Avenue

Constructed: 1896

One contributing building (house) and one non-contributing building (rear house). This two-and-one-half-story house is an example of the Colonial Revival subtype. It has a square plan, a symmetrical façade and a gabled-with-shed-roof, oriented toward the street, with fish-scale shingles and a double-hung window in the gable end. A balcony with a simple wood railing sits above the full-width projecting front porch and is supported by posts with turned-wood bases that transition to Tuscan columns. The house has a composition shingle roof, walls clad in narrow exposure wood lap siding with corner boards; wood casement, transom and double-hung windows in wood-framed openings, one of which has lozenge-shaped divided lights; and an original wood paneled door with a rectangular light in a wood-framed opening. An exterior stair was added to the north side of the house in 1942 and a second house was built at the rear of the site in 1953. The property is surrounded by a wood picket fence. The house is in good condition, retains integrity and is contributing to the district.

6. 479 Cypress Avenue

Constructed: 1896

One contributing building (house) and one non-contributing building (rear house with attached one-car garage). This two-story house is an example of the Folk Victorian subtype, with Colonial Revival detailing. It has a rectangular plan with a cross-gabled roof form. The roof of the southerly bay has gable returns and is oriented toward the street, while the roof of the northerly bay, which extends to cover the recessed half-width front porch, is oriented toward the side. The porch roof is supported by square fluted wood posts with classical capitals; the posts coinciding with the steps have decorative curvilinear lacelike brackets at the top. 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; an Arroyo stone foundation; wood and vinyl double-hung, sliding, casement and transom windows in original wood-framed and pedimented openings; and a replacement wood front door in an original wood-framed opening. The property has both wood and ornamental steel fencing. Although some window sashes and the front door have been replaced, they are within their original openings. As such, the house retains integrity and is contributing to the district.

7. 480 Cypress Avenue

Constructed: 1895

One contributing building (house). This one-and-one-half story symmetrical house is an example of the Folk Victorian subtype, with Eastlake detailing. It has a rectangular plan with a steeply sloped gabled roof form, oriented toward the street. It has a full-width projecting front porch with a hipped roof supported by turned wood posts with curvilinear brackets with a cutout cross-diagonal detail and an



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open wood railing. Undated photographs on file with the City of Pasadena depict a solid porch railing and newel posts at the stairs, neither of which are extant; however, the replacement wood railing is compatible with the design of the house. The roof is covered in composition shingles and the walls are clad in drop channel siding with corner boards with tongue-and-groove skirting at the base. Many of the original wood-framed window openings have original wood fixed, transom or double-hung windows, although some have replacement vinyl sashes. The original wood-paneled front door with a single rectangular light remains in place. The gable end is divided into sections with detailing that includes a dentiled collarbeam, stickwork, fish-scale shingles, vertically and horizontally oriented wood tongue-and-groove siding, and sunbursts. The front yard, which is slightly elevated from the street by a concrete curb, has a mature Canary Island date palm. The house retains integrity and is contributing to the district.

8. 490 Cypress Avenue

Constructed: 1902

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 hipped roof dormer with a small wood fixed window on the street-facing elevation. The full-width projecting front porch has a hipped roof that is supported by newer square wood posts. The house has a roof covered in composition shingles; walls clad in wood drop channel siding with corner boards; wood casement, fixed, transom and double-hung windows in wood-framed openings. The front door, which is in an original wood-framed opening, is obscured from view by a newer metal screen. The garage at the rear of the site was constructed in 2001 and the property has both ornamental steel and wood fencing. The house retains much of its original character, despite the minor alterations that have occurred; therefore, it retains integrity and is contributing to the district.

