

Received
Nov. 19, 1986

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

For NPS use only

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

received MAY 15 1987

date entered JUN 12 1987

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic First Trust Building and Garage

and/or common Lloyd's Bank

2. Location

street & number 587-611 East Colorado Blvd.,
30-44 North Madison Avenue not for publication

city, town Pasadena n/avicinity of Congressional District 22

state California 91101 code 06 county Los Angeles code 037

3. Classification

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

4. Owner of Property

name Lloyd's Bank of California (see continuation sheet)

street & number P.O. Box 54445

city, town Los Angeles n/avicinity of state California 90008

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Recorder's Office

street & number 227 North Broadway

city, town Los Angeles state California 90012

6. Representation in Existing Surveys

Pasadena's Architectural & Historical Inventory title has this property been determined eligible? yes no

date July 1979 (see continuation sheet) federal state county local

depository for survey records City of Pasadena, Urban Conservation Dept. Room 111

city, town Pasadena state California 91101

7. Description

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

Describe the present and original (if known) physical appearance

The First Trust Building is a 6-8 story, "L" shaped reinforced concrete commercial building housing both a bank and 4-6 floors of offices. The design inspiration comes from the Italian Renaissance style of Tuscany and Florence. The unusual massing takes its lead from the New York zoning codes of the time by stepping back the final two stories from the east and west sides. These floors are topped by a gently sloped red tile hipped roof. At the peak is a steel and glass cupola which originally housed a revolving beacon giving the building a prominent place in the Pasadena skyline. With its beautiful exterior cast stonework, it remains a fine example of commercial architecture in the city. The main interior rooms originally were occupied by two separate but closely related banks, the First National Bank and the First Trust and Savings. An ornate coffered ceiling and four large impressionistic murals grace the front banking room. A unique feature is the parking structure built to the north as part of the building complex.

Both the south and west facades, which are built right along the sidewalk line, are highly articulated with the south one (Colorado Boulevard) treated as the main entrance. The exterior base, approximately 2'-3' high, is of a highly polished light brown granite. Continuing up the facades, the first forty feet including the first floor, mezzanine, and second floor are faced with a cream colored cast stone. The first floor and mezzanine are combined together as a highly rusticated arcade with large arched wrought iron framed windows which continues around the two major facades. The cast stone was picked with pneumatic tools to give the appearance and texture of real stone. The second floor is less rusticated with smaller rectangular windows. Above this level the exterior is predominantly stucco with cast stone used as a highlight in vertical bands and in the frieze.

The west elevation, fronting North Madison Avenue, is divided into three parts both vertically, above the second floor, and horizontally. The vertical divisions, achieved by using cast stone blocks, are every six windows on the office portion and at the corners. This division stops at the bottom of the sixth floor. It is in the horizontal bands that the characteristics of the Italian Renaissance style become apparent.

The ornamental shields and heavy rustication of the base are typical of an Italian palazzo. These large shields are placed between the arched windows. They are high relief cast stone and the individual designs include: the initials of the two banks, the First National Bank and the First Trust and Savings Bank; the crown and key of Pasadena; and the eagle and shield of the United States. The second story is unornamented except for the stonework but is bordered on both top and bottom by articulated cornice lines. From here on up the windows are smaller and rectangular.

The sixth floor once again is highly ornamented and is treated as a "story-high" frieze. Between the windows, there are low relief cast panels reflecting the same themes as the interior murals. The four scenes are a citrus tree, a movie camera,

(see continuation sheet)

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1927–28

Builder/Architect J. V. McNeil Co. – Builder; Cyril Bennett and Fitch Haskell—Architect

Statement of Significance (in one paragraph)

The First Trust Building is an important downtown Pasadena building due to its architectural design and innovations. The First Trust Building is the best example of large scale Mediterranean architecture in this area of low rise buildings. With an eye to the future, Bennett and Haskell included a small parking garage in the project becoming the first to do so in Pasadena. The placement of the First Trust Building on East Colorado Boulevard reflects the eastward development of the City along this major thoroughfare. This building was also one of the two large office buildings constructed in Pasadena during the 1920s. The other one, the Security Pacific Building, is listed on the National Register of Historic Places as part of the Pasadena Civic Center Financial District. Recognizing the problems of building a tall structure in an earthquake zone, the architects turned to seismic engineers for assistance and developed a new construction technique. Another influencing trend was the Beaux Arts movement of making public buildings monuments and incorporating in the fine arts into the architecture, in this case, the murals and coffered ceiling in the building.

