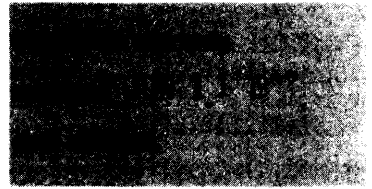


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SOUTH PASADENA HISTORIC BUSINESS DISTRICT

and/or common MISSION WEST

2. Location

street & number Mission St., El Centro Streets; Fairview & Meridian Avenues
950-1028 Mission St., 1019-1115 El Centro St., n/a not for publication
921 Meridian to Mission St.

city, town South Pasadena N/Avicinity of congressional district 26

state California code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (see list)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records

street & number 320 West Temple Street

city, town Los Angeles state California

6. Representation in Existing Surveys

title Calif. Historic Resources Inventory has this property been determined eligible? yes no

date July 1977 federal state county local

depository for survey records Office of Historic Preservation, P.O. Box 2390

city, town Sacramento state California 95811

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

South Pasadena's Historic Business District is a large, irregular area containing the vestiges of the city's earliest commercial area and several adjacent public buildings. The district is composed of a number of commercial buildings (1887-1924), the city library, an elementary school, a landscaped street median with watering trough, one parcel of vacant land, a small segment of the Santa Fe Railroad tracks, several modern buildings, and several sites of historically important buildings. The district is bounded on all sides by residential and light manufacturing land usages. Although all of the significant structures in the area have been modified to some extent, the alterations for the most part have been sympathetic and the district as a whole retains its small-town, small-business atmosphere.

South Pasadena's business district was originally in the Mission Street-El Centro Street area between 1888 and 1910, as established by Sanborn Atlases. With the completion of the Pacific Electric Railway through South Pasadena in the first decade of the 20th century, the town's business activity shifted eastward to Fair Oaks Avenue. By 1925, the center of South Pasadena had moved away from the older business district. While there are several buildings nearby which are more than fifty years old, they are separated from the business area by intrusions. Some older residences exist adjacent to the district but are not included in the historic business district.

Boundaries for the nomination are drawn on the basis of the remaining integrity of the resource. They encompass the remains of the original commercial section of the city of South Pasadena. This small, compact area still conveys the small town feeling of South Pasadena as it existed around the turn of the century before the rapid growth of the Los Angeles basin amalgamated the surrounding cities and towns into one massive urban complex. The boundaries of the old commercial center are distinct. On the west, the sense of time and place ends abruptly with buildings constructed during the last twenty or thirty years. On the east, the boundary is defined by vacant parcels upon which early commercial buildings once stood; these are followed by modern buildings which are associated with the city's present commercial heart along Fair Oaks Avenue. On the north stands an older residential neighborhood which does not have the same character of design, materials, feeling, or historical association which unifies the old commercial core and has not been included as part of this historic business district nomination. On the south, the area is surrounded by residential neighborhoods of the early to mid-20th century and which do not contribute to the historical and visual quality of the old commercial core.

Buildings and sites contributing to the character of the district

1. Alexander Block (1001-1005 Mission St.): 1906; 2 stories, cement block, basically Commercial style with some detailing.
2. Graham Block (1011-1017 Mission St.): 1908; 2-story, brick, designed by Thornton Fitzhugh, geometric designs near roofline, original entablature removed.
3. Family Fair (905 Diamond Ave.): 1907; originally South Pasadena First National Bank, designed by Marsh & Russell, 1-story Neo-Classical bank altered by 1926 into a shop-apartment building with flat facade.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1885- **Builder/Architect** various

Statement of Significance (in one paragraph)

Mission Street is the center of the original business district in South Pasadena. The district comprises an area of the city (incorporated in 1888) which developed in the late 1880s into the business center and location of the city's educational, cultural, and political institutions.

Commercial activity in the area began after the Los Angeles and San Gabriel Valley Railway began service between Los Angeles and Pasadena in 1885. The S-shaped right of way ran up the east side of Meridian Avenue by two large oak trees and then swerved northeasterly at Mission Street (the right of way was altered to its present location in 1890). A depot was built in Meridian Avenue near El Centro Street, and the post office was located on the west side of Meridian Avenue. Between 1886 and 1888, three additional structures which served as the catalyst for the area were constructed in the vicinity: the South Pasadena Hotel was located on the northeast corner of Meridian and El Centro; a wood-frame general store was built on the west side of Meridian; and the Mohr-Graham Opera House, the first two-story brick building in South Pasadena, was erected on the southwest corner of Meridian and El Centro. Of these early structures, only the general store (now Meridian Ironworks) remains.

