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Old Pasadena Historic District Amendment
Los Angeles County, California

Summary

The Old Pasadena Historic District contains 154 contributing and 40 noncontributing resources, which form the historic downtown of the City of Pasadena. Dating from 1886 through 1936, the buildings visually document the district's economic and social booms. Most of the buildings are two stories in height, although there are a few taller buildings of eight stories, particularly at intersections, and there are many one-story buildings along the district boundaries. Predominantly commercial in nature, the district also includes a few residential buildings, a train station, some light industrial concerns, several churches, and a park. The strong stylistic eras of Old Pasadena can be discussed using three streets within the district as examples: Fair Oaks Avenue – 1880s, Raymond Avenue – 1890-1915, and Colorado Boulevard 1929-30. Surrounding streets, especially Union Street and Green Street, offer small-scaled buildings, which reflect their industrial and service support to businesses along the major commercial streets. Since the district was originally listed in 1983, many of the contributing buildings have been extensively rehabilitated in a manner consistent with the Secretary of the Interior's Standards. A few contributing buildings were demolished, and several new noncontributing buildings have been constructed. Most of the new construction, however, occurred on vacant and surface parking lots and is compatible with the historic architecture of the district. Generally, bounded on the north by modern office buildings, on the east by the Civic Center and the Santa Fe railroad tracks, on the west by the Long Beach Freeway, and on the south by later industrial development, this district acts as an enclave from the past, which conveys the aspirations of the early residents of Pasadena.

District Description

Old Pasadena evolved from a small wood-frame store constructed on Colorado Boulevard near Fair Oaks Avenue in 1876, setting the pattern of Colorado Boulevard as the east-west artery and Fair Oaks Avenue as the north-south artery. A rate war between the two major railroads between 1885 and 1886 brought about a building boom in southern California that was not lost on Pasadena. The boom spurred the development of Colorado Boulevard between Delacey and Marengo Avenues and along Fair Oaks Avenue between Union and Green Streets. Constructed of brick, buildings remaining from this period utilize such common Victorian-era details as arched windows, decorative brickwork, and articulated cornices. According to historic photographs, projecting bays and Mansard roofs, common to Victorian-era design once dominated Colorado Boulevard, although none remain within the district. The eastside of Fair Oaks Avenue, north of Union Street serves as the best remaining streetscape of Victorian-era commercial design within the district and all of Pasadena.

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The alleys of Old Pasadena provide not only a unique interior street system, but also a view of the district's industrial and service uses. Arched windows, fading wall signs, exposed pipes, and heavy wooden or metal doors punctuate the simple brick facades. The alley setback pattern varies with the historic uses of the buildings, creating a hodge-podge type of space. Still in use today, the alley facades are often the only clues that buildings with 1929-30 street-facing facades date to the 1880s.

As Pasadena established itself as a resort town, catering to the upper class winter tourist trade, the north-south artery shifted from Fair Oaks Avenue to Raymond Avenue. Anchored on its far north and south ends with major hotels and with the Santa Fe Train Station and Hotel Green in the middle, Raymond Avenue became the route between the hotels and downtown. The introduction of buff brick and cast stone ornamentation often associated with Beaux-Arts and Renaissance Revival design on Raymond Avenue buildings document the shift in the 1890s from Victorian to Classical tastes. The two tallest buildings within Old Pasadena, 26-30 and 91-93 North Raymond Avenue offer twin tower reinforced concrete images of window bands, typical of then contemporary Chicago architecture, rare in Pasadena and in the rest of southern California.

The widening of Colorado Boulevard by fourteen feet on each side in 1929 and 1930 created the present-day image of that street. Even though no unified design plan reached final adoption, the popularity of the Spanish Colonial Revival style influenced the design of a majority of the new facades. Smooth plaster walls, tiled parapets, Churrigueresque ornamentation, and decorative wrought iron work are the most common Spanish Colonial Revival style elements within the district. Bennett and Haskell, leading local practitioners of the style, designed a number of the new facades. Some owners declined the revivalist mode and embraced Art Deco as a more modern image. Although different in idea and expression, both styles employed smooth finished surfaces and Classically derived ornamentation and mingle compatibility along the streetscape. 24-26 East Colorado Boulevard is one of several fine examples, which utilize cast stone relief for the source of decoration. 145 North Raymond Avenue is a rare example of the WPA Moderne style within Pasadena.

The simple one-and two-story buildings along Green and Union Streets document the need for industrial uses close to commercial thoroughfares. Early structures began as livery stables, either for personal transportation or for business deliveries. When the automobile became the predominant mode of transportation, existing liveries changed to automobile-related uses. Newly constructed auto service buildings did not differ in style from their antecedents. Usually brick and often with a stepped or gabled parapet, the building form became the design statement instead of applied ornamentation. While industrial buildings such as 150 South Raymond

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Avenue and 155 South Fair Oaks Avenue were located along busy streets, their more sophisticated design reflects this design. It is only along the side streets that industrial buildings were permitted to reflect their function. Along 30-80 West Union Street, several buildings constructed between 1908 and 1925, exist as the most cohesive example of the vernacular design found on the side streets.

While the district is predominately commercial in character, several early houses remain, which document the once close proximity of the two uses. 221-231 North Raymond Avenue is the only remaining example of row house construction within the city. Row houses, more often associated with densely populated areas, were rare in Pasadena due to the availability of land to satisfy suburban desires. 45 East Green Street documents the adaptation of a residence to commercial use with a front yard addition, providing a consistent setback pattern with nearby commercial uses. Recently, several multi-family residential buildings have been constructed in the district, some of which include ground-floor commercial uses, and many more are planned for the industrial area to the south.

The streetscape improvements in the district are generally not original, but are respectful of the architectural and historical character. During the period of significance, the sidewalks were concrete scored and divided into squares ranging in size from 12 to 36 inches. While most of the sidewalks have been replaced, extensive segments of original sidewalks remain around Central Park and the Hotel Green. Historic photographs of the area show no street trees until after World War II. The existing street trees are relatively young and are planted in a uniform manner. Crape Myrtle and Tabebuia are the two most common species and are found on Raymond Avenue, Fair Oaks Avenue, Holly Street, and Union Street. Colorado Boulevard has alternating Ginkos and Queen Palms, and Green Street has the oldest street trees with mature uniform Ficus. The first street lights in the district were gas-fed, Victorian style fixtures with several globes cascading from a single post. Those light standards were replaced with incandescent lamps. Other than Fair Oaks Avenue and Colorado Boulevard, the streetlights are simple posts with white acorn-shaped lanterns. The streetlights on Fair Oaks Avenue have taller posts with double lanterns. Those on Colorado Boulevard also have double lanterns, but are even more decorative. Precisely when the streetlights were installed is unknown. The ones present are similar to those seen in historic photographs of the district during the 1930s. Of course modern traffic lights and signs are also present.

The district remains relatively intact due to a shift in the community's economic and social forces further east along Colorado Boulevard. This shift, while scorned by shopkeepers and property owners from the 1930s through the 1980s, created a climate that did not encourage architectural change within Old Pasadena. While a few storefronts were modernized, most

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remained unchanged or fell into a state of disrepair. Interest in the revitalization of the area grew during the early 1980s. The construction of large public parking structures and the listing of the district in the National Register were the two main catalysts for the district's rebirth. The public parking structures created a district-wide parking supply that benefited all businesses, allowing the area to compete with regional malls. A zoning overlay in 1985 protected the buildings from demolition, and the National Register listing provided tax benefits for the rehabilitation of buildings. Surrounded by high-rise construction and a freeway on three sides and small-scale industrial development to the south, the district acts as a cohesive entity that interprets Pasadena's past.

Contributing Resources

1. 35-45 North Arroyo Parkway Constructed: 1924, Harold J. Bissner, architect
aka 110-114 East Union
Broadway Building

This two-story commercial brick vernacular building is located on the eastern edge of the district at the corner of North Arroyo Parkway and East Union Street. The most interesting architectural feature of the building is the clipped corner and cast stone pediments over the second story windows. The building was the first work of local architect Harold Bissner, who is responsible for a number of Pasadena buildings.

2. 3. & 4. Central Park Constructed: 1902
1 site and two buildings

Central Park is located at the south end of the district. The 10.73-acre site is bounded by South Raymond Avenue on the east, Dayton Street on the north, South Fair Oaks Avenue on the west, and East Del Mar Boulevard on the south. The Hotel Green is to the north and the Santa Fe Train Station is to the east. Central Park and Memorial Park (in the Civic Center National Register District) are the oldest parks in the city, the land for both parks having been purchased in 1902. Many mature trees, broad lawns, and a few small buildings connected by winding paths form the general plan of the park. The park became a recreation ground for the tourists staying at the neighboring Hotel Green.

The park was originally designed by Thomas Chisholm, but mainly reflects a redesign by Cook & Hall and Ralph Cornell in 1927. Most of the original footpath configuration of intersecting circles and ovals still exists, notably the large oval in the center. The National Humane Society

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donated the stone horse trough located in the northeast corner of the park in 1905. It is now used as a water fountain.

At the southeast corner of the park are the Lawn Bowling Clubhouse and two bowling greens. Wealthy eastern gentlemen vacationing in Pasadena and staying in the area hotels, such as the Hotel Green, formed the club in 1921. The sport was apparently so popular that architect Wallace Neff was commissioned to design a clubhouse in 1929. The clubhouse is a one-story Spanish Colonial Revival style building with a red tile roof. It sits between two square-shaped bowling greens that are surround by fences.

Roque, a form of croquet played on clay courts, was also popular in the 1920s; thus six roque courts were constructed west of the south bowling green. They remained at least through the late 1960s, but are now gone.

Constructed in 1915, the Tourist Club sits at the south end of the park at 37 East Del Mar Boulevard. When the stuccoed bungalow style Tourist Club was moved from the north end of the park to its present site in 1926, a new foundation as well as electricity and plumbing were added. It remains mostly unchanged except for the replacement of the original front doors.

The park retains a variety of mature trees including one or more Sago Palm, Bunya-Bunya, Flame Eucalyptus, California Bay, and Canary Island Palm.

The park is counted as one site and two buildings.

5. 1-11 East Colorado
Colfair Building

Constructed: 1904,
Altered: 1929, Balch and Stanberry, architects

The building sits at the important intersection of Colorado Boulevard and Fair Oaks Avenue, and represents a fine example of the Art Deco style in the district. The five-story building is marked by zig-zag Moderne chevron detailing, a decorative iron grille on the west side, a Classical pediment over the door (west side), and large water tower on the northeast corner of the roof. The mass is an important match-up with 2-10 West Colorado Boulevard diagonally across the corner. The windows and storefronts are arranged symmetrically along the Fair Oaks Avenue and Colorado Boulevard facades. Matthew Slavin was the builder; he was responsible for constructing other buildings in the district. The building was rehabilitated in 1996 and retains a high level of physical integrity. Details include original storefronts on Fair Oaks with aluminum and copper display framing, marble bulkheads and black Carrera glass on storefront piers. The

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storefronts on Colorado have been replaced and the stepped parapet at the roofline was added to hide mechanical equipment.

6. 12 East Colorado

Constructed: 1887

Altered: 1929, Frederick Marsh, architect

The focal point of this two-story Art Deco style building is its frieze of stylized flowers between the first and second stories. On either side of the second story are fluted pilasters topped with an abstract shell design in relief. One of the original owners, J.W. Wood, was a well-known druggist, realtor, and author of Pasadena history.

7. 13-31 East Colorado

Constructed: 1929, Cyril Bennett, architect

Exchange Block

This one-story Classical building includes such decorative features as an elaborate projecting cornice and a cast iron frieze. Built on the site of the Carlton Hotel/Exchange Block, an early Pasadena landmark, some evidence of the former structure remain in the present building even though the former building was ostensibly demolished. A fire destroyed the interior of the building, but the façade and granite bulkheads remain. The architectural features are marked with an abundance and mixture of classical motifs pressed into the relatively narrow space between windows and parapet. The Classical Revival style of the building stands in contrast to the Spanish Colonial Revival style that dominates Colorado Boulevard. The building underwent a certified rehabilitation in 1990.