Fitch Haskell was the more formally educated of the two architects, having attended Harvard University and the famous Ecole de Beaux Arts in Paris. He worked with McKim, Mead and White in New York before coming to Pasadena. Cyril Bennett was locally trained graduating from Pasadena High and the University of California and then working for the Greene Brothers and S. B. Marston before starting his own practice. In 1923, the two joined together and formed the firm Bennett and Haskell. As partners, they designed many of Pasadena's finest buildings including the Civic Auditorium, the Pasadena Masonic Temple, and many of the buildings facades in Old Pasadena after the widening of Colorado Boulevard in 1929. Both men's influences are seen in all their buildings: Bennett's care for the quality of craftsmanship instilled in him by Greene and Greene and Haskell's familiarity with the formal Beaux Arts designs.

As with all Beaux Arts type buildings, the artwork is very important and the First Trust Building is no exception. The two artists who worked on the interiors were highly respected nationwide. Alson Clark, the muralist, was New York and Paris trained by William Merritt Chase and James McNeill Whistler. Clark's interest in architecture is seen in his murals and etchings. These four murals took him a year to complete, as he accurately captured scenes of Pasadena. He lived in Pasadena for almost thirty years and his artwork graces many buildings in the city including the frieze of the Polytechnic Elementary School gym and the original main stage curtain of the Pasadena Playhouse. He also lent his artistic talent to the Mission at San Juan Capistrano, California.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property ± 1.1 acres

Quadrangle name _____

Quadrangle scale 1:24000

UTM References

A

11	391511810	31771871610
Zone	Easting	Northing

B

Zone	Easting	Northing

C

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D

--	--	--

E

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F

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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 n/a code

state n/a code county n/a code

11. Form Prepared By

name/title Ann K. Milkovich

organization Pasadena Heritage

date August 12, 1986

street & number 80 West Dayton Street

telephone (818) 793-0617

city or town Pasadena

state California 91105

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 National Park Service.

State Historic Preservation Officer signature

Kathryn Guatieri

title

date 5/12/87

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

National Register

Kepler of the National Register

Attest:

C

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

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

For NPS use only

received

date entered

Continuation sheet

Item number 4

Page 1

Since completion of this Nomination Form, Lloyds Bank of California and Golden Sanwa Bank have merged to form Sanwa Bank California. The new owners of the First Trust Building are:

Yuki Fujiwara,
President and Chief Executive Officer
Sanwa Bank California
300 Montgomery St.
San Francisco, CA 94104

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

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

For NPS use only
received
date entered

Continuation sheet

Item number 6

Page 1

Gebhard and Winter, Architecture in Los Angeles, 1985, p. 371.

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

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

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 1

an oil derrick and a ship. In keeping with the symbols, the background consists of related foliage: seaweed, oak, pepper trees and garlands of fruit. The crowning element is a stone balustrade that turns the corner and continues as part of the south facade.

The south facade composition is similar to the west one continuing the horizontal lines and ornamental treatment across its seven bays. The main entrance to the building is through bronze and glass doors in the centermost bay with the banks occupying the western three bays and shops occupying the remaining three on the ground floor. Cast stone shields are placed between the arched windows of the ground floor completing the pattern started on the west facade. The sixth floor frieze and balustrade also appears on the outermost bay on each side further strengthening the composition. Once again the cast panel scheme inspired from the interior decorations is used. Differing from the six story height of the majority of the building, the four center bays rise to eight stories. This change is emphasized by two vertical bands of cast stone extending to the frieze on the top floor. The unique feature of this facade is a balcony located in the center at the sixth floor level. It is of cast stone and designed in the Italianate style complete with large ornate brackets.

The other facades are less ornamented and more utilitarian looking. There is a two-story building to the east of the First Trust Building which hides the lower portion of the bank's east facade. Above this level the rectangular windows of the office floors can be seen. Each floor has four windows across with a smaller window in the middle at the halfway point between floors.

The north side of the building, the inside of the "L," is complex as a result of its geometric massing. The arched window arcade continues around from the western facade for two bays, one of which serves as the back entrance into the banking rooms. Once again the rectangular windows of the offices can be seen above the first level on both facades. Along the east side of the North Madison Avenue leg is a two bay portion which is only two stories tall. It has a covered walkway which leads into the main lobby of the building from the parking lot. In the center of the north facing facade, the back of the Colorado Boulevard side, is a projecting vertical shaft, rising up to the base of the rooftop cupola, which encloses the elevator shafts and main staircase.

The great concern for careful detailing and quality of craftsmanship carries over to the interior as is seen in the main banking rooms. The original two banks each had their own room. The more grandiose room which belonged to the First National Bank occupied the front corner position. The First Trust and Savings Bank was located directly behind and was reached by a short marble staircase. Between the two rooms is a small lobby containing two elevators and a grand marble staircase connecting to the basement safety deposit boxes, the mezzanine level and the Trust Department on the second floor. The banks can be entered directly from Colorado Boulevard and from a parking area north of the building.