9. 495 Cypress Avenue

Constructed: 1893:

One contributing building (house) and one non-contributing building (second unit). This one-story house is an example of the Vernacular Hipped Cottage subtype. It has a rectangular plan and a gable-on-hip roof with a central hipped roof dormer. The gable end and the sides of the dormer are clad in wood fish-scale shingles. The full-width front porch has a hipped roof supported by turned wood posts and a simple wood railing. The semicircular concrete porch steps, trimmed in brick, were installed in 1939. The house has a roof covered in composition shingles; walls clad in wood drop channel siding with corner boards; wood tongue-and-groove skirting at the base; and wood double-hung, fixed and casement windows in original wood-framed openings. The front door, which has a leaded glass transom with the house number above, appears to be a replacement door, but is compatible with the character of doors from the period. The property is surrounded by a vinyl picket fence. Because the replacement window sashes and front door are within their original openings, the house retains integrity and is contributing to the district.

10. 514 Cypress Avenue

Constructed: 1889

One contributing building (house). This two-story house is an example of the Folk Victorian subtype. It has a rectangular plan and a gabled roof oriented toward the street. The roof is covered in composition shingles and has a barge board with cutout ornament and hexagonal shingles in the gable end. The full-width front porch has a hipped roof that is supported by turned wood posts. The house has a

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concrete foundation, wood drop channel siding with corner boards and capitals, and wood double-hung windows in pedimented openings with decorative sills. A small one-story hipped roof bay projects from the north side of the house. The front door has been replaced within the original wood-framed opening. The house retains much of its original character, despite the alteration to the front door; therefore, it retains integrity and is contributing to the district.

11. 503 Cypress Avenue

Constructed: 1894

One contributing building (house) and one non-contributing building (rear house). This house was moved closer to the street in 1992 to accommodate construction of a second unit at the rear of the lot. The house is an example of the Vernacular Hipped Cottage subtype and has two bays. The northerly bay has a gable-on-hip roof with a shed-roofed front porch while the southerly bay, which extends closer to the street than the northerly bay, has a gabled roof oriented toward the street. The two gable ends have alternating bands of fish-scale and diamond-shaped shingles. The porch is supported by simple square posts with a simple wood railing. The house has a composition shingle roof, walls clad in wood drop channel siding with corner boards, wood tongue-and-groove skirting at the base, wood double-hung windows in wood-framed openings and an original wood paneled front door with a rectangular light in a wood-framed opening. The property is surrounded by a wood picket fence. The house is in good condition, retains integrity and is contributing to the district.

12. 517 Cypress Avenue

Constructed: 1905; Builder: Karl J. Moller

One contributing building (house). This one-story house is an example of the Vernacular Hipped Cottage subtype. Apart from the main hipped roof, it has a separate hipped roof over the half-width front porch, which is supported by Tuscan columns, and two hipped-roof dormers with shingled side walls on the north and south elevations. Extended eaves have paired cutout rafters. The roof of the house is covered in composition shingles and the walls are clad in narrow exposure wood lap siding with corner boards except on the porch walls, which have mitered corners. Polygonal bays project from the north and south elevations. The house has an Arroyo stone foundation, vinyl replacement windows in wood-framed and pedimented openings and a non-original front door with an oval light in an original wood-framed opening. The building at the rear of the property is on a separate lot, which is not included in the district boundary due to a later construction date. The house retains much of its original character, despite the minor alterations that have occurred; therefore, it retains integrity and is contributing to the district.

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**Non-contributing Resources**

13. 470 Cypress Avenue

Constructed: 1895

Three non-contributing buildings. Although constructed during the period of significance, these buildings have been substantially altered such that they do not convey their significance.

14. 487 Cypress Avenue

Constructed: 1903

Two non-contributing buildings (house and garage). Although in its original location and appearing in original condition, Sanborn maps indicate that this house had a recessed half-length front porch. The current design has a projecting façade-length front porch with features of Craftsman design. As such, it appears that the house was altered early in its history and does not reflect the distinguishing characteristics of buildings from the period of significance of the district.

15. 494 Cypress Avenue

Constructed: 1918

Three non-contributing buildings. The buildings on this property were not constructed within the period of significance of the district.

16. 504 Cypress Avenue

Constructed: 2007

Three non-contributing buildings (two detached houses and one detached carport). The buildings on this property were not constructed within the period of significance of the district. The two-story houses are compatible in design to the contributing houses in the district.

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**PERIOD OF SIGNIFICANCE (JUSTIFICATION)**

The period of significance begins with the date of the original subdivision of San Gabriel Orange Grove 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 ca. 1880.