8. 14-16 East Colorado

Constructed: 1896,

Altered: 1929, Bennett and Haskell, architects

This two-story Spanish Colonial Revival building has stucco-over brick facades and a shed roof fit with red tiles. Architectural details include an elegant first story façade framed by pilasters with scroll and leaf capitals, cut-corner display windows, and transom windows with ornamental iron grillwork over the recessed front entrance. Three large, casement windows are arranged symmetrically on the second story of the building. The alley façade is largely intact. The building is similar in original design to its neighbor, 18-20 East Colorado Boulevard. The building underwent a certified rehabilitation in 1985.

9. 18-20 East Colorado

Constructed: 1896

Altered: 1929, Bennett and Haskell, architects

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This two-story Spanish Colonial Revival structure is tied to 14-16 E. Colorado Boulevard with its Mission tile shed roof and curved downspouts. Three large, single-pane windows are arranged symmetrically on the second story of the building. The architectural details are almost identical to 14-16 East Colorado Boulevard. The capitals were restored and replaced during its certified rehabilitation in 1985.

10. 24-28 East Colorado
Fish Building

Constructed: 1887
Altered: 1929, Frederick Kennedy Jr., architect

In marked contrast to the Spanish Colonial Revival facades on either side, this large two-story reinforced building has an Art Deco façade. While some portions of the structure date from 1887, almost all of the recognizable elements of the building are from the 1929 Art Deco construction. Fluted pilasters and a band of relief abstract swirls, zig-zag, flower and wave patterns between the first and second floor make this building one of the best examples of the style within the district. All pilasters and the relief are of poured concrete. A transom runs above the length of the ground floor windows, accented with an Art Deco star-design grill above the center recessed entrance. The second story is marked by a horizontal ribbon of 13 double-hung windows more typical of the Moderne style. The interior of the building was remodeled in the 1980s, but the front façade is intact.

11. 30-32 East Colorado

Constructed: 1888
Altered: 1929, Bennett and Haskell, architects

This one-story Spanish Colonial Revival building features two shop entrances delineated by two large arches resting on Classical Corinthian columns and a red tile shed roof. Architectural details include a miniature arch motif relief running across the front façade of the building below the cornice. Both recessed, glass entrances are symmetrically arranged beneath each arch. The four, large display windows are arranged symmetrically on either side of each entrance. A contrasting, plain stucco panel occupies the space above the entrances and below the arches.

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12. 33-35 East Colorado

Constructed: 1916

Altered: 1929, M.P. Wilkinson, architect

Fluted pilasters capped by stylized rams heads in relief define this two-story poured concrete building in the Art Deco style. A zig-zag decorative molding runs above the second story windows, and the parapet is accented with a circular pattern. Five large, casement windows occupy nearly the entire second story façade. An iron Art Deco style gate arranged between the two large glass display windows protects the recessed entrance. The sidewalk outside the storefront is accented with in-laid glass bricks. The building was rehabilitated in 1994. A rear addition to the building was demolished; however, this addition was not original and its design was incompatible with the original building.

13. 34-36 East Colorado

Constructed: 1890

Altered: 1929, H.H. Ruber, architect

This two-story stucco-over-brick building contains no embellishment except for an arch-and-bracket design in relief just below the parapet. An unadorned transom runs the entire length of the building just above the first story. The recessed front glass entrance is arranged between glass display windows on either side. Architectural details include a simple trim detail running below the flat roof and original black tile bulkhead with yellow accents. A balcony area on top of rear ground-floor flat roof is only visible to parking lot façade. The building was rehabilitated in 1994.

14. 37-39 East Colorado

Constructed: pre-1886

Altered: 1929, Bennett and Haskell, architects

This one-story stucco-over-brick building has a false second story and a red tile shed roof in Spanish Colonial Revival style. Three panel friezes in a wreath and shield pattern flanked by a scroll pattern comprise the chief Spanish element. A horizontal trim runs just below the three panels. Two 6-inch diameter shell patterned elements are supported and decorative corbels on either side of the first-floor rectangular display windows. The recessed entrance retains the transom over the door and terrazzo flooring. Built for Craig and Hubbard Grocers, this was the first brick store building in Pasadena and predates any building records. The building was rehabilitated in 1996.

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15. 38-44 East Colorado

Constructed: 1893, Ridgeway and Klock, architects
Altered: 1929, Bennett and Haskell, architects

This two-story stucco-over-brick building is in the Spanish Colonial Revival style. Architects, Bennett and Haskell designed other buildings in the district; this structure is very similar to 14-16 East Colorado Boulevard. The façade is symmetrically organized about a centrally located entrance to the upper story. The entrance sits in an arched opening topped by decorative relief work. Two each side are storefronts with brackets in the upper corners. Double-hung windows defined by wrought iron railings and twisted columns are arranged symmetrically on the second story. A wide decorative frieze sits below the shed roof, which is fit with red tiles. A contoured molding runs the length of the roofline and in between the two stories. The building underwent a certified rehabilitation in 1984.

16. 43 East Colorado
Defriez Block

Constructed: 1892, C.W. Buchanan, architect
Altered: 1919, Louis de Puger Millar

This two-story brick building with a glazed brick front façade is neo-Renaissance in appearance. The most distinguishing feature of the façade is a large Palladian window centered on the second story. The flat roofline is defined by a dentil course and two mock square capitals. At the ground level is a single storefront with a centrally located door flanked by display windows. This façade may stem from the 1919 remodeling and appears to have been moved back on rails in 1922.

17. 45-47 East Colorado

Constructed: 1919, Louis de Puger Millar

This two-story building is the centerpiece in a series of three two-story Beaux Arts facades. Slender ionic columns separate the four one-over-one, double-hung second story windows. A decorative cornice runs above the columns and windows. A larger cornice and blank frieze framed by curved brackets and square capitals accent the parapet. Architectural details on the ground floor include transom windows above the recessed entrances and a larger three-panel transom running the length of the building. The building was rehabilitated in 1993.

18. 46-48 East Colorado

Constructed: 1886
Altered: 1929, Bennett and Haskell, architect

This is a simple two-story, stucco-over-brick Spanish Colonial Revival building with a red tile shed roof. A wide frieze with a narrow cornice and decorated relief panels above the two plain second story double-hung sash windows provide the major decoration. A transom runs the length of the building above the display widows and recessed entrance. Simple pilasters and decorative

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capitals flank the ground-floor display windows. The building was rehabilitated in 1993, and further minor rehabilitations occurred in 2002.

19. 49-51 East Colorado

Constructed: 1887

Altered: 1898, C.W. Buchanan, architect

Altered: 1928, Louis de Pugar Miller, architect

The two-story stucco-over-brick building is ornamented by second story pilasters and cast iron piers at the street level. In 1898, the building was remodeled by architect C.W. Buchanan to house employees of the Hotel Green. The front façade is part of a 1928 remodeling. The Palladian type roofline is accented by a grey metal cornice with dentals and a bull's eye window in the arch of the roofline. Four pilasters separate the four double-hung sash windows on the second story. The front façade of the second story is made of ceramic tile in a brick pattern. A four-paneled transom window and plain pilasters comprise the design details of the ground floor. The rear alley elevation of the building is one-story and is characterized by the arched windows and entrances. The building was rehabilitated in 1982.

20. 50-54 East Colorado

Constructed: 1897

Altered: 1929, Bennett and Haskell, architect

This two-story stucco-over-brick Spanish Colonial Revival building is characterized by a decorative boxed cornice at the roofline, which runs just above an ornate frieze. Decorative moldings run above and below the three double-hung windows. Narrow pilasters separate the windows. Wide pilasters with decorative capitals frame the three-light glass panels that comprise most of the first story façade. The recessed entrance is arranged asymmetrically on the far left corner of the street façade. The building was rehabilitated in 1994. The storefront is not original.

21. 55-61 East Colorado
Frost Building

Constructed: 1889

Altered: 1919, D.C. McCallum, builder

This two-story building was the original Pasadena store of Wetherby and Kayser, an old Los Angeles shoe business owned by Eva Fenyes, a prominent local citizen. The simple façade of white glazed brick is ornamented by a boxed cornice at the roofline and simple pilasters framing the street level entrance to the second story. Six single-pane windows are arranged asymmetrically on the second story. The alley façade has arched windows and entrance, and a distinctive metal sliding door. Architectural details include leaded glass transoms, pressed metal cornices, and a decorative metal gate. The building was damaged in a fire, but underwent a certified rehabilitation in 2004.

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22. 56-58 East Colorado

Constructed: 1929, Marston and Maybury, architect

This one-story stucco-over brick building was constructed while neighboring older buildings were refaced in 1929 for the widening of Colorado Boulevard. A plain cornice runs just under the flat roofline. The façade is characterized by a plain fascia above the two storefronts, and the metal grillwork covering the transom that runs the length of the building. Black ceramic bulkheads support the glass display windows. The building was rehabilitated in 2001.

23. 60-64 East Colorado

Constructed: 1888

Stowell Block

Altered: 1928, Bennett and Haskell, architects

This two-story stucco-over-brick building anchors the southwest corner of the intersection of Raymond Avenue and Colorado Boulevard. The second story retains most of the original decorative elements from the 1928 remodel including a series of symmetrical scrolled ornaments projecting above the parapet, and a wide checkerboard frieze framed by two cornices just below the parapet. The multi-pane second story windows are accented by heavy lintels and mock pilaster capitals in a scroll-and-leaves design above each window, and a decorative false metal balcony below each window. An egg-and-dart patterned horizontal band separates the first and second stories. The first story includes plain pilasters with Doric capitals dividing multiple storefronts, large glass display windows, marble-faced bulkheads and a ribbon-window transom. The building is historically important as the long-time location of Vroman's bookstore and for its connection with Alexander Stowell, a prominent Pasadenean. The building underwent a certified rehabilitation in 1982.

24. 63-65 East Colorado

Constructed: 1896, Greene and Greene, architects

Kinney-Kendall Block

Altered: 1929, Bennett and Haskell, architects

The flat roofline of this three-story stucco-over-brick building is characterized by a series of scrolled consoles with acanthus leaves under the cornice. Multi-paned casement windows are arranged in sets along the Raymond façade with large painted transoms above and separated by Doric pilasters. Large transoms, also accent pairs of casement windows arranged symmetrically on the Colorado Boulevard façade. A horizontal band separates each story. The first story is fairly plain, and has suffered from alterations. The alley façade retains an arched entrance with rails on which sides of meat were transported into an early meat market. This building is important historically as the only existing commercial building by Greene & Greene. However the only remaining original Greene & Greene elements are the wooden doors, the newel post, and the balustrade in the Raymond Avenue entrance.

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25. 87-89 East Colorado

Constructed: 1929, Benjamin G. Horton, architect

The one-story street façade on this grey terra cotta building conceals the two-stories in the rear. A frieze with flower medallions separated by vertical blocks under the leaf-patterned cornice embellishes the flat roofline. Grooved pilasters and a horizontal band symmetrically divide the façade into two storefronts. Architectural details of the storefronts include black glass bulkheads, black-and-white checkered terrazzo floors, wide transoms, and recessed entrances. The building was rehabilitated in 1995.

26. 95-99 East Colorado

Constructed: 1902-1904

Altered: 1929, Benjamin G. Horton, architect

This two-story brick building is embellished with a mock balustrade at the parapet and a cornice with arched corbelling. The second story windows each feature a cement relief of a Byzantine leaf design. A band of small double dentils runs below the second story windows. The first story display windows are set in metal frames with granite bulkheads. The entrances are accented with patterned leaded-glass transoms. A penthouse structure set back from the street façade above the second story was added in 1921. The building was formerly the location of Pasadena's F.W. Woolworth branch. The building was rehabilitated in 2005.