Just after the turn of the century, the center of the commercial area began to move a block northward to Mission and Meridian. Along with a number of wooden buildings which were subsequently razed, two-story brick business buildings were erected along both sides of Mission Street. Alexander Graham built the Alexander Block in 1906 and the adjacent Graham Block two years later. The Taylor Block was completed in 1906, and the Herlihy Block and South Pasadena First National Bank were erected in the following year. In 1912, the Edwards and Faw Block was begun, and Sam Shapiro finished his block which followed the right of way of the railroad in 1915. The last additions to this district were the Mission Hotel (1923) and the Ashton Block (1924). By 1925, the Mission Street commercial network was finished. It presented a typical small town business street of brick structures with retail shops on the lower floors and apartments and meeting halls above.

An early commercial structure that did not locate on Mission Street was the South Pasadena Bank Building, built on the corner of El Centro and Diamond Avenue in 1903. Although it was a block south of the developing district, it nevertheless was an integral part of the business district and also provided space for the city trustees (it was in effect the city hall for several years). Its western-styled brick facade provided a prototype for builders on Mission Street.

Several public buildings were added to the district at the same time. In 1903, the South Pasadena Women's Improvement Association began a campaign to beautify the city, particularly the area near the railroad depot where visitors received their first

9. Major Bibliographical References

Assessment Records of Los Angeles County, 1900-30. Los Angeles County Archives.
 South Pasadena Building Permits. South Pasadena City Hall.
 Los Angeles Times, Jan. 1, 1888, p. 10; Oct. 25, 1903, IV, 1; Dec. 15, 1907, V, 16.

10. Geographical Data

Acreage of nominated property 11
 Quadrangle name Los Angeles Quadrangle scale 1:24,000

UMT References

A	11 7-0	393505 393590	3775715 3775500	B	11 7-0	393495 393590	3775365 3775160
	Zone	Easting	Northing		Zone	Easting	Northing
C	11 7-0	393205 393280	3775370 3775160	D	11 7-0	393220 393280	3775700 3775500
E				F			
G				H			

Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state	n/a	code	county	code

11. Form Prepared By

name/title Tom Sitton, Curatorial Assistant (OHP staff revision)
Los Angeles County
 organization Museum of Natural History date October 7, 1977
 street & number 900 Exposition Boulevard telephone 746-0410- x241
 city or town Los Angeles state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. Miller

title State Historic Preservation Officer date June 1, 1982

For HCRS use only

I hereby certify that this property is included in the National Register

William H. ...

date 7.21.82

Keeper of the National Register

Attest:

Patricia ...

7/20/82

Chief of ...

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

PROPERTY OWNERS

1. Gary Wyma and Raymond Loza, P.O. Box 4451, Pasadena, CA 91106.
2. Gary Wyma and Raymond Loza, P.O. Box 4451, Pasadena, CA 91106.
3. Gary Wyma and Raymond Loza, P.O. Box 4451, Pasadena, CA 91106.
4. Bernard and Helen Badover, 1610 Fremont Ave., South Pasadena, CA 91030.
5. John and Keiko Hole, 900 Kendall Ave., South Pasadena, CA 91030.
6. Virginia Webb, 1746 Camino Lindo, South Pasadena, CA 91030.
7. John R. Turk and Doris Paull, 1018 Mission St., South Pasadena, CA 91030.
8. William G. Ericson, et al., 1026 Brent Ave., South Pasadena, CA 91030.
9. Henry A. and Barbara K. Hutchins, 155 South Orange Grove, Apt. K, Pasadena, CA 91105.
10. South Pasadena School District, 1327 Diamond Ave., South Pasadena, CA 91030.
11. City of South Pasadena, 1414 Mission St., South Pasadena, CA 91030.
12. Tram Enterprises, 8 Rocky Knoll, Irvine, CA 92715.
13. Frederick and Padma Aladjem, 845 Las Palmas Rd., Pasadena, CA 91105.
14. Raymond L. and Flora J. Mowrer, 1183 W. Metz Rd., Perris, CA 92370.
15. City of South Pasadena, 1414 Mission St., South Pasadena, CA 91030.
16. Charles R. Crozier and Charles J. Bailey, 954 Mission St., South Pasadena, CA 91030.
17. City of South Pasadena, 1414 Mission St., South Pasadena, CA 91030.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

