

**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 N/A RECEIVED
AUG 27 1981

and/or common Civic Center Financial District OHP

2. Location

street & number grouped at the intersection of
East Colorado Blvd. and Marengo Ave. n/a not for publication

city, town Pasadena n/a vicinity of congressional district 22nd

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 checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input 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 checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input 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 continuation sheet

street & number _____

city, town _____ vicinity of state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Assessor, County of Los Angeles

street & number 300 East Walnut St.

city, town Pasadena state California

6. Representation in Existing Surveys

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

date 1979 federal state county local

depository for survey records Urban Conservation Section of the Department of Housing and Community Development

city, town Pasadena state California

7. Description

Condition
 excellent deteriorated **Check one**
 good ruins unaltered **Check one**
 fair unexposed altered original site moved date N/A

Describe the present and original (if known) physical appearance

The Civic Center Financial District consists of 5 architecturally significant buildings constructed between 1905 and 1928, grouped at the intersection of East Colorado Boulevard and Marengo Avenue. The eight-story Security Pacific Building (southeast corner) and the seven-story Citizens Bank Building (northeast corner) anchor the district. Extending east and north from the Citizens Building are 3 two-story structures: the MacArthur, Mutual, and Crown Buildings on North Marengo. Several adjacent buildings beyond these to the east and north are omitted; although comparable in scale and use, they are architecturally undistinguished. Beyond these excluded buildings are the YWCA and the main Post Office, both part of the National Register Civic Center Historic District. On the remaining sides, the Civic Center Financial District is surrounded by new construction. To the west are block-long office structures, while a shopping mall extends south and east from the Security Pacific Building.

Architecturally, the District includes Neo-Classical, Second Renaissance Revival, and Beaux-Arts buildings. Despite alteration to storefronts and the Security Pacific banking room, the district retains its architectural integrity. Attention has also been devoted to preserving interior spaces: the Citizens Building banking room and corridors of the office floors remain intact;

and skylights, used in several buildings, are combined with elements such as staircases and pressed metal (Mutual Building). The work of several noted architects is displayed in the District, including Curlett and Beelman of Los Angeles, along with Leon C. Brockway of Pasadena.

1. Security Pacific Building
230-234 East Colorado Blvd.

Historic Name: Pacific Southwest Building Acreage: 0.5
Date: 1924 Verbal Description:
Architect: Curlett and Beelman book 5722/page 25/parcel 25

Eight-story Second Renaissance Revival bank and office building. Two-story high design of main banking room reflected on exterior in round-headed windows, separated by Composite pilasters on dual north and west facades. Arcaded entrance loggia of square piers with Composite capitals on Colorado Blvd. (north facade), topped by entablature. First story of facades are terra-cotta in imitation of pink granite. Renaissance

(2)

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input 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 1905-1928 **Builder/Architect** multiple

Statement of Significance (in one paragraph)

The significance of the Civic Center Financial District is two-fold: as a group reflecting the early twentieth century development of Pasadena, particularly the 1920's, and as individual structures exhibiting high-quality architectural designs.

The original commercial center of Pasadena in the late-nineteenth century, known today as Old Pasadena, was located between one-third and one-half mile west of the District. Gradually this area expanded eastward along Colorado Boulevard toward Marengo Avenue. Two of the three North Marengo Avenue buildings in the District, the Mutual and Crown Buildings, were constructed between 1905 and 1909. Growth in this area was stimulated from 1915 through the early 1930's by the construction, to the east and north of the District, of eleven of twelve buildings within what is now the National Register Civic Center Historic District, including City Hall, Public Library, Public Auditorium, and Post Office. The prestige and beauty of this example of the City Beautiful movement attracted other institutions to the immediate area, such as banks, and developed into an important office and retail locale. The commitment to upholding an image is evidenced in the Civic Center Financial District by the use of classical architectural vocabulary to lend substance, prestige, and a link to the Civic Center institutions, as well as the awarding of commissions to leading Los Angeles and Pasadena architects.

The focal point is the Security Pacific Building, judged "one of the best examples remaining in Pasadena of bank architecture . . . and the major building of the cluster of financial institutions which grew up at Marengo and Colorado in the 1920's."¹ Combined with the Citizens Bank Building, these two structures situated at the crest of a rise have visually commanded this site for over half-a-century, forming the "gateway to the Civic Center."² Additionally, the ³ structures extending along North Marengo and Colorado, similar to their larger counterparts in materials and range of color, form an important adjunct. Their size illustrates another facet of the Civic Center area, that amidst the monumental structures, small buildings such as these make "a positive contribution

9. Major Bibliographical References

Beaton, Mary. "A New Bank Building by Curlett and Beelman." California Southland. January, 1925.
Pasadena Star-News. 20 October 1928 (item on 231-243 E. Colorado Blvd.).
Pasadena's Architectural and Historical Inventory. Urban Conservation Section of the Dept. of Housing and Community Development. 1979.