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

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

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 2

The interior of the building is as equally well preserved as the exterior. Original walnut desks and tellers' cages remain in excellent condition. Bronze and glass are also used for fixtures such as teller screens. The walls are paneled in walnut to the height of eight feet and above to the ceiling height of 28 feet, the walls are travertine marble as is the floor. Fourteen cast stone Corinthian columns mark the public section of the banking room and help to support the coffered ceiling.

The ceiling was designed by John Smeraldi with two levels, the lower portion outside the columns over the desks. It is richly painted in blue, red and gold gilding. Above the public area there are four inset panels each containing a shield surrounded by carved wreaths of flowers and fruits. The shields, repeating the outside patterns, are carved as the symbol of the United States, the City of Pasadena, the First National Bank and the State of California. The two large chandeliers over the public area were designed as ornamental pieces rather than to be the sole source of light.

The highlight of the room is four colorful and eye-catching murals by Alson Clark. Their large size, 10'x16', and placement on the east wall reflects the window arcade of the elevations. The scenes are reminiscent of Pasadena and Southern California industries and are not only artistic but technically correct. One scene is of a movie being filmed and another is of a crew working on an oil field. The third shows a fishing ship in the Los Angeles Harbor and the last is a scene at harvest time in a citrus grove.

The First Trust and Savings Bank room is smaller and is oriented east-west opposite of the main banking room. The tall ceiling height is exploited in this room on the eastern end by the introduction of a mezzanine level which overlooks the room. Although the walls and floor have a similar treatment to the first room, the ceiling is quite different. It is made of heavy beams with gilded mouldings. Large panels of decorative symbols are painted on the wood referring back to the coffered ceiling of the First National Bank.

Through the centermost doors along Colorado Boulevard is the main lobby of the First Trust Building. It has the same marble flooring and travertine marble faced walls found in the banking rooms. The ceiling is coffered and painted in cream and red with gold gilding. Circling the room at ceiling height is a carved relief plasterwork band. It is quite ornate having a vinelike pattern of scrolls. Along the west walls there is an entrance into the front banking room. Just beyond this is an added snack bar and then a bank of three elevators. These have bronze frames designed in keeping with the building motifs. This area of the lobby is wider allowing for access to the north parking lot and a staircase leading to the office levels.

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

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

For NPS use only
received
date entered

Continuation sheet

Item number 7

Page 3

Each office floor has a small unornamented elevator lobby off the main hallway. The walls of the lobby are marble faced while the rest of the walls have a plaster finish. As in other parts of the building, the floor is marble tiled. The floor plan is a simple double loaded corridor providing each office with natural light and ventilation from at least one side. The doors are simple wood ones whose only ornament is a nameplate. This layout is repeated on the third through sixth floors and in a slightly modified version, due to the change in building massing, on the seventh and eighth floors.

The First Trust Building retains its prominence as a focal point along Colorado Boulevard. It is situated on a corner lot built right to the property line. The majority of the nearby structures are one and two story commercial buildings with little ornament. Its monumental massing and careful attention to detail immediately catches the eye when the streetscape is viewed as a whole. North of the building is a parking lot servicing the First Trust Building. It is accessed by a driveway between this building and its companion parking garage on North Madison Avenue.

A few alterations have been made to both the exterior and interior. On the south facade a portion of the right bank window was replaced with an automatic teller machine. Granite from the original quarry was used to surround the machine and all original materials are being saved in case the machine is taken out. The original double hung office windows have been replaced by operable single pane anodized aluminum windows. In the smaller banking room the mezzanine level is no longer open to the room. There is now a marble faced wall just behind the balcony railing. On the office levels a drop ceiling of acoustical tiles has been introduced just above door height.

North of the First Trust Building is a two story, "L" shaped, poured in place concrete parking garage in the Italian Renaissance style. The first story along the west facade is occupied by several small retail shops giving life to the street. An original garage entrance at the north end of the building leads to parking behind the stores and up a ramp to the second level for additional parking. The overall design is simple yet formal with the ornament carried around two facades, south and west, giving the building a finished look.