4. Shapiro Block (1002-1006 Mission St.): 1915; 2-story, brick, plain Commercial style with brick lintels and lugsills on upper windows and storefronts below, little facade alteration.
5. Edwards & Faw Block (1008-1010 Mission St.): 1912; 2 stories, brick, storefronts below and a row of double sash windows with brick lugsills and simple cornice above.
6. Ashton Block (1012 Mission St.): 1924; 1-story, brick, plain facade with brick masonry added below storefronts.
7. Mission Antiques (1014 Mission St.): pre-1920; 1-story, brick, plain facade with stucco added.
9. Taylor Block (1028-1032 Mission St.): 1906; 2-story, brick, originally Commercial style by Marsh & Russell, altered to flat stucco facade with storefronts.
10. El Centro School (1020 El Centro St.): 1928; Mediterranean Revival, contains first South Pasadena school bell in monument in front of facade. North half of property occupied by parking lot. School now used for administrative offices.
11. South Pasadena Public Library (1115 El Centro St.): 1907; originally designed in Neo-Classical style by Marsh & Russell, altered to Mediterranean style in 1930, contains friezes by Merrell Gage. Library grounds are used as a city park.
12. South Pasadena Bank Building (1019 El Centro St.): 1903; 2-story, brick, designed by Thomas Preston in typical western storefront style, arched windows and openings.
14. Meridian Iron Works (913 Meridian Ave.): c. 1887; 2-story, redwood frame, Victorian false front with pointed cornice, iron section added to rear in 1913.
16. Mission Hotel (950-958 Mission St.): 1923; 2 stories, brick, hotel above and storefronts below, facade almost exactly as original.
17. Watering Trough & Wayside Station (Meridian Parkway): 1906; American Craftsman style by Norman Marsh, cobblestone base with shingle roof (originally tile), trough cemented in.

Non-contributing properties

8. Herlihy Block (1024 Mission St.): 1907; 1 and 2 stories, brick, original simple storefront facade substantially altered and modernized. Includes adjacent parking lot on west.
13. Boller & Chivens (916 Meridian Ave.): post-1930; modern concrete building and adjacent parking lot.
15. Santa Fe Right of Way (SW corner Meridian and Mission): vacant lot bisected by tracks; old depot site.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

impressions of the city. After four years, the group presented the city with a watering trough and wayside station on the parkway in Meridian Avenue. The station was designed by local architect Norman F. Marsh and it provided a convenient rest stop for travelers and added to the visual charm of the city. In 1907, South Pasadena received a Carnegie grant to build a public library. The originally Neo-Classic structure was designed by Marsh and Russell and was altered to its present Mediterreanean appearance in 1930. Finally, the present El Centro School was constructed in 1928 on a lot which was originally set aside for educational purposes when the first subdivision maps were filed between 1886 and 1888. An 1898 school bell purchased by the school children is now located in front of the school set in a concrete monument.

As the center of the business district gradually moved eastward to Fair Oaks and Mission, Mission West developed into a service-oriented center supporting the surrounding residential areas. In recent years, it has been revived as a center for antique stores, and some of the structures are now being restored for this purpose. Although all of the original buildings have been altered to some extent, the district retains its character as a small town business network. Several of the structures have been designated historic landmarks by the city; the library, Meridian Ironworks, the South Pasadena Bank Building, and the watering trough are among this group.

Today, the historic district represents the origin and development of the city of South Pasadena. The district contains the sites of its earliest buildings and the remains of the commercial, educational, and civic institutions which have played a vital role in the city's growth.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JAN 24 1978

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Los Angeles Daily Journal, October 10, 1903.

South Pasadenan, April 19, 1906; November 8, 1906; March 14, 1907; June 27, 1907; February 20, 1908; April 30, 1908.

South Pasadena Record, August 27, 1908; September 10, 1908.

South Pasadena Courier, October 2, 1923.

Southwest Contractor & Manufacturer, June 8, 1912, p. 8; November 27, 1915, p. 31.

Southwest Builder & Contractor, October 5, 1923, p. 51.

Bell, Howard. "A Preliminary Study of the Origin and Development of South Pasadena's Historic Business District." Unpublished typescript, South Pasadena Cultural Heritage Board, 1976.

Carew, Harold. History of Pasadena and the San Gabriel Valley, California. Chicago: S.J. Clarke Publishing Co., 1930.

Insurance Maps of Pasadena, California. New York: Sanborn Map Company, 1888, 1889, 1890, 1903, 1910.

On Old Rancho San Pasqual. South Pasadena: Security Trust & Savings Bank, 1924.