27. 96-104 East Colorado
Richardson Block

Constructed: 1896, Harry Ridgeway, architect

Altered: 1929, Benjamin G. Horton, architect

This large two-story brick-faced building is accented by classical details throughout. A heavy decorative shell and scalloped pattern comprise the ornamentation at the cornice, parapet, and central entrance. The second story casement windows with narrow transoms are arranged in groups of two and are separated by decorative vertical panels. These concrete panels depict an intricate flower, vase, and scroll design. The same design is used to decorate the flat flush pilasters at the corners and entrances on the first story. Wide transoms and recessed entrances mark the display windows on the first story. The grand, central, recessed entrance to the second story is elaborately decorated with the aforementioned classical frieze and the Richardson name. The building is historically important due to its connection with the Richardson family, a prominent Pasadena family. Harry Horton, the architect of the 1929 remodel, also designed neighboring buildings on the street. The building was rehabilitated in 2000, and again in 2004.

28. 109-125 East Colorado
Chamber of Commerce Building

Constructed: 1906, John Parkinson and
Edwin Bergstrom, architects

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This six-story, steel frame, and cream brick office building was one of the earliest of the Parkinson and Bergstrom partnership, and was hailed as the city's "most costly building" when constructed. The building housed Pasadena's most prestigious professionals. The flat roof features a wide overhanging cornice with painted medallions. The façade is characterized by brown, green, and blue brick mosaic-like elements. This motif includes a band above the fifth story and a geometric element below the second story. A banded molding runs the length of the building above the second story and above the first story. Above the first story, an egg-and-dart motif runs adjacent to the molding. The corners of the building incorporate the mosaic-like design vertically. The double-hung sash windows are arranged in groupings of different widths, with pairs of narrow windows flanked with two wider windows. The main recessed entrance includes large concrete decorative brackets, a cornice above the entrance, and an egg-and-dart motif around the entrance ceiling. The multiple storefront display windows are separated from the transom by a narrow molding. The building underwent a certified rehabilitation in 1985.

29. 1-11 West Colorado

Constructed: 1930, Bennett and Haskell, architects

This two-story Art Deco style building anchors the prominent intersection of Colorado Boulevard and Fair Oaks Avenue. The two street-facing elevations are symmetrically organized and divided into four bays by fluted pilasters that rise above the flat roofline. Zig-zag design that characterizes the style is utilized at the cornice and frieze. At the ground level are identical storefronts with marble bulkheads, recessed doors, and vertically divided transoms. At the second story are unusually large window openings. The entrance to the upper story is located in the northernmost bay on the Fair Oaks Avenue.

30. 2-10 West Colorado
Dodsworth Building

Constructed: 1902, J.J. Blick, architect
Altered: 1930, Walter Folland, 1930

The four-story Dodsworth Building is situated at the prominent intersection of Colorado Boulevard and Fair Oaks Avenue. The original design was altered in 1930 by Walter Folland to take what was a simple building with Classical cornices and windows into the Spanish style.

While the building encompasses Classical, Spanish, and Moderne styles, it relates well to the building across Colorado Boulevard and to the neighboring buildings. The high parapet is embellished with an arched element and an egg patterned band. Wide flat pilasters separating the double-hung sash windows divide the façade. The pilaster capitals project to the roofline, and are ornately designed in scroll pattern. This ornate patterned relief is repeated at the corners of the building above and below the third story. Decorative medallions support a horizontal band just

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above the first floor. The first floor includes traditional storefronts with vertically divided transoms; a cast stone arched entranceway, and a granite base.

31. 12-18 West Colorado

Constructed: 1900-1901

Altered: 1929, J.Kinsel, architect

This two-story plaster-over-masonry building is one of the few examples of the Moderne style in the district. Plain flat pilasters divide the second story. A thick and a thin band run above the pilasters in the center of the building. The outer pilasters are capped by a simple geometric element. Two narrow units flank the multi-paned windows. The ground level is divided into three storefronts by plain, flat pilasters. Bulkheads, recessed entryways, and vertically divided transoms define the storefronts. The building underwent a certified rehabilitation in 1985.

32. 13-21 West Colorado

Arcade Building

Constructed: 1888, R.S. Cox, architect

Altered: 1929, Bennett and Haskell, architects

This two-story building is an excellent example of Churrigueresque detailing, and one of the best examples of Spanish Colonial Revival style in the district. Details include ornate cast stone bas relief medallions featuring helmeted World War I soldiers, moldings, finials and cornice supports. The double-hung windows on the second-story are arranged symmetrically and divided by plain pilasters. These same pilasters divide the sections of the cast stone bas relief running under the decorated cornice. Ornament on the first floor façade includes cast iron posts, a grill frieze running across the building, copper storefront mullions on east storefront, and an upper and lower transom. The interior features a rare large art glass skylight, likely designed by Judson Studios. The building underwent a certified rehabilitation in 1984.

33. 20-30 West Colorado

Constructed: 1887

Altered: 1930, Raymond Harvey, architect

This three-story Mediterranean style office building served as a post office in the first decade of the century and relates well to the adjacent buildings. The arched side windows contrast nicely with the front façade metal frames, indicating an earlier vintage of this and other Mills Alley buildings. The cornice is has an overhanging shed tile roof with exposed beams. The facades of the second and third stories are nearly identical; large multi-paned casement windows are arranged symmetrically along both street facades. Pilasters divide the storefronts and entrances on the first floor, and an upper transom runs above the glass storefronts. The glass double-door main entrance to the upper floors is recessed under an arch. Architectural details on the building include a decorative bracket on the corners of the third story, a thick horizontal band running

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between the first and second story and crescent shaped wrought-iron entrance gates on Colorado Boulevard. The building underwent rehabilitation in 1989.

34. 29-31 West Colorado

Constructed: 1929, Finlayson and Haas, architects

This one-story, flat-roofed commercial building is Art Deco in style. The façade is plain except for a decorative panel of perforated terra cotta in an Art Deco design above the storefronts. A thick bulkhead contrasts with the pilasters on the ground level. The central entrance is recessed from the metal-framed, glass display cases. The building was rehabilitated in 1993.

35. 33-47 West Colorado

Constructed: 1895

Altered: 1929, Bennet and Haskell, architects

This two-story structure was originally three individual stone masonry buildings constructed in 1895. The three buildings were enlarged and joined by a common façade designed by Bennett and Haskell in 1929. An ornate Churrigueresque decorative panel runs the length of the building just below the overhanging shed tile roof. Eight, large, multi-paned windows are arranged symmetrically along the second story. A horizontal band separates the second and first story. A Churrigueresque frieze similar in a pattern to the upper panel richly ornaments the central entrance. Storefronts with vertically divided transoms flank the central entrance. The building was rehabilitated in the 1992.

36. 42 West Colorado

Constructed: 1886

Altered: 1929, Frederick Marsh, architect

This narrow two-story building is one of the most significant examples of the Art Deco style in the district. The façade is characterized by cast stone frieze in an Art Deco pattern on the parapet, original cast stone recessed window spandrels in a stylized jazz age jungle motif, and a jagged decorative metal canopy above the entrance. Two narrow wood-framed windows with transoms are arranged symmetrically on the second story. The first story has undergone minor alterations, but the recessed entrance, tile bulkheads, entry tile, and metal canopy are intact. The architect also designed the Art Deco style building at 12 East Colorado Boulevard. The building was rehabilitated in the 1980s.

37. 49-51 West Colorado
Salvation Army Building

Constructed: 1903, W. Higgins

Altered: 1929, W. Higgins, architect

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This two-story commercial brick vernacular building compliments a smaller building at 53 West Colorado Boulevard. The façade is sheathed in a light brown brick and trimmed with a darker brown brick. A very tall flat parapet sits above a denticulated course. At the second story are one-over-one double-hung sash windows. The first story contains a single storefront. The entrances to the storefront and the upper story are offset to the west.

38. 50-54 West Colorado

Constructed: 1924, Hudson and Munsell, architects
Altered: 1929, Bennett and Haskell, architects

This two-story stucco-over-brick Spanish Baroque style building was constructed in 1924 as a warehouse and remodeled in 1929 when Colorado Boulevard was widened. Major architectural features include a red tile shed roof, ornate classical bands above the second story windows, brackets below each window, and elaborate ornamental ironwork just above the ground floor storefronts. Cement pilasters with decorative capitals and original tile bulkheads frame each ground floor storefront. Original brick characterizes the rear façade.

39. 53-55 West Colorado
Dobbins Building

Constructed: 1912, Frohman and Martin, architects

This two-story commercial building features a burnt-brick exterior and is one of the few moved in 1929 during the widening of Colorado Boulevard instead of being resurfaced. Consequently, the building provides a fine example of rarely found burned brick styling in the district. Three double-hung sash windows are arranged symmetrically on the second story above the ground floor storefront. Façade details include cornice bands around the second story windows showing dentil and egg and dart details, molded brick trim below the windows, green and white tile in the entryway, and prism glass transoms set in metal frames above the storefront. Horace Dobbins, the original owner, is important to Pasadena's history as the builder of the cycleway to Los Angeles. The building was rehabilitated in 1992.

40. 59-75 West Colorado

Constructed: 1910
Altered: 1929, Roth and Parker, architects

Located at the corner of Colorado Boulevard and Delacey Street, this substantial two-story building was constructed in 1910 and served as Clune's Pasadena Theater. In 1929, it was remodeled and given its present Spanish Colonial Revival style façade. Like many of the corner buildings on Colorado, the original design is apparent on the side street elevation. The stuccoed

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façade is topped by a shed roof fit with red tile. Multi-paned casement windows are evenly distributed along the second story. Along the considerable length of the ground level are display windows and storefronts.

41. 85-89 West Colorado
Motor Car Agency

Constructed: 1915, Louis du Pugar Millar

Originally the Chandler Motor Car Agency, this one-story building with plaster-over-brick surfaces utilizes a characteristic stepped parapet roofline, which surmounts a three-bay arrangement of plate glass windows. Plain pilasters with a horizontal banded capital separate the storefront bays. A paneled transom runs the length of the building. The building was rehabilitated in 1997.

42. 93-95 West Colorado

Constructed: 1921, Paul Martin, architect

This one-story Mission Revival style commercial building features a tiled shed roof jutting out over the single storefront. A multi-paned bank of high broad windows banded with heavy wood and a paneled transom dominates the storefront.

43. 103-111 West Colorado

Constructed: 1908-25

These three older one-story commercial buildings have been incorporated into one. The façade includes both stucco-over-brick and painted brick finishes. Although unified in the interior, the buildings remain visually separate due to such features as different parapets, window size and detailing variations. 111 West Colorado Boulevard features two large parapets stepped up in the center of the building. 105 West Colorado Boulevard is characterized by a large bank of wide storefront windows and a simple horizontal band above the transom. 103 West Colorado Boulevard is characterized by a flat roof and a virtually unadorned façade. The rear façades constitutes an important architectural feature of adjoining alley. The buildings were joined and rehabilitated in 1994.

44. 106 West Colorado

Constructed: 1918

Altered: 1929, Marston and Van Pelt, architects

This two-story commercial building is Spanish Colonial Revival in style. The façade is symmetrically organized about a centrally located entryway with a wood door, sidelights, and transom. Cast stone piers, bulkheads, and a cornice surround the storefront windows. Two pilasters capped with decorative urns on either side accent the tiled shed roof. A narrow window

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framed by cast stone blocks opens onto a wrought-iron balcony. To each side are two small round wood windows covered by decorative grills. The building was rehabilitated in 1995.