The west facade facing Madison Avenue is treated as the major one. Along its face are six bays marked by cast stone columns and quoined corners. These columns run the height of the first floor and are crowned by cast stone high relief shields. Between these are the shopfronts with their large windows resting on polished granite bases. Marking the floor line is a simple slightly projecting cornice line. The second story is more ornamented. Centered in each bay is a square window screened with an iron grill to provide ventilation to the interior. The frames are raised cast stone flanked by elongated scrolls. High relief cast stone garlands of fruit are placed below each window. The upper cornice is more

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

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

For NPS use only
received
date entered

Continuation sheet

Item number 7

Page 4

elaborate including a frieze of vertical fluting interrupted at each bay by small rosettes. The composition continues in the same proportions along the south facade. These two facades have a finish coating of stucco over the concrete while the north and east facades are left rough so the horizontal framework lines are visible. The only openings in these walls are small vents.

ALTERATIONS: The shopfront openings, doors and windows, have been altered slightly with the changes in occupants and awnings have been added but the building has not been structurally changed.

Resource Count:

Two contributing

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

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

For NPS use only
received
date entered

Continuation sheet

Item number 8

Page 1

The Italian born and trained artist, Giovanni (John) Smeraldi, designed the elegant coffered ceiling in the First National Bank room. He had had his own businesses in New York and Chicago, after immigrating to the United States, when he was contracted to do the artwork for the Biltmore Hotels nationwide. While he was still under contract, Smeraldi came to Los Angeles to work on the Biltmore Hotel there and decided to stay after his job was completed. Shortly after he was commissioned to design the ceiling for the bank which remains an excellent example of his work today.

Another interesting feature of this building is its unique construction. The main disadvantages of tall buildings in this area was their failure to withstand earthquake stress. Bennett and Haskell called upon a California Institute of Technology Professor, R. R. Martel, for assistance. He devised a steel beam, girder and column system which would work with the concrete walls as reinforcement. The foundation footings are all interconnected with steel, all openings are braced, and the cast stone ornaments are tied back into the structure. This was viewed as a major step forward in earthquake resistant construction by not only the architectural world but the insurance company. The owners received a large reduction in their insurance. So far the building has successfully passed earthquake tests including the last major one in 1971. This technique became an accepted type of construction for buildings.

The two banks originally located in the building are outgrowths of Pasadena's first bank chartered in 1886. This bank, Pasadena Bank, was organized and run by original members of the Indiana Colony who founded Pasadena itself. Many prominent citizens such as W. H. Vedder, Pasadena's second mayor, have been associated with the bank through the years or had their offices on the floors above. One of the offices was occupied by Bennett and Haskell. Its 1927-28 construction made it the last major bank built in Pasadena before the stock market crash in 1929.

The parking garage is an excellent example of an early poured-in-place concrete commercial structure in Pasadena. The cast stone detailing and the continuation of the composition from the west facade fronting North Madison Avenue to the visible south facade make this one of the outstanding garage designs in the city. The structure was ahead of its time in several design concepts. Its classic proportions and simple dignity allow it to harmonize well with the neighboring First Trust Building. It was built at the beginning of the rise of the automobile when downtown businesses trying to attract more customers began to provide areas for parked cars. The building was unique in its time by giving up parking spaces for retail stores in order to keep the streetscape a vital place.

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

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

For NPS use only
received
date entered

Continuation sheet

Item number

9

Page

1

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City of Pasadena Building Permit, #6678. Issued November 29, 1927. Available at City of Pasadena, Department of Urban Conservation.

Gebhard, David and Robert Winter. Architecture in Los Angeles: A Complete Guide. Salt Lake City. Gibbs M. Smith, 1985.

"Pasadena's Architectural and Historical Inventory." Survey Areas 13 and 31. City of Pasadena, Urban Conservation Department. Unpublished documents available at the above stated city department.

Pasadena Star News. January 3, 1929.
June 15, 1928.
February 5, 1984
April 28, 1985.

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

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

For NPS use only
received
date entered

Continuation sheet

Item number 10

Page 1

Verbal Boundary Description and Justification

All of lot 5, the westerly 50 feet of lot 6, the westerly 150.5 feet of lot 12 and all of lot 11 of the Dr. Converse Tract in the City of Pasadena, County of Los Angeles. This property is also known as a portion of Los Angeles County Assessor's Parcel Number 5723-029-010.

The property is contained within the following boundaries: commencing at the northeast corner of Colorado Boulevard at Madison Avenue and running east 150.5 feet, thence north 240 feet, thence east 50 feet to the easterly boundary of lot 11, thence north 65 feet to the north boundary of lot 11, thence west 200.5 feet to the westerly boundary of lot 11, thence south 305 feet to the point of beginning.