**CRITERIA CONSIDERATIONS**

Four buildings within the boundaries of the district were moved to their current sites: the house and garage at 438 Cypress Avenue and the houses at 460 and 503 Cypress Avenue. The house and garage at 438 Cypress Avenue were originally approximately two miles southeast of its current location; however, it was originally constructed during the period of significance and is consistent with the architectural character of the district. The buildings were moved in 1993 to prevent their demolition and are the only buildings moved into the proposed district boundary from elsewhere in the city. The buildings do not have special significance beyond that of the other buildings in the district.

The house at 460 Cypress Avenue was originally on the same street, on a site near the northerly boundary of the district (approximately 500 feet northwest of its current location) and the house at 503 Cypress Avenue was on the same lot that it currently occupies, but further away from the street with a larger front yard. All four relocated buildings are representative of development patterns and 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" and were originally constructed within the period of significance of the district as part of the same subdivision of land.

**SUMMARY STATEMENT OF SIGNIFICANCE**

The Bristol-Cypress 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 to conglomerates of East Coast investors, then apportioned to individuals within those conglomerates, then subdivided into smaller lots for development.

The Bristol-Cypress 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, 4,000 acres

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Bristol-Cypress 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)

Section number 8 Page 8

of which became the property of the San Gabriel Orange Grove Association (SGOGA). 30 acres of the association's lands were sold to Albert O. Bristol of Chicago, one of its 27 founding members. Bristol's house was the first to be built on the SGOGA lands in 1874 at the corner of Orange Grove Boulevard and Lincoln Avenue (no longer extant) and his lands were the first to be subdivided into homesteads in August of 1886. The properties in the district represent the remaining 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 1905.

The Bristol-Cypress Historic District also meets the registration requirements under Criterion C for the "Residential Neighborhoods" property type identified in the MPDF because 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 Folk Victorian, Queen Anne, Colonial Revival and Vernacular Hipped and Gabled Cottage subtypes of the Single Family Residence property type. The district as a whole retains integrity as follows:

**Location:** The majority of the buildings in the district are in their original locations. Two buildings were moved into the district from a location approximately two miles away, one building was moved from a location 500 feet away (100 feet from the northerly boundary of the district on Cypress Avenue) and one building was moved within its original site closer to the street. These relocations are minor and represent only a minority 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 that were established during the period of significance.

**Setting:** The setting of the district has remained residential, with lots as configured in the original subdivision 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. Although many of the rear buildings are non-contributing due to construction outside of the period of significance, the main houses, which are all at the front of the lots, clearly convey the historical setting of the district. Mature trees line the street.

**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. The non-contributing buildings in the rear do not affect the feeling of the district because they are not taller than the historic houses and are often not visible from the street.