45. 108-110 West Colorado

Constructed: 1922-23, McCune and Spendt,
Altered: 1929, Dale McCune, architect

This single-story Spanish Colonial Revival commercial building provides a strong linkage between its neighbors. A simple horizontal cornice just below the roofline accents the tiled shed roof. Simple cast stone parapets frame a heavy wood-framed arched transom. The storefront includes tile bulkheads and a recessed entrance.

46. 112-114 W. Colorado

Constructed: 1895
Altered: 1929, E. Ehrenfield, C.H. Basore, architect

This two-story Spanish Colonial Revival commercial building features a single storefront set beneath a large arched transom. A tiled shed roof is anchored on each end by plain piers. Three rectangular double-hung sash windows are arranged symmetrically on the second story. Storefront features include simple pilasters without capitals on either side of the storefront and black tile bulkheads. The scale and details of the 1929 façade echo those of 106 West Colorado Boulevard. The building was rehabilitated in the 1990s.

47. 117 West Colorado

Constructed: 1925

This one-story Spanish Colonial Revival style commercial building is similar in scale and relates well to 103-111 West Colorado Boulevard. The tile parapet is framed on either side by decorative seashell moldings and pilasters topped with decorative urns at the roofline. A simple cornice runs just below the parapet. The unique arrangement of the storefront features a wood transom and decorative wood mullion. The building was rehabilitated in 1994.

48. 118-120 West Colorado

Constructed: 1909
Altered: 1929, G.S. Bliss, builder

This simple two-story commercial building ties this side of the street to similar plain facades opposite. The plaster façade is characterized by as simple decoration on the cornice along the flat roofline, and a talk bank of Chicago-type windows below vertical painted panels. The entrance is asymmetrically arranged on the left of the large display windows, with a transom and grill over the glass double-door. The building was rehabilitated in 1989, and again in 1994.

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49. 121 West Colorado

Constructed: 1902

Altered: 1994, David Maman, architect

This one-story masonry commercial building was constructed in 1902, but completely remodeled in 1946 and 1959. When the district was originally listed it had a plain stucco façade with two storefront openings that were bordered over and no design features. In the course of rehabilitating the building in 1994, portions of the original façade were discovered and subsequently restored. The building once again features storefronts fit within two large rusticated stone arches and a pitched red tiled parapet.

50. 124-128 West Colorado

Constructed: 1923, D.E. Postle, architect

This single-story Spanish Colonial Revival style commercial building was constructed to conform to the future street widening. Ornamental scalloped parapets that accentuate the center storefront set off the tiled shed roof. Plain pilasters frame either side of the building, and decorative moldings outline each of the three storefronts. Other details include thick bulkheads, recessed storefront entrances, and scalloped transoms. The building was rehabilitated in 1998.

51. 132-134 West Colorado

Constructed: 1919, R.E. Millsap, architect

Altered: 1929, Leo Bachmann, architect

This two-story Churrisguesque style commercial building features a tower element on the east end. The tower is capped by a tiled roof and has two arched openings with multi-paned windows above the iron grille balcony and ground floor entrance. The main storefront is marked by large Baroque frieze of cast concrete depicting shield and portrait medallions topped with twelve finials. The storefront below the frieze has an expansive band of windows and a side entrance with a double-hung window arranged directly above the door. The painted brick rear façade is composed of two windows and a door asymmetrically arranged. The exposed brick east façade features six arched window openings. This building is in good condition and exhibits some of the exuberance of the Spanish Colonial with Baroque detailing. The building underwent a certified rehabilitation in 1986, and was subsequently altered in 1997.

52. 133 West Colorado

Constructed: 1905

This simple single-story building is almost completely devoid of ornamentation. The main design feature is a patterned brick cornice just under the flat roofline. A central entrance is

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arranged symmetrically between the two storefront windows. The rear ally façade includes a large paneled door and a multi-paned window. The building was rehabilitated in 1994.

53. 135-45 West Colorado

Constructed: 1925, architect unknown

This two-story commercial brick vernacular building has a textured brown and tan brick façade that is symmetrically organized. There are three storefronts located at the ground level. They have a traditional configuration with a recessed entryway flanking display windows, paneled bulkheads, marble bases, and vertically divided transoms. Above are one-over-one double-hung sash windows set in pairs. Architectural details include denticulated stringcourses at the parapet and below the second story windows. "Wood and Jones Printers" is written in gold leaf letters across the roofline. The rear of the building reveals the fact that it was formerly three separate buildings constructed in 1905, 1914, and 1925.

54. 144 West Colorado

Constructed: 1910

Tanner Motor Livery

Altered: 1929, Bennett and Haskell, architects

This two-story Spanish Colonial Revival style building is topped by a tiled shed roof and sheathed in stucco. Constructed in 1910 for the Tanner Motor Livery, the original use is still evident from the two scored-concrete floor areas for washing horses. The façade is symmetrically organized with three large openings on the ground level. The central one is wider than those to each side and originally accommodated the ingress and egress of carriages and then automobiles. Multi-paned wood casement windows are set in pairs on the second story. Cast stone relief work is used as a decorative frieze as well as panels between the windows. The building underwent a certified rehabilitation in 1991.

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55. 148-154 West Colorado

Constructed: 1929, Wendell Warren, architect

Built as shops for Eva Fenyes, and important member of the artistic community, this is a one-story stucco-over-brick building with three storefronts set beneath blind arches. The only ornamentation are four bas-relief sculptured medallions set between the arches. The building underwent a certified rehabilitation in 1991.

56. 161 West Colorado

Constructed: 1903

Altered: 1936, Breo Freeman, architect

This one-story stucco-over-brick building has fluted columns at each end. Above the storefronts is a tall parapet with a blank panel framed by contoured molding, which is now used for signage. The building was one to the Crown City Automobile Company. The original garage door at the east end has been replaced by a modern storefront and entryway.

57. 163 West Colorado

Constructed: 1921

This one-story stucco-over-brick building has two large arched openings offset to the east and a rectangular window to the west. A tiled shed roof contributes to the simple Spanish Colonial Revival style.

58. 166-68 West Colorado

Constructed: 1930

Texaco Station

The former site of a Texaco service station, this property included two one-story Spanish Colonial Revival style buildings: one used as an office and the other used as a service building. The buildings were adaptively reused as a restaurant as part of a certified rehabilitation in 1985. The larger project was called "Tanner Market" and also included the buildings at 140-44 and 148-54 West Colorado Boulevard and 30-44 South Pasadena Avenue.

59. 24 West Dayton

Constructed: 1922, J.H. Woodworth & Son

Francisca Building

The original owner of this one-story commercial brick vernacular building was James T. Philips, a Black lawyer who used the building for his offices. Philips was a charter member of the NAACP and for many years the city's only Black attorney. The principal elevation is symmetrically organized. Two smaller arches and large rectangular windows flank a larger

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centrally located arched opening. The brick is exposed on the side and rear elevations, but is painted on the principal elevation. A simple molded cornice runs the length of the flat parapet.

60. 37 West Dayton

Constructed: 1889, C.W. Buchanan, architect

Pasadena Fire Department

This two- and-one-half-story red brick building retains the only cast iron façade in the district. Design features include new wood doors on the ground level, arched openings with groups of double-hung sash windows at the second story, and a decorative cornice along the flat roofline. Built in 1889 as the main station of the Pasadena Fire Department, which had organized in 1887. The original building comprised a narrow central bay with a bell tower and that portion to the west of it. Around the turn of the century, the eastern addition was made. At some point in time, the bell tower was removed. The station originally accommodated horses and horse-drawn equipment, until motorized units were purchased in 1909.

61. 51 West Dayton

Constructed: 1902

Palace Livery

This one-story commercial brick vernacular building was originally constructed as the Palace Livery in 1902. By 1921, it had been converted into an automobile repair garage. Signs painted on the front of the building are fading, but still visible. Generally utilitarian in design, the primary elevation has a tall arched opening centered on the primary elevation that was originally used by carriages and then motor vehicles. The original stepped parapet has been reduced in size. The building underwent a certified rehabilitation in 1994. At that time, the central opening was filled with a window, and a sign, which reads "Palace," was added at the peak of the parapet.

62. 80 West Dayton

Constructed: 1925, Norman Foote Marsh, architect

Friendship Baptist Church

Friendship Baptist Church was not included in the original application for the district, although it is located on the boundary. It was individually listed in the National Register in 1978 and is significant for its role in the history of African Americans in Pasadena as well as for the quality of its architecture. Founded in 1893, it was the first African-American congregation in the city. As the congregation grew and prospered a larger edifice was required. The noted architect, Norman Foote Marsh, designed the existing building in 1924. The three-story building blends the Spanish Colonial and Mission Revival styles. The design features a distinctive tower at the corner of West Dayton Street and South Delacey Avenue and a Mission-style entrance centered between piers and topped by a shaped parapet. The building was rehabilitated in 2000. At that

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time, earthquake damage was repaired and the building was seismically reinforced. Restoration work included reestablishing the original color scheme and cast stone finishes on the exterior and period lighting.

63. 34 North Delacey
Salvation Army

Constructed: 1924, R.F. Inwood, architect

This three-story commercial brick vernacular building was constructed for the Salvation Army in 1924. The brown brick elevation facing North Delacey Avenue is symmetrically organized and is trimmed with white glazed brick. Five bays wide, there is an entrance to the old Salvation Army store in the center bay. Display windows flank it. In the outer bays are narrow doorways that lead to what were apartments on the upper floors. The windows are one-over-one double-hung sash set individually except in the second and fourth bays where they are in a group of three. The parapet accentuates the rhythm of the bays with an arched rise in the center and small gables at each end. Punctuating the center of the parapet is a cast stone sign for the Salvation Army. The rear (east) and north elevations of the building face Miller and Bonham Alleys respectively. They are more utilitarian in design with plain exposed red brick walls and one-over-one double-hung sash windows. Storefronts were added to the ground level of the rear elevation in 2000.

64. 35 North Delacey
Penn Oil Building
aka 100 West Union

Constructed 1930, Bennett & Haskell, architects
Alterations: 1956 and 1998

This Art Deco building was constructed in 1930 for the Penn Oil & Supply Company. It consisted of a 47-foot tower with a one-story service wing at the corner of North Delacey Avenue and West Union Street. The open service bays along the street-facing elevations of the one-story wing were closed in 1956 when the building was converted into a printing and manufacturing facility. Designed by Bennett & Haskell, it is one of the most distinguished Art Deco style buildings in the district. In 1998, the building was adaptively reused for retail use. Changes at that time included the removal of the 1956 alterations, their replacement with display windows, and a second story addition that is set back from the wall plane. Despite the alterations, the building still retains enough physical integrity to be considered a contributing building. Significant architectural features include the tower element with recessed vertical bas relief panels and a stepped ziggurat roof, the original stucco clad surfaces on the street-facing elevations the stepped copping, the continuous frieze with zig-zag detailing, the wall spandrels, and the flared concrete wheel stops at the base of the piers. The south elevation facing Christensen Alley retains its original utilitarian design with plain red brick walls and steel sash windows.

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The Little Church is a surprising remnant of former life on Electric Avenue. Constructed in 1909 for Dr. James R. Patterson, the one-story stucco-over-brick church might be mistaken as a commercial building. The flat roof has a parapet stepped in the center and anchored at each end by short columns. The side-by-side entrances flanked by the original Gothic-style stained glass windows reflect the fact that it originally housed two congregations.

69. 11-17 North Fair Oaks
Plant Block

Constructed: 1887, Harry Ridgeway, architect

This three-story Victorian-era commercial building is a delightful and successful mixture of details. It displays a typical Gothic polychromatic façade of deep red brick set off by white detailing. The straight-sided arched windows of the second story suggest the Italianate. Other decorative features including ornamental terracotta friezes at the cornice and between each story. The wood windows are one-over-one double-hung sash. When the district was listed the storefronts had been altered. They have since been rehabilitated, but the date is unknown.