Southern California Directory Company. Directory of South Pasadena, 1911-12. Pasadena: Thurston Co., 1911.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

An area beginning at a point on the east side of Santa Fe Lane 30' north of Mission St., extending southward along Santa Fe Lane approximately 315' to south property line of 913 Meridian, then eastward 125', then south 90' to El Centro Street, then eastward to a point 46.6' west of Diamond Ave., then southward 150', then eastward to Diamond Ave., then southward to Oxley St., then eastward to Fairview Ave., then northward to Mission St., then westward 100', then northward 85', then westward 80', then northward 50', then westward 100', then northward approximately 92' to the A.T.&S.F. right of way, then southwesterly along the right of way to a point 30' north of Mission St., and then westward to the original point.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

SOUTH PASADENA HISTORIC BUSINESS DISTRICT, SOUTH PASADENA, LOS ANGELES COUNTY, CA

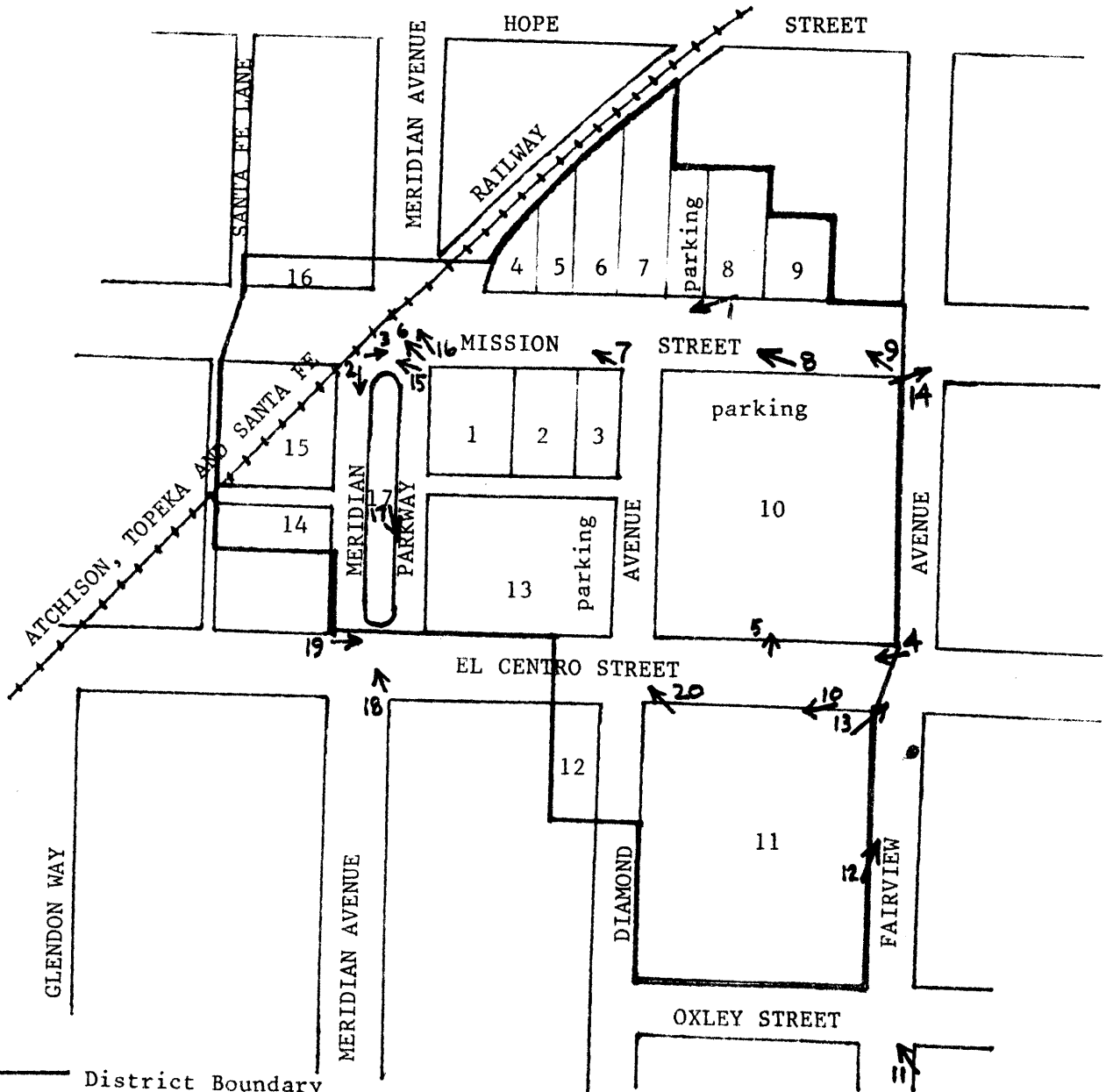
CONTINUATION SHEET

ITEM NUMBER

PAGE



Location of Photographs



19

District Boundary

Photo number and direction

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

SOUTH PASADENA HISTORIC BUSINESS DISTRICT, SOUTH PASADENA, LOS ANGELES COUNTY, CA

CONTINUATION SHEET

ITEM NUMBER

PAGE

