

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 Raymond-Summit Historic District
other names/site number N/A

2. Location

street & number Roughly bounded by North Raymond Avenue, East Villa Street, Summit Avenue and East Maple Street ☐ not for publication
city or town Pasadena ☐ vicinity
state California code CA county Los Angeles code 37 zip code 91103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only **one** box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

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

Name of related multiple property listing

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

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN

Queen Anne

Other: Folk Victorian

Other: American Foursquare

Other: Vernacular Gabled Cottage

Other: Vernacular Hipped Cottage

LATE 19TH AND 20TH CENTURY REVIVALS

Colonial Revival

Materials

(Enter categories from instructions)

foundation: STONE, WOOD, CONCRETE

walls: WOOD

roof: ASPHALT

other:

Narrative Description

(See continuation sheets)

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

1874-1906

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Buchanan, Charles W.; Greene & Greene;

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

Period of Significance (justification)

(See continuation sheets)

Criteria Considerations (explanation, if necessary)

N/A

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

(See continuation sheets)

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

(See continuation sheets)

Developmental history/additional historic context information (if appropriate)

(See continuation sheets)

9. Major Bibliographical References

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

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

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

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been Requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.6 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

(See attached map)

Boundary Justification (explain why the boundaries were selected)

(See continuation sheets)

11. Form Prepared By

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

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

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

Property Owner:

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Raymond-Summit Historic District

Name of Property

Los Angeles County, CA

County and State

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

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DESCRIPTION

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

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

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

Contributing Resources

1. 406 N. Raymond Avenue

Constructed: ca. 1896; Architect: Charles W. Buchanan

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

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

2. 436 N. Raymond Avenue

Constructed: 1899; Architect: C.R. Bradshaw

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

3. 450 N. Raymond Avenue

Constructed: 1897; Architect: Greene & Greene

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

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

4. 460 N. Raymond Avenue

Constructed: 1894; Architect: Cross, Pierce & Bishop

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

5. 464 N. Raymond Avenue

Constructed: 1903; Builder: R. J. Perry

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

6. 472 N. Raymond Avenue

Constructed: 1905; Architect: Charles W. Buchanan

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

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

7. 396 Summit Avenue

Constructed: 1898

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

8. 406 Summit Avenue

Constructed: 1892:

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

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

9. 416 Summit Avenue

Constructed: 1896; Builder: J.W. Morrison

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

10. 422 Summit Avenue

Constructed: 1894

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

11. 431 Summit Avenue

Constructed: 1901

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

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

12. 437 Summit Avenue

Constructed: 1912; Builder: H.O. Clarke

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

13. 442 Summit Avenue

Constructed: 1895; Architect: Greene & Greene

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

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

14. 448 Summit Avenue

Constructed: 1895; Architect: Greene & Greene

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

15. 451 Summit Avenue

Constructed: 1894

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

16. 456 Summit Avenue

Constructed: 1904; Builder: Menzo H. Hamilton

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

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

17. 455 Summit Avenue

Constructed: 1893

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

18. 464 Summit Avenue

Constructed: 1890

Relocated: 1915

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

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

19. 465 Summit Avenue

Constructed: 1902

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

20. 469 Summit Avenue

Constructed: 1888

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

21. 491 Summit Avenue

Constructed: 1902; Architect: William B. Edwards

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

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

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

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Non-contributing Resources

22. 414 N. Raymond Avenue

Constructed: 1927

Relocated:

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

23. 422 N. Raymond Avenue

Constructed: 1989

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

24. 430 Summit Avenue

Constructed: 1897

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

25. 104 E. Villa Street

Constructed: 1923

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

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Period of Significance (Justification)