70. 16-20 North Fair Oaks

Constructed: ca. 1886

Originally owned by Fannie Bonham, this is a two-story commercial brick vernacular building. In 1947, the façade was stuccoed and in 1953 the parapet was removed. The only remaining characteristics of the original front façade are the three-over-one double-hung sash windows on the second story. Although extensively altered, this building is the oldest brick structure still standing in Pasadena. The building was rehabilitated in 1994. At that time, the existing storefronts were installed.

71. 19-25 North Fair Oaks
Mary K. Bartlett Building

Constructed: 1894

This two-story commercial brick vernacular building has a simple design ornamented by white glazed brick surrounding the second story windows and the peaked parapet creating a mosaic effect. Pasadena's "Model Grocery" got its start here in 1894 and remained at this site through the 1920s. "The" market in town – for some time almost an institution – this became a branch with construction of a new store building in 1910 on Colorado. In 1923, the upper floors were transformed into the Fair Oaks Hotel, and the lower story became the China Palace restaurant.

72. 29-33 North Fair Oaks

Constructed: 1893

Built by Mathhew Slavin the same year as the adjacent building at 37-39 North Fair Oaks Avenue, this two-story commercial brick vernacular building is an integral component of the

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streetscape. Although simpler in design than 37-39, the building has a decorative brick cornice, which is stepped in the center and appears to be supported by brackets. The rear of these North Fair Oaks Avenue buildings forms the most significant alley space within the district. When the district was listed the storefronts had been altered. They have since been rehabilitated, but the date is unknown.

73. 37-39 North Fair Oaks
Slavin Block

Constructed: 1893

An elaborate parapet with arched corbelling on the cornice and "Slavin Block" inscribed in brick in the center, are the focal points of this two-story commercial brick vernacular building. Contractor Matthew Slavin, an active and prominent participant in Pasadena's architectural and political life, constructed the building. It retains its original one-over-one double-hung sash windows. Like most commercial buildings in the district, the storefronts have been replaced but the date is unknown.

74. 45-47 North Fair Oaks

Constructed: 1887

This two-story brick commercial building features elaborate Renaissance Revival style detailing. The cast iron storefront configuration remains much as it did originally. Engaged pilasters that are treated differently at the first and second stories define the corners of the building, and appear to support a denticulated molding and parapet along the flat roofline. At the second story, a terracotta plaque ornament divides two large window openings with arched headers.

75. 72 North Fair Oaks

Constructed: 1904

This two-story commercial brick vernacular building utilizes several Classical features including a cornice belt with brackets and an egg and dart molding and a second story window header with dropped corners. The storefront and entrance has been moved back approximately ten feet from the face of the building to create outdoor seating.

76. 76-82 North Fair Oaks

Constructed: 1904, G. Corwin-Keyes, architect

This two-story brick building is one of the few remaining examples of the Mission Revival style in the district. Design features include a stepped cornice with tile shades over protruding bay windows framed by a stepped up window lintel.

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77. 118-128 North Fair Oaks
Marine Hotel

Constructed: 1884
Altered: 1904

The Marine Hotel is a two-story commercial brick vernacular building with tall, narrow windows, extended brick cornices, and a vintage neon sign. The second story remains virtually unaltered. The storefronts were rehabilitated in 1986.

78. 130-34 North Fair Oaks
Morrison Transfer & Storage

Constructed: 1918, Buchanan & Brockway,
architects

This one- and two-story commercial brick vernacular building housed the Morrison Transfer and Storage Office from 1919 to 1931. In 1988, the building was rehabilitated. At that time, the existing storefronts were installed.

79. 2-18 South Fair Oaks

Constructed: 1929, Walter Folland, architect

This two-story commercial building sits at the important intersection of Fair Oaks Avenue and Colorado Boulevard and is one of the finest examples of the Spanish Colonial Revival style in the district. It was documented in the original application for the district as 2-18 East Colorado Boulevard. The building has strong tower elements at the north and south ends with the main entrance to the building located in the center of the Fair Oaks Avenue elevation. Design features include stucco walls, red tiled roofs, arched window openings, and cast stone ornamentation around the entrance, the frieze along the roof line, medallions, and columns. Ground floor storefronts retain the original vertically divided transoms. The building was rehabilitated in 1994. At that time the bulkheads were retiled.

80. 19-25 South Fair Oaks

Constructed: 1886, Harry Ridgeway, architect
Altered: 1923

This simple one-story commercial building has three storefronts. The most distinctive feature of the building is the Art Deco style parapet that consists of a zigzagging frieze.

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81. 37-39 South Fair Oaks

Constructed: 1922

The original application for the district identified three buildings at 33-45 South Fair Oaks Avenue as a single non-contributor. They were united into a single building in 1946 by the Crown Mattress Co. and are still under a single ownership. Pursuant to a tax credit application in 1985, the National Park Service determined that the three buildings should be evaluated separately and that 33-35 and 43-47 South Fair Oaks Avenue are noncontributing, but that 37-39 is contributing. The one-story commercial building at 37-39 has two identical storefronts with painted brick exteriors, simple parapets with vents covered by turned wood balusters, and vertically divided transoms. The building underwent a certified rehabilitation in 1994.

82. 84 South Fair Oaks

Constructed: circa 1925

This small one-story commercial brick vernacular building seems to have been left out of the original application for the district. It sits just south of the Wooster Block of the Hotel Green. The building is covered with roughly textured stucco. The façade contains a single storefront with vertically proportioned openings and a decorative cornice.

83. 103-15 South Fair Oaks

Constructed: 1887

Doty Block

Altered: 1924

This large three-story red brick building dominates its corner site. The principal façade (along Fair Oaks Avenue) has eight bays defined by brick pilasters, accented at each story by massive blocks of grey rusticated stone tied together by narrow projecting bands of molding above the first and second stories. Built during the boom of the late 1880s for James E. Doty, the Doty Block was one of the earliest substantial brick buildings in the city. Doty's carriage business was one of the largest in the San Gabriel Valley during the 1890s. The building originally had a corner tower and projecting bays, which were removed in 1924. In 1998 the building was rehabilitated. The work included the replacement brickwork that had been damaged by abrasive cleaning and the replacement of the storefronts, except for the original cast-iron columns.

84. 155 South Fair Oaks

Constructed: 1906, Hunt & Grey

Star Saddle Livery

Altered: 1910, J.C. Hillman, architect

A former saddle livery, this two-story plaster-over-brick building is in the Mission Revival style. A three-story tower on the north side and a two-story bay with a wide garage entrance on the south dominates the building. This southern bay, a 1910 addition was built on the site of a former corral. Built for Charles N. Post, a local banker, the livery served guests of the Hotel Green who

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were interested in pleasure riding. Similar to many liveryies, the building became an auto repair shop in the 1930s. Original architectural elements include the pitched roofs fit with red clay tile, arched window headers, multi-paned wood casement windows, and original hayloft doors on the rear. The storefronts replaced what were barn-style doors originally. The building was rehabilitated in 1991 and again in 1999.

85. 199 South Fair Oaks

Constructed: 1920, Buchanan & Brockway

This single-story commercial brick vernacular building originally housed a bottling works. The plastered primary elevation is symmetrically organized with an arched entrance centered under a peaked parapet. The entrance is slightly recessed and displays a fanlight above the door and a quioned surround. Similar fanlights are featured above the arched windows on either side of the entrance.

86. 203 South Fair Oaks

Constructed: 1922, Foss Design Co.

The original application for the district identified 203-207 as a single contributing building. 203 is a two-story commercial brick vernacular building. The second story façade retains the original brown veneer brick, while the first story has been remodeled. Display windows flank the centrally located recessed entrance. The south elevation has segmental arched windows at the first story and a faded advertisement painted on the brick that reads “Western Plumbing and Tin Works.”

87. 207 South Fair Oaks

Constructed: 1922, Foss Design Co.

The original application for the district identified 203-207 as a single contributing building. 207 is a single-story commercial brick vernacular building containing a single storefront with an entrance located at the north end. The façade is covered with a narrow red brick veneer. The space between this building and 203 is used as a passageway to the rear garden area that is distinguished by a very large camphor tree. A wooden double leafed gate covers the entrance to the passageway.

88. 217 South Fair Oaks

Constructed: 1922, Herbert Hamm, architect

This single-story commercial brick vernacular building has a centrally located entrance flanked by display windows. Painted white brick trim adds entrance to an otherwise utilitarian design. The awning hides a Luxford glass transom. The New England Dry Cleaning and Hand Laundry originally used the building. The brick has been damaged by sandblasting.

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89. 219 South Fair Oaks

Constructed: 1929

Thomas and Sons Grocery originally occupied this single-story commercial brick vernacular building. It has a centrally located main entrance consisting of a set of glazed double doors. To each side display windows are recessed and sit above a bulkhead of black subway tile. A vertically divided transom spans the entire assemblage. The secondary entrance has been added to the south side, which now faces a surface parking lot. The building was identified as 221 South Fair Oaks Avenue in the original application for the district. The parapet is missing and the brick has been damaged by sand blasting.

90. 330 South Fair Oaks

Constructed: 1926

This two-story commercial brick vernacular building anchors the south end of the district. The first and second story window openings are evenly stacked. The second story features one-over-one double-hung sash windows in groups of threes. The building was constructed as a factory and warehouse for W.F. Dagget and Sons, Wholesale Notions.

91. 30 West Green

Constructed: 1925, Lloyd T. Bowers, architect

The Pasadena Automobile Radiator and Lamp Repair Company originally occupied this one-story commercial brick vernacular building. The design of the building was influenced by the Spanish Colonial Revival style with its stuccoed façade and red tile coping. Two recessed arched openings in the outer bays were probably the vehicular entrances. They now contain commercial storefronts. The two display windows in the central bay are original.

92. 33-37 West Green

Constructed: 1905

Altered: 1926

A flat roof surrounded by a parapet with red tile coping caps this one-story commercial brick vernacular building. The stuccoed façade is symmetrical in plan and consists of five bays. The parapet rises higher over the central bay than the rest of the building. An automobile entrance with a metal roll-up door is located in the central bay and pairs of large display windows occupy the two bays on either side. In 1926, the front twenty feet of the building were cut off and built anew in response to the widening of Green Street.

93. 40 West Green

Constructed: 1923, Louis de Puger Miller, architect

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This one-story commercial brick vernacular building has a stuccoed façade and a triangular shaped parapet with red tile coping. The façade is symmetrically organized with a centrally located garage door opening. The outer bays feature large plate glass display windows. The doors in the outer bays flanking the garage door are not original.

94. 44 West Green

Constructed: 1909

This one-story commercial brick vernacular building is a duplicate of the building at 40 West Green Street. The storefronts in the outer bays are original, while the original garage door in the central bay has been replaced with a modern commercial storefront.

95. 52-58 West Green

Constructed: 1912

This one-story commercial brick vernacular building duplicates the design of the building at 40 and West Green Street with its stuccoed façade and a triangular shaped parapet with red tile coping. The centrally located window has a segmented arched header. This window is original; however the two on each end appear to have been replaced.

96. 60 West Green

Constructed: 1912

This one-story commercial brick vernacular building was original used as Miller's Transfer and Storage Company. A stepped parapet caps the painted brick façade. The storefronts do not appear to be original.

97. 70 West Green

Constructed: 1921

This one-story commercial brick vernacular building has a stepped parapet. The façade is symmetrically organized with a central bay flanked by large display windows. The garage door in the central bay was replaced by a modern commercial storefront in 2005. The building was originally occupied by the Pasadena Auto Products Company.

98. 80 West Green

Constructed: 1908

This one-story commercial brick vernacular building was constructed for the Crown Service Auto Repair Company. The building occupies the southeast corner of Green Street and Delacey

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Avenue. Four flat fluted pilasters divide the Green Street elevation into three bays. One pilaster on the Delacey Avenue elevation divides the stuccoed "front" portion of the building from the painted brick rear. All of the storefronts were installed in 1997 when the building was converted to a restaurant.