Justification

The boundary of the nominated property includes all of the bank building and parking garage and a portion of the adjacent parking lot that lies between the two buildings. Although additional parking area lies outside the boundaries of the nominated property and within the boundaries of the parcel, this additional surface parking contributes no historic character to the nominated property and therefore has not been included in the nomination. Only the surface parking lot located between the two nominated buildings has been included in the nominated property boundaries. By nominating the portion of the parking lot that lies between the two buildings, visual continuity between the two buildings is maintained, and the area that was traveled on foot by bank patrons between their automobiles and the bank retains its place within the historic fabric of the nominated property.

PL. 1 1/2
1353-E
11-18-24

200

REPLAT 2

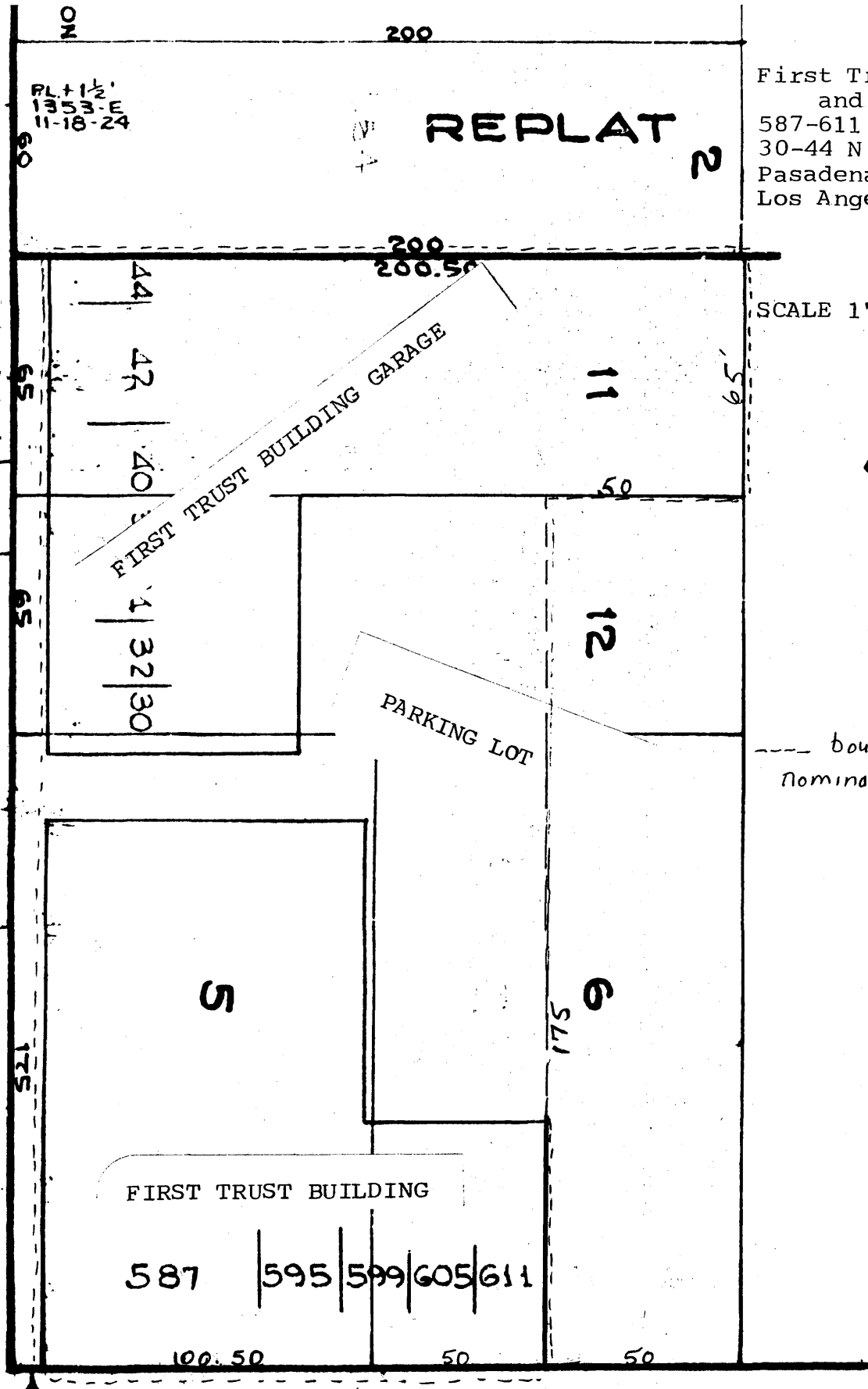
First Trust Building
and Garage
587-611 E. Colorado
30-44 N. Madison Av
Pasadena, CA
Los Angeles County

SCALE 1"=40'



--- boundary of
nominated property

MADISON AVENUE



COLORADO BOULEVARD

MAY 15 1981

100