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

Criteria Considerations

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

Summary Statement of Significance

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

Statement of Significance

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

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

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

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

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

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

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

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

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

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

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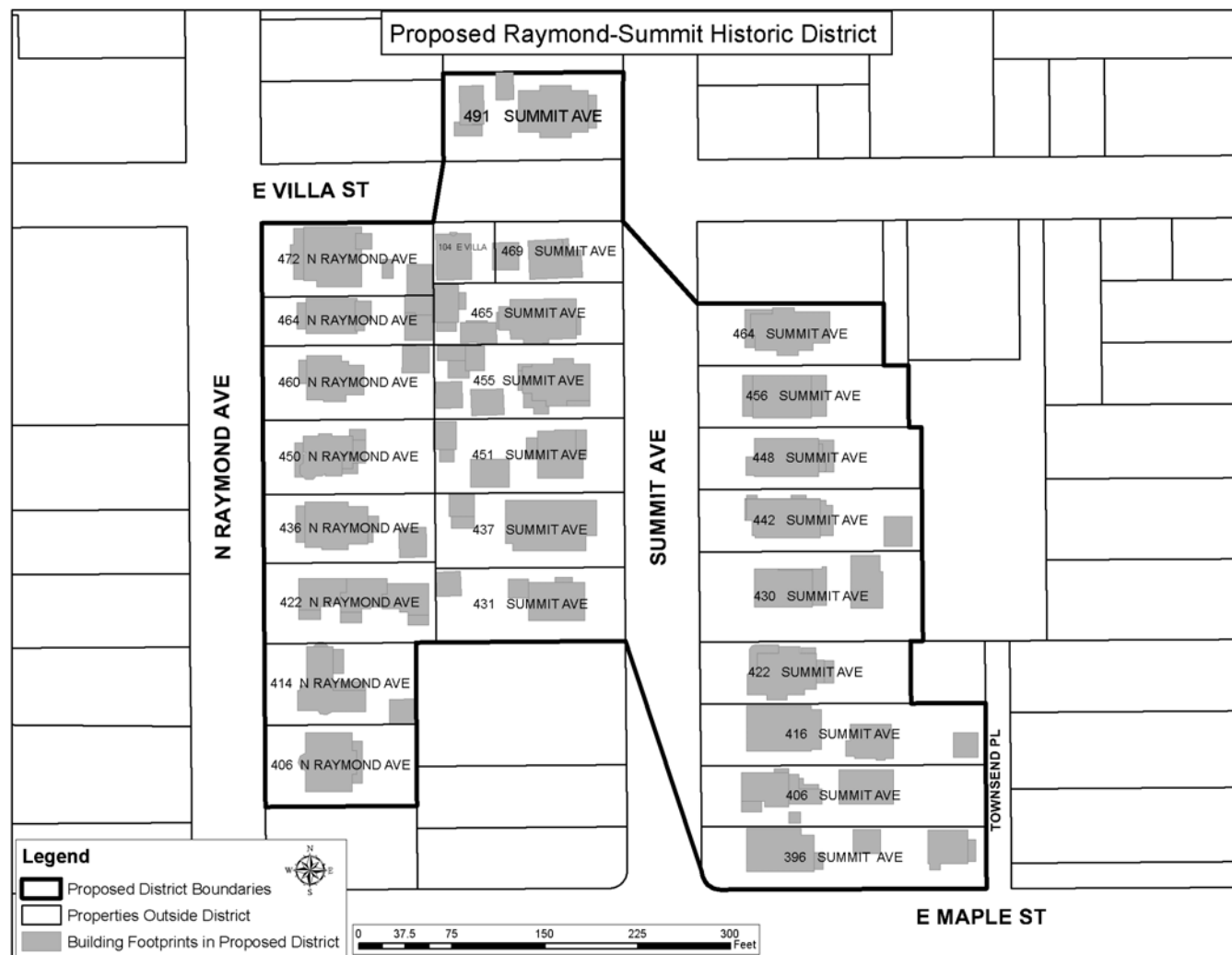
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PHOTOGRAPHS

The following is the same for all photographs:

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

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

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CA_Los Angeles County_Raymond-Summit Historic District_0002

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



CA_Los Angeles County_Raymond-Summit Historic District_0004

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CA_Los Angeles County_Raymond-Summit Historic District_0006

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