99. 101 West Green

Constructed: 1912

This two-story commercial brick vernacular building has a stuccoed façade and a flat roof with a molding along the top. The building is now connected to the restaurant on the corner. There is a band of one-over-one double-hung sash windows on the second story. The windows and doors on the ground level are not original.

100. 111 West Green

Constructed: 1925, Zeddy Burr Barker, architect

This one-story commercial brick vernacular building seems to have been left out of the original application for the district. The brown brick façade has a stepped parapet and a symmetrical design. Large multi-paned tripartite windows flank the recessed central entrance, which was originally occupied by a garage door. A pair of double, wood-framed glazed doors with single glazed transoms are now located within this central section.

101. 115 West Green

Constructed: 1895
Altered: 1947, Glen Smith, architect

This one-story Queen Anne-influenced cottage is covered by a front-facing gabled roof with a fish-scale shingles and a semi-circular attic vent. A raised porch with a hipped roof is centered on the façade and is supported by a single turned post. An addition made to the west end of the facade in 1947 has a utilitarian design. The building is counted as contributing because it is one of the very few turn-of-the-century residential buildings remaining in the district and it is otherwise intact.

102. 119 West Green

Constructed: 1922, George Tombleson, architect

The design of this one-story commercial building was influenced by the Spanish Colonial Revival style. The stuccoed façade has a stepped parapet with red tile coping. Multi-paned wood-framed display windows flank a centrally located door.

103. 136 West Green
Werk Brothers Garage

Constructed: 1926, Trent Thomas, architect

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The design of this one-story commercial building was influenced by the Classical and Spanish Colonial Revival styles. The stuccoed façade is symmetrical in plan and is divided into three bays by pilasters with ornate scrolled capitals. Large fixed-paned display windows each with transoms flank the central garage entry. Tiled pent roofs with exposed rafter tails extend out over the window openings. The Werk Brothers Garage originally occupied the building. The existing sign is a reproduction of the original.

104. 2-20 East Holly
Holly Hotel

Constructed: 1914

This two-story commercial brick vernacular building sits at the corner of East Holly Street and North Fair Oaks Avenue. Designed as a hotel, dark burnt brick is used to decorate the cornice with woven patterns of open and closed spaces, while lighter bricks top the piers with a geometric arrangement. This building is important because it solidly defines the corner with an urban perspective. The storefront configurations are mostly original and have generously proportioned transoms above, which add to the height of the building.

105. 11-15 East Holly
Pierce Hotel

Constructed: 1924

The design of this two-story commercial brick vernacular building features brown-yellow brick with a thin silver course. On the second story, one-over-one double-hung sash windows are set in pairs. Between every two sets of windows are plaster medallions of the California Bear and the Pasadena Crown and Key. The transom area above the storefronts has been filled and stuccoed. The date of this alteration is unknown. The storefront configuration remains original with recessed centrally located entrances flanked by display windows. The material on the bulkheads, however, is not original. A twin to this building is located at the corner of East Colorado Boulevard and Mentor Avenue.

106. 34-38 East Holly

Constructed: 1910, C.W. Buchanan, architect

This one-story commercial brick vernacular building contributes to the streetscape through its use of scale, color, and texture. It has a stepped parapet and a long vertically divided transom above four storefronts.

107. 40-46 East Holly

Constructed: 1904, W.Wathins, architect
Altered: 1949

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This two-story brick building with a partial third-story originally housed a blacksmith, carriage painter, and a wagon-manufacturing establishment. While the façade dates from 1949, the two alley elevations are intact and significantly contribute to the alley network that is unique to the district.

108. 110 East Holly

Constructed: 1904

This simple brick building has an unusual shape with its east wall following the curve of the railroad right-of-way. Although only one-story in height, its walls are high to accommodate a hayloft over the east section. The original hayloft door is still visible at the rear. Unaltered, with original livery doors still in place, the old livery stable sites isolated on its lot next to the Santa Fe railroad tracks. Early maps indicated that it was used both for horses and for autos. As such it represents a phase in the transition to mechanized transportation. The building is individually listed in the National Register.

109. 22 Mills Place

Constructed: circa 1923

This one-story commercial brick vernacular building has a stepped parapet. It sits behind the noncontributing building at 19-25 South Fair Oaks Avenue and faces the alley, Mills Place. The alley elevation is symmetrically arranged about a central entrance with flanking windows and topped by an attic vent.

110. 32-40 Mills Place

Constructed: circa 1922

This two-story commercial brick vernacular building has a flat roof and a boxy shape. It sits behind the contributing building at 37-39 South Fair Oaks Avenue and faces the alley, Mills Place. It is mainly distinguished by large multi-paned steel casement windows. The entrances on the alley elevation have been modified.

111. 30-34 South Pasadena

Constructed: 1919

This one-story commercial brick vernacular building connects with 144 West Colorado Boulevard on the rear. The red brick exterior has a stepped parapet and a wide entrance flanked by two large windows with small divided lights. The building was originally used as an auto barn. South Pasadena Avenue forms the far western boundary of the district.

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112. 20 North Raymond
Union Savings Bank

Constructed: 1901-02, C.W. Buchanan, architect
Altered: 1929, Bennett & Haskell, architects

This three-story tan brick building clearly reflects its two periods of development. The building was originally constructed in 1901-02 and was vernacular in style. That portion of the building is still visible on the west elevation, which has simple stringcourses between floors and traditional storefronts with rusticated stone bulkheads and prism glass transoms. When Colorado Boulevard was widened in 1929, the south elevation was redesigned in the Art Deco style with a slightly different brick and terra cotta ornamentation. The zig-zag parapet line is particularly noteworthy. One-over-one double-hung sash windows are used throughout.

113. 26-30 North Raymond
Central Building

Constructed: 1913

This eight-story Chicago style building is somewhat of an anomaly in Pasadena. The reinforced concrete and steel frame office building has a denticulated frieze at the seventh story, a bracketed cornice, and wide window bays separated by slender piers. One-over-one double-hung sash windows are set in groups of two and three. The building has a twin at 91-93 North Raymond Avenue. Both were constructed by one of Pasadena's leading contractors, Matthew Slavin. The building is one of the earliest reinforced concrete and steel buildings in Pasadena.

114. 35-39 North Raymond
Boston Building

Constructed 1904, C.W. Buchanan, architect
Altered: 1933, Henry Greene, architect
1936, E.J. Borgmayer, architect
2005, American General Constructors, architect

This two-story business block was constructed in 1904. It housed several retailers including Meyer's Department Store, Brenner & Wood Men's Furnishings, and Bon Accord Dry Goods Co. In 1933, the original commercial brick vernacular design was altered by Henry Greene, who added a mezzanine, new storefronts, two new entrances, and new floors. E.J. Borgmayer made subsequent changes in 1936, which included the existing horizontally scored plaster on the street-facing facades. Greene had an office in the building for many years after his brother Charles moved to Carmel. In 2005, the 1930s design was restored and three stories were added on the roof. The addition is setback from the street-facing elevations of the original portion of the building and is clearly distinguishable as new. A series of shop windows with transoms above and terrazzo bulkheads below articulate the ground floor. Terrazzo is also used for planter boxes

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and doorframes. A flat canopy distinguishes the main entrance. The rear and side facades facing the alley network retain their original 1904 exposed brick walls and wood-framed windows. This building was identified as a non-contributor when the district was originally listed, but is now contributing due to the fine quality of the recent work.

115. 61-69 North Raymond
B.O. Kendall Building

Constructed: 1896, Seymour Locke, architect
Altered: 1907, C.A. Buchanan, architect

61-69 North Raymond Avenue was identified as 57-71 North Raymond Avenue in the original application for the district. 61-65 North Raymond Avenue is a two-story brick commercial building at the corner of North Raymond Avenue and East Union Street. The two street facing elevations are covered with a tan brick veneer and feature Classical detailing. The most distinguishing elements of the design are the large second story Palladian windows. Other design features include a bracketed cornice, medallions set between the second story windows, and traditional storefronts with tiled bulkheads and transoms divided vertically by turned wood posts. Originally called the Auditorium Building, it housed T.W. Mather Dry Goods in 1913.

69 North Raymond Avenue was added by C.A. Buchanan in 1907. It is the same height as the original portion of the building, but three-stories. The bracketed cornice, stringcourse above the storefronts, and brickwork generally match the original portion of the building. On the second and third stories are one-over-one double-hung sash windows.

116. 60-64 North Raymond

Constructed: 1905
Altered: 1922, J.J. Blick, architect

Constructed in 1905, a second story was added to this commercial brick vernacular building in 1922. The plain façade is relieved by a narrow light brick outline of windows and broad and narrow brick bands running below the parapet. Storefronts retain their original prism glass transoms.

117. 75-77 North Raymond

Constructed: 1914
Altered: 1927, T.P. Kellog, architect

Constructed in 1914, the second floor of this commercial brick vernacular building was added in 1927 when it was purchased by Piggly Wiggly. The front façade has been altered through the years, but the rear façade remains intact and significantly contributes to the Kendall-Hayes Alley network. There are three storefronts evenly spaces along the primary elevation with six double-

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hung wood sash windows on the second story set between exposed brick. The building underwent a certified rehabilitation in 1983.

118. 91-93 North Raymond

Constructed: 1914

This eight-story reinforced concrete and steel frame office building matches that of 26-30 North Raymond Avenue, although its floor plan and general use differ. Matthew Slavin also constructed it. None of the windows or storefronts is original. In 1981, the building was rehabilitated and unfortunately the windows were replaced at that time.

119. 95-97 North Raymond

Turner & Stevens Funeral Home

Constructed: 1895, J.J. Blick, architect

Altered: 1914

This two-story commercial brick vernacular building sits at the corner of Raymond Avenue and Holly Street. Originally brick, it was stuccoed in 1914. The most distinctive features of the building are the stained glass transoms over the windows, though they do not appear to be original. The building was constructed for one of Pasadena's earliest funeral homes, Turner & Stevens. The building is also significant as one of Joseph J. Blick's earliest works. A local architect, he designed a large number of buildings and residences between 1895 and 1935.

120. 129 North Raymond

Jensen-Raymond Theater (aka Crown Theatre) Altered: 1948 & 1963

Constructed: 1920, Cyril Bennett

The four-story Crown Theatre dominates the block by virtue of its size and Federal Revival style. The reinforced concrete building is faced with brick and trimmed with Adamesque cast stone ornamentation. The primary façade is symmetrically organized into three bays. The original design has been comprised by a number of alterations. Recent restoration of the façade restored the original glazed terra-cotta base, the plaster medallions in the recessed foyer, and the ticket windows and wood-and-glass doors. The tall arched windows on the façade have also been restored. Corinthian pilasters divide the arches. The end bays consists of arched niches holding Grecian urns and topped by plaques decorated with a garland and urn design cast in low relief. Additional ornamentation includes a frieze of urns cast in relief, an Italianate balustrade across the central section of the parapet, and a boxed cornice with two triangular pediments. Extensive restoration of the Raymond Avenue façade occurred in 2005 including removal of the red paint from the original buff-colored tapestry brick.

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124. 273 North Raymond
St. Andrews Catholic Church

Constructed: 1927, Ross Montgomery, architect

The four-story tower of St. Andrews acts as a visual landmark defining the northernmost district boundary. Constructed in 1927, the Romanesque Revival style church embodies architectural qualities often found in northern Italy. Montgomery utilized a common basilica plan, with arch arcaded narthex and chapel arcade with Corinthian columns. The Venetian artist, Carlo Wostry, painted *The Stations of the Cross* and other murals. While the rectory is technically an intrusion due to its construction in 1958, the garden between the two buildings provides a peaceful contrast to the nearby freeway.