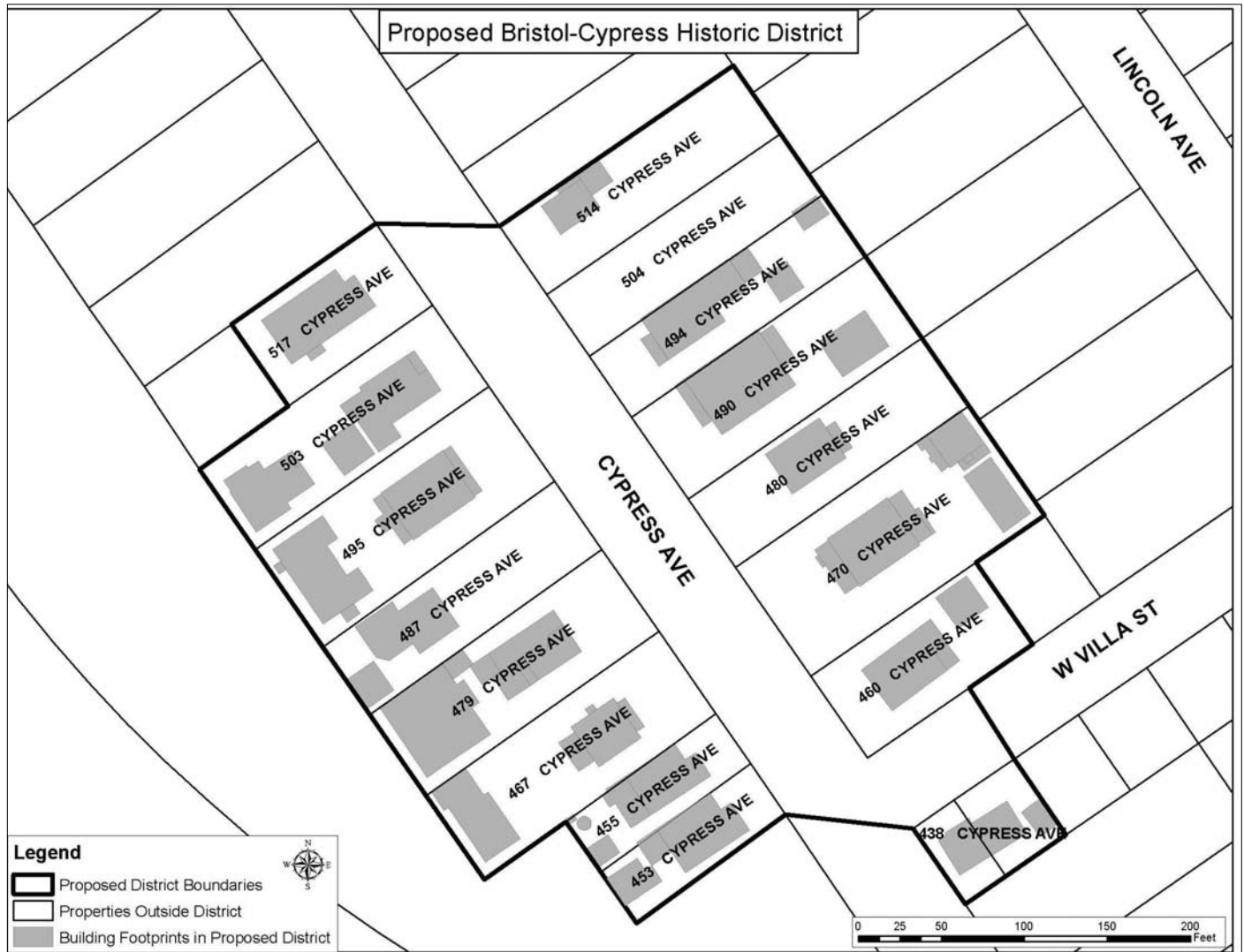
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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Bristol-Cypress Historic District
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Sketch Map



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

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

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Bristol-Cypress Historic District

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**PHOTOGRAPHS**

The following is the same for all photographs:

Name of Property: Bristol-Cypress 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. Cypress Avenue looking south, August 2010
2. 438 Cypress Avenue looking east, February 2010
3. 438 Cypress Avenue looking south, February 2010
4. 460 Cypress Avenue looking east, February 2010
5. 469 Cypress Avenue looking southwest, April 2009
6. 479 Cypress Avenue looking west, February 2010
7. 480 Cypress Avenue looking east, February 2010
8. 495 Cypress Avenue looking west, February 2010
9. 503 Cypress Avenue looking southwest, August 2010
10. 514 Cypress Avenue looking southeast, April 2009
11. 517 Cypress Avenue looking northwest, August 2010



# Bristol-Cypress Historic District, Pasadena, Los Angeles County, CA



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0001



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0002



Bristol-Cypress Historic District,  
Pasadena, Los Angeles County, CA



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0003



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0004



Bristol-Cypress Historic District,  
Pasadena, Los Angeles County, CA



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0005



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0006



Bristol-Cypress Historic District,  
Pasadena, Los Angeles County, CA



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0007



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0008



Bristol-Cypress Historic District,  
Pasadena, Los Angeles County, CA



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0009



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0010



Bristol-Cypress Historic District,  
Pasadena, Los Angeles County, CA



CA\_Los Angeles County\_Bristol-Cypress Historic District\_0011