125. 26-38 South Raymond
Vandervort Block

Constructed: 1894, Frank Hudson

The Vandervort Block is a two-story commercial brick building with Renaissance Revival style elements. Symmetrically organized, the cream-colored brick façade is three bays wide in a B-A-B pattern. The central bay contains the main entrance, recessed in an arched opening. Above are two narrow windows in arched openings. The side bays have two storefronts on the ground level, and one-over-one, double-hung sash windows on the second story. The most distinctive feature of the building is the bas relief frieze over the second story windows and the denticulated cornice.

126. 35 South Raymond
Braley Building

Constructed: 1906, C.W. Brockway

This four-story beige brick commercial building features Chicago-style windows and Beaux Arts decorative elements. The primary façade is five bays wide with a centrally located entrance flanked by two storefronts. The upper story windows are one-over-one, double-hung sash set in groups of three. Originally built for Edward R. Braley, the building has historic interest as the possible home of one of the earliest auto dealerships in Pasadena. The Braley Building is an excellent example of the work of C.W. Brockway, perhaps Pasadena's most prolific architects of the period.

127. 44 South Raymond

Constructed: 1886, Ridgeway & Klock, architect
Altered: 1929

Connected to the old Morgan Livery stable at the rear, this single-story brick building was constructed as an entrance to the livery. There are two storefronts divided by a cast iron pier.

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Cast iron piers are also on each end of the façade and topped by round finials connected by a simple denticulated cornice. The blank paneled parapet is now used for signage. The building underwent a certified rehabilitation in 1984.

128. 48-58 South Raymond

Constructed: 1887/98, C.W. Buchanan, architect
Altered 1928

This three-story, stucco-over-brick building was originally constructed during the boom of the late 1880s. In 1898, C.W. Buchanan remodeled it to house employees of the Hotel Green. The primary façade was remodeled again in 1928. Engaged pilasters divide the upper stories vertically.

129. 62-70 South Raymond

Constructed: 1902
Altered: 1926

This three-story, plaster-over-brick building was originally constructed as a hotel, perhaps for employees of the Hotel Green. The widening of Green Street in 1926 caused the 20 feet of the south end of the building to be demolished. The ensuing remodeling also carried to the South Raymond Avenue façade.

130. 80-82 South Raymond
Webster Hotel/Hotel Green

Constructed: 1887-90, Strange & Carnigle
Altered: 1935

This one-story building at the corner of Raymond Avenue and Green Street is all that is left of the original portion of the Webster Hotel. Ed Webster sold his hotel to Colonel Green in 1891, who proceeded to build the annex across the street. In 1935, the original four-story hotel was demolished except for this fragment.

131. 99 South Raymond (Castle Green)

Constructed: 1898, Frederick L. Roehrig architect

132. 50 East Green (Hotel Green)
aka 71 South Raymond

Constructed: 1887, C.L. Strange, architect
Addition: 1903, Frederick L. Roehrig, architect

Individually listed in the National Register, the Castle Green/Hotel Green occupy the entire block between Fair Oaks and Raymond Avenues on the west and east and Green and Dayton streets on the north and south.

The Castle Green, then called the Central Building, was constructed in 1898 and was connected to the original portion of the Hotel Green at the second story by a pedestrian bridge over

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Raymond Avenue. In 1903, an addition, then called the North Annex was constructed along the length of Green Street and connected to the Wooster Block, which was constructed in 1887. This portion of the building is now referred to as the Hotel Green.

In the 1920s the popularity of the hotel began to wane. Around this time, the original portion of the hotel east of Raymond was sold and the name was changed to the Pasadena Hotel. In 1926, the Castle Green was converted into a cooperative apartment building. In 1929, the bridge between the two buildings was torn down as it was no longer necessary and impeded the flow of traffic. In 1935, the original portion of the hotel was demolished except for a small portion at the corner of Green Street (80-82 South Raymond Avenue). The North Annex and the Wooster Block fell into a state of disrepair, but was converted into an apartment building for senior citizens in 1972. These are now two separate buildings that were counted as one in the original application for the district.

The Castle Green has a north-south orientation and sits approximately 100 feet from Raymond Avenue and 30 feet from Dayton Street, which provides space for a large garden. It is a six- and seven-story building that is eclectic in design with references to Spanish Colonial Revival and Islamic architecture. The steel-framed and brick building has a rough stucco finish. The large scale of the building is relieved by a variety of treatments to its massing, roofline, fenestration, and exterior ornamentation.

The North Annex and the Wooster Block (now called the Hotel Green) extend along Green Street from Raymond to Fair Oaks Avenues. Although they were constructed at different times by different architects, they are joined internally and are both steel-framed structures sheathed in cement plaster. The North Annex was constructed in 1903 as an addition to the Castle Green. It was designed by Frederick L. Roehrig, who also designed the Castle Green. The seven-story east section is covered by a low-pitched hipped roof with corbelled supporting brackets, while the six story middle section has a shed roof carried on overhanging eaves. The window and door openings have little detailing. A large buttressed brick chimney appears on the most eastern point. The south façade is dominated by the semi-circular projection of what was originally the hotel's dining room and by square towers at each end.

The six-story Wooster Block is distinct from the North Annex, having been constructed in 1887 according to plans by C.L. Strange. The building's wealth of detail is almost Romanesque in feeling. It is covered by a low shed roof that is characterized by overhanging eaves, exposed rafters, and clay tiles. The street-facing elevations are articulated by numerous bays and arches. In 1987 the North Annex and the Wooster Block underwent a certified rehabilitation.

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the train tracks to the rear. Gabled roofs fit with red tile cover the various wings. A heavy post and lintel portal marks the street-facing entrance, while the trackside entry presents an arched opening in a loggia to the disembarking passengers. Gabled wings extend from both sides of the street-facing entrance. Wood casement windows set in deeply recessed openings. The rehabilitation work included the restoration of the exterior cement-plaster based upon an original fragment exposed during relocation. The original surfaces had been textured coated. The interior has also been restored. There were some changes as well to the grade and the rise of the baggage-handling and freight platforms above grade, but the overall integrity is good.

137. 25 East Union
Emergency Hospital

Construct: 1913

This one-story brown and tan brick commercial building is three bays wide with storefronts in the two eastern bays. Display windows have vertically divided transoms above and green and brown glazed tile bulkheads beneath. At the rear of a previous location of the City Hall, Police Department, and City Jail, this building housed the Emergency Hospital. The original garage door in the western bay has been replaced by two sets of double doors. The building underwent a certified rehabilitation in 1989.

138. 33-37 East Union

Constructed: 1910

This two-story commercial brick vernacular building has front and rear stepped parapets. The building housed C.D. Haime Gas Stoves, Willis Business College, and the Union Athletic Club in the 1920s and in the 1930s the City Light Department and meeting rooms for the Eagle Lodge and Loyal Order of Moose. The ground floor has a centrally located entrance flanked by two storefronts featuring tiled bulkheads and prism glass transoms. A 1994 rehabilitation included the replacement of the original second story windows.

139. 39-45 East Union
G.W. Shipley Saddle Livery

Constructed: 1895
Altered: 1924

This two-story commercial brick vernacular building began as a one-story building in 1895. Low arched windows and a wide arched doorway opening onto Kendall Alley are evidence of the original use, the G.W. Shipley Saddle Livery. In 1924, the first floor area was enlarged and a second story was added. The primary painted brick façade has simple stringcourses at the cornice, below the second story windows, and above the ground level storefronts. There are two storefronts with recessed entrances, flanking display windows, tiled bulkheads, and prism glass

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transoms. On the second story are one-over-one, double-hung sash windows. The building underwent a certified rehabilitation in 1983.

140. 99 East Union

Constructed: 1923

This is a simple one-story brick commercial building. For many years the office of Kendall Auto Company, this is one of the many Pasadena buildings connected with the prominent property owner, B.O. Kendall, who owned a number of buildings on North Raymond Avenue. Small in scale and unaltered, it continues the 1920s feeling on the north side of East Union Street.

141. 109-121 East Union
Union Building

Constructed: 1911, J.J. Blick, architect

Known as the Union Building, this two-story commercial brick vernacular building is located on the east side of the district. The unusual curved shape of the west façade, dictated by the railroad right-of-way, adds interest to the building. Decorative elements include a wide metal cornice with metal dentils below and pale brick in a quoin pattern around second story windows. The building was home to the Pasadena Hardware Co., Pasadena's oldest hardware store, from 1924 until 1984. The building retains a high level of physical integrity that includes original storefronts with prism glass transoms.

142. 26-32 West Union

Constructed: 1902, W.B. Edwards, architect
Altered: 1928

Constructed in 1902, the building at 26 is a single-story commercial brick vernacular building designed by architect William B. Edwards. The building was originally occupied by the Dunn Tin & Cornice Shop and later became a candy and tobacco store. Alterations to the façade were made in 1928 when the structure was joined with neighboring building at 30-32. The building underwent a certified rehabilitation in 1985.

143. 34-36 West Union
Model Grocery Stables

Constructed: 1905, W.B. Edwards, architect

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This one-story commercial brick vernacular building was originally used as a garage. The building served as the pressroom for a local newspaper, the *Pasadena Independent*, from 1939 to the 1950s when the printing industry began to concentrate in this area. Originally the building had two service bays accessed by garage doors in the center of the façade. Two gabled roofs that were hidden by a tall stepped parapet covered the bays. The original parapet has been removed, revealing the side-by-side gabled roofs. The garage doors were probably filled with wood storefront systems when the building was converted to a printing facility. They have since been replaced by modern storefront systems. Flanking the garage openings are single doors and multi-paned windows.

148. 130 West Union

Constructed: 1925, J.C. Wheeler, architect

Originally a blacksmith's shop, this single-story commercial brick vernacular building was later converted into a store, Beeds Auto Parts, to serve the needs of the burgeoning automobile population.

149. 132 West Union

Constructed: 1904

This one-story commercial brick vernacular building was originally a blacksmith's shop.

150. 136 West Union

Constructed: 1923

This one-story commercial brick vernacular building was originally a store, but in 1924 it was converted into a garage requiring the entrance to be enlarged.

151. 140 West Union

Constructed: 1923

Built originally as an ornament and sheet metal works, this two-room, single-story commercial brick vernacular building became an auto repair shop in 1927 and then a pottery factory in the 1940s.

152. 42 East Walnut
Pasadena Labor Temple

Constructed: 1931, Paul C. Benner, architect
Altered: 1953

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The Pasadena Labor Temple is a simple, two-story, ochre-colored brick building. Fine detailing in the wrought iron ornamentation, the stair riser tiles, and in the carved stone plaque, finials and pilasters of the façade attests to the craftsmanship of the building. Built in 1931, at a time when the labor movement was gaining increasing recognition in this country, the Labor Temple stands as a reminder of the growth of the labor movement in that era as well as its place in civic life today. The building features a vintage sign projection over the centrally located entrance on the primary façade. Basement level and first-story windows are steel sash. In 1953, an additional wood-framed story was added to the roof, but set back from the original wall planes. In 1994, the building was rehabilitated and incorporated a larger, new housing project. The sign is designated as a significant object under the local historic preservation ordinance.

153. 47-51 East Walnut

Constructed: 1914, Bennett & Haskell
Altered: 1989

This two-story brick commercial building relates well to the older brick buildings in the district. The symmetrical design of the front façade utilizes brick in a herringbone pattern above the second-story and below the first-story windows. A stuccoed, rooftop addition was constructed in 1989. It is setback from the front façade and clearly distinguishable as new.

154. 55 East Walnut

Constructed: 1922
Altered: 1929, Bennett & Haskell, architects

A one-story commercial building in the Spanish Colonial Revival style, this building received a new stucco façade in 1929. The façade, designed by Bennett & Haskell, is similar to others remodeled by the architectural team during the widening of Colorado Boulevard in the same year.

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Noncontributing Resources

155. 95 North Arroyo Parkway

Constructed: 1925, Glen Elwood Smith, architect
Altered: 1947

This two-story reinforced concrete building is a combination of late Moderne and International styles due to the 1947 remodeling and second floor addition. Originally a gas station and garage, the lot and building are triangular in shape, conforming to the adjacent railroad tracks.

156. 80 East Colorado
Masonic Temple

Constructed: 1894, Harry Ridgeway, architect
Altered: 1929, Walker & Eisen. architects

Historically one of the most important buildings on East Colorado Boulevard, the Masonic Temple Block was designed by Harry Ridgeway, Pasadena's most prominent Victorian architect. Old photographs reveal the building to be a fine exercise in Richardsonian Romanesque, traces of which still remain in the form of the large arched windows on the second floor. In 1929, the front was moved back on rails and retied to the sidewalls. At the same time, the original three stories were reduced to two stories with a portion of the rear demolished. Unfortunately, the stuccoing of the building has completely covered the original pressed brick walls and the rough dressed brown stone surrounding the windows and doors.

157. 40 West Colorado

Constructed: 1990
Addition: 1990, Architects Consortium

Jake's Diner was misidentified as a contributing building in the original National Register application because it post-dated the period of significance. More importantly, in 1990, Jake's was completely rebuilt and a two- and three-story addition was made to the south (rear) and west. Although the rebuilt diner remains, it is now a small appendage (300 sq. ft.) to a much larger building (20,000 sq. ft.).

158. 46 West Colorado

Constructed: 1922
Addition: 1999, Dahl Architects

This one-story masonry warehouse building was originally used as storage for the Crown Mattress Co. Access to the warehouse was from the alley and a painted wall sign for the company still exists. Originally, the building was setback from Colorado Boulevard fifty feet. As

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such, it left an awkward opening in the street wall. In 1999, an addition was made to the front of the building to create a continuous street wall. The addition is two stories in height and compatible with the adjacent historic buildings.

159. 64 West Colorado

Constructed: 2005, McKently Malak Architects

This property was a vacant lot that has been developed twice since the district was listed. In 1986, a United Artist Theater was constructed on the site. It was recently demolished and in 2006 a large retail building with four distinct stores was constructed. The two stores to the east are one-story in height and evocative of the Spanish Colonial Revival style. The corner store has an Art Deco inspired design with a taller corner element. The store facing Delacey Avenue is two-stories in height and has more in common with the commercial brick vernacular buildings along Green Street.

160. 86 West Colorado

Constructed: 2006, RSA Architecture

This property was occupied by a single-story building that was part of a larger noncontributing building (86-90 West Colorado Boulevard), which was demolished in 1996. The east end of the building remained until 2006 when it was demolished. The new building is two-stories in height, flat-roofed, and mostly clad in a red brick.

161. 90 West Colorado

Constructed: 1996
Remodeled: 2006, RSA Architecture

In 1996, this multi-story commercial building was constructed. The site was formerly occupied by a noncontributing building (86-90 West Colorado Boulevard) and a surface parking lot to the west. Only the west end of the noncontributing building was demolished. The east end at the corner of Delacey Avenue remained as a separate building. In 2006, the building was remodeled.

162. 127 West Colorado

Constructed: 1887
Altered: 1995, Seaton Wilson Architects

This two-story building combines two commercial brick vernacular buildings from the late nineteenth century. In 1940, the buildings were combined and stripped of all their details. In 1995, the building was rehabilitated. The second story has double-hung sash windows spaced evenly along the stuccoed facade, while the lower story features a contemporary version of historic storefronts. The building is now more compatible with the architecture of the district, but remains noncontributing because it lacks physical integrity.

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163. 169 West Colorado

Constructed: 1917
Altered: 1950s

This single-story building was constructed in 1917, and remodeled in 1930 for Pep Boys. Although it now has a Modern façade, it contributes to the scale and massing of the adjacent buildings. "Baker Iron Works, L.A., Calif" is visible on bumpers at the entrance to what was a garage accessed from the side elevation on Pasadena Avenue. The storefronts were altered in 1950 and the parapet was altered in 1953.

164. 21 West Dayton

Constructed: 1923

A one-story brick warehouse of utilitarian design, the front façade has been stuccoed. The garden area on the west side; however, reveals the original brick wall and arched window openings.

165. 45 South Delacey

Constructed: 1987

This large, three-story public parking structure was constructed in 1987. It has ground floor retail space at the corner of South Delacey Avenue and the alley. The site was formerly occupied by a contributing building at 41 South Delacey Avenue as well as a surface parking lot.

166. 86-90 North Fair Oaks

Constructed: 1916
Altered: 1988-90

This one-story commercial brick vernacular building is much altered. The rear portion of the original building was damaged by fire in 1970 and replaced with a one-story addition between 1988 and 1990. The street-facing elevation is stuccoed and divided into three bays by brick piers. The central bay is a passageway to the courtyard at the rear, which was originally a parking area. To each side are storefronts. The parapet was restored and the storefronts were remodeled, although the vertically divided transoms are original.

167. 33-35 South Fair Oaks

Constructed: 1922
Altered: 1946, 1985

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The original application for the district identified three buildings at 33-45 South Fair Oaks Avenue as a single non-contributor. They were united into a single building in 1946 by the Crown Mattress Co. and are still under a single ownership. Pursuant to a tax credit application in 1985, the National Park Service determined that the three buildings should be evaluated separately and that 33-35 and 43-47 South Fair Oaks Avenue are noncontributing, but that 37-39 is contributing. The one-story commercial building at 33-35 was rehabilitated in 1994 and is now more compatible with the historic character of the district, but remains noncontributing because it lacks physical integrity.

168. 43-47 South Fair Oaks

Constructed: 1885-86, Harry Ridgeway, architect
Altered: 1926, 1946, 2006

This two-story commercial building has office spaces above a ground floor restaurant. It has been repeatedly remodeled, most recently in 2006 for the existing restaurant. The building was originally constructed for A. F. Mills. It was purchased by the Crown Mattress Co. in 1946, which also owned four adjacent buildings.

169. 145 South Fair Oaks
Fire Station #31

Constructed: 1990, SATA Collaborates, architect

Fire Station #31 was constructed in 1990 on the site of a former surface parking lot. It is a two-story concrete block structure with garage doors for three fire engines.

170. 165 South Fair Oaks

Constructed: 1911
Altered: 1945, Hillman & Nowell, architects

The two buildings at 165 and 175 South Fair Oaks were identified as a single noncontributing building in the original application for the district. The one-story commercial building at 165 was constructed in 1911 by the same owner and architect as the neighboring Star Saddle Livery, and used for garage space. The building was altered in 1945 and no longer retains its physical integrity.

171. 175 South Fair Oaks

Constructed: 1945, Hilman & Nowell, architects

This single story commercial building was constructed in 1945.

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172. 300 South Fair Oaks
Union Garage Company

Constructed: 1907, C.W. Buchanan, architect
Altered: 1928

Constructed for the Union Garage Company, this one-story building was considered one of the most complete garages on the West Coast. The building was originally Mission Revival in style and included a plaster exterior, a decorative shaped parapet, arched window and door openings on the north (Del Mar) elevation, and storefronts on the east (Fair Oaks) elevation. The building was remodeled in 1928; however, what that entailed is unknown. Based upon historic photographs, the parapet was removed at the time. Much later, the plaster was removed thereby exposing the underlying brick construction and the storefronts were replaced.

173. 33 East Green

Constructed: 1986, Vitro Architects

This is a large public parking structure with ground floor retail plus two levels of parking above. It occupies a site that was formerly a surface parking lot.

174. 22 West Green

Constructed: 2003, Togawa & Smith, architects

This four-story mixed-used building was constructed in 2003. It is clad in stucco and red brick veneer. The site was formerly occupied by a noncontributing building at 77 South Fair Oaks Avenue and another noncontributing building at 20 West Green Street.

175. 45 West Green

Constructed: 1920

This small one-story stucco building does not contribute to the district, as its scale and setback are not compatible. It also appears to have been remodeled, although the date is unknown.

176. 55 West Green

Constructed: 1925 & 1928
Altered: 1951

The one-story brick building was constructed in 1928. The warehouse to the rear was added in 1928. The only remaining design feature is the glass display window in the front.

177. 63-65 West Green

Constructed: 1965, Serge Kolesoff, architect

This two-story cinderblock building is similar in design to the building at 75 West Green Street, which was designed by the same architect. It has offices above ground floor storefronts. The upper story has been stuccoed and there is a shaped parapet.

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178. 75 West Green (aka 50 S. Delacey) Constructed: 1965, Serge Kolesoff, architect

This two-story cinderblock building is located at the northeast corner of West Green Street and South Delacey Avenue. It has offices above ground floor storefronts. The upper story as been stuccoed and there is a shaped parapet.

179. 85 West Green Constructed: 1994

The Twin Palms Restaurant was constructed in 1994. The site was formerly occupied by a contributing gas station. The mostly outdoor dining area is surrounded by a low, stucco wall with arched openings and covered by a tent-like structure fanning out from two Canary Island date palms.

180. 125-31 West Green Constructed: 1954, Serge Kolesoff, architect

Built as a factory and storage area, this building now serves as office space. It is a one- and two-story structure of reinforced concrete brick. There is a surface parking lot in the front setback, which is deeper than the other buildings on the street.

181. 139-45 West Green Constructed: 1991, CHCG Architects

This two-story mixed-use building was constructed in 1991. The site was formerly occupied by a contributing building at 135 West Green Street.

182. 26 Mills Place Constructed: circa 1922

This one-story commercial brick vernacular building has a flat roof and a thick plaster finish. It sits behind the noncontributing building at 33-35 South Fair Oaks Avenue and faces the alley, Mills Place. The alley elevation is symmetrically arranged about a central entrance with flanking one-over-one double-hung sash windows. The entrance and the windows have arched headers.

183. 48 North Raymond Constructed: 1989, Jean Cramer, architect

This large, three-story parking structure was built on the former site of a surface parking lot. Constructed in 1989, the building has a stucco exterior and a ground floor retail space that faces North Raymond Avenue as well as East Union Street.

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190. 202 South Raymond

Constructed: 2006, Moule & Polyzoides, architects

This is a six-story apartment building just north of the train station.

191. 1 East Union

Constructed: 2005, Rothenberg Sawasy, architects

Located at the northeast corner of East Union Street and North Fair Oaks Avenue, this two-story commercial building occupies a former surface parking lot. The building has a strong corner element, over hanging eaves and brackets that are evocative of the Mission Revival style.

192. 20 East Union

Constructed: 1986, Charles Kausen, architect

This large, four-story parking structure was constructed in 1986. The site was formerly occupied by a surface parking lot as well as a contributing building at 24 East Union Street. The building has a red brick exterior and ground floor retail facing East Union Street as well as North Raymond Avenue.

193. 40 West Union

Constructed: 1991

This large three-story structure was constructed in 1991 for the Marketplace project. The site was formerly occupied by a contributing building. The building has a simple brick exterior with segmented arched openings on the second story, rectangular openings on the third story, and a layered denticulated cornice. The project also involved the rehabilitation of the historic buildings on the entire block and the creation of a courtyard in the center. The 40 West Union building contains a cineplex and restaurant that are accessed from the courtyard. Many of the historic buildings on Colorado Boulevard were given new secondary entrances on the rear, courtyard-facing elevations.

194. 40 East Walnut

Constructed: 1996, Bahr, Vermeer & Haecker

This is a four-story, multi-family residential project at the corner of East Walnut Street and North Raymond Avenue. Constructed in 1996, the site was formerly occupied by a Texaco Gas Station at 195 North Raymond Avenue, which was a contributor to the district. The apartment building is reminiscent of the Beaux-Arts style with a three-part horizontal organization, side-by-side casement windows, and stucco exterior. The project incorporates the 1931 Pasadena Labor Temple building, which is identified as contributing to the district.

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Vacant Lots

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5723-021-020
5723-021-019