10. Geographical Data

Acree of nominated property 1.2

Quadrangle name Pasadena, CA

Quadrangle scale 1:24,000

UMT References

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 Zone Easting Northing

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Verbal boundary description and justification

See continuation Sheet #7

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 Richard J. Sicha Research Assistant
 organization Pasadena Heritage date 18 August 1981
 street & number 54 West Colorado Blvd. telephone 213/793-0617
 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

K. M. Ellison

title State Historic Preservation Officer date 9-29-82

For HCRS use only

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

Delores Byrum
 Keeper of the National Register

Entered in the
 National Register

date 10/29/82

Attest:

Chief of HCRS

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CONTINUATION SHEET 1

ITEM NUMBER 4

PAGE 1

1. Security Pacific Building
230-34 East Colorado Blvd.

Cahuenga Associates
707 Wilshire Blvd. #5400
Los Angeles, CA 90017

2. Citizens Bank Building
225 East Colorado Blvd.
18 North Marengo Ave.

Citizens Commercial Trust and
Savings Bank of Pasadena
18 North Marengo Ave.
Pasadena, CA 91101

3. MacArthur Building
24-26 North Marengo Ave.

Nicolas and Mountaha Jaidar
4452 Hobbs Drive
La Canada, CA 91011

4. Mutual Building
28-30 North Marengo Avenue

Howard J. Wooton
30 North Marengo Avenue
Pasadena, CA 91101

5. Crown Building
32-38 North Marengo Avenue

Howard J and Paul L. Wooton
30 North Marengo Avenue
Pasadena, CA 91101

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CONTINUATION SHEET 2 ITEM NUMBER 7 PAGE 1 of 4

detailing includes rustication, consoles, marble door enframements with entablature, rondelles, cartouches, twisted columns, and ornamented friezes. Entrance corridor to upper stories, at northeast corner, panelled in marble and contains painted, plaster Florentine ceiling.

U-shape seven-story office portion of building, facing west, of variegated tan brick. Double hung sash windows remain only on sixth and seventh floors. Balcony at fifth floor center of north facade. Terra-cotta corner pilasters end in entablature below attic story. Ornamented terra-cotta panels between attic story windows, along with bold bracketed cornice. Penthouse on east portion of roof repeats materials and design motifs of building. Exterior alterations include ground floor awnings, addition of walk-up banking window on ground floor south elevation, and use of easternmost round-headed window on south elevation as entrance to Marengo Ave. pedestrian bridge of the Plaza Pasadena shopping mall.

On interior of rectangular banking room, wooden wall panelling, as well as marble flooring and trim, remain. Original painted ceiling and four stained glass skylights now covered.

2. Citizens Bank Building
225 East Colorado Blvd./18 North Marengo Ave.

Historic Name:	Citizens Savings Building	Acreage:	0.2
Date:	1914	Verbal Description:	
Architect:	John Parkinson and Edwin Bergstrom		book 5723/page 26/parcel 15

Neo-Classical seven-story bank and office structure, with dual south and west facades. Richly ornamented first story faced in cream terra-cotta. Doric pilasters with ornamented recessed shafts located between large, almost square, plate glass windows and topped by entablature. Simple, marble, trabeated entrance on Colorado Blvd. (south facade), with doorway surrounded by Doric pilasters, sidelights, and transom. Entrance to upper stories, on Marengo Ave. (west facade), intricate terra-cotta, having Composite pilasters, flanking richly molded elliptical arch doorway, supporting ornate entablature.

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(11/78)

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HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET 3

ITEM NUMBER 7

PAGE 2

Six-story office portion of building of light gray stone, containing single-light, double hung, sash windows. Attic story has "bundled rod" molding below windows and raised field panels between windows. Building surmounted by bold bracketed cornice with classical moldings and cresting of alternating swags and shields. Square metal clock (erected 1926, restored 1980) overhanging sidewalk at southwest corner of structure. Ground floor awnings added 1939.

Interior of building virtually intact. Main banking room retains mosaic tile floor, chamfered piers, and marble and brass trim; acoustical tile and fluorescent light fixtures added to large, square, recessed ceiling panels. Marble wainscot, and wooden trabeated office entrances with cast glass sidelights, transom, and door glass.

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CONTINUATION SHEET 4 ITEM NUMBER 7 PAGE 3 of 4

3. MacArthur Building
24-26 North Marengo Ave.

Historic Name:	Equitable Savings and Loan Association	Acreage:	0.07
Date:	1926	Verbal Description:	book 5723/page 26/parcel 20
Architect:	Benjamin G. Horton		

Neo-classical, two-story, brick structure with beige terra-cotta facade, originally used as a bank and offices. Temple-like design of two-story engaged Ionic columns and Doric corner pilasters flanking central doorway containing transom and entablature. Entablature across facade above second story topped by roof parapet with projecting pediment. Single-light, double-hung, sash windows on second floor. Doorway to upper story on north side of first floor. Two skylights. South wall (facing Brainard Alley) has tripartite windows with massive stone lintels and sills. Noticeable exfoliation of terra-cotta in facade parapet.

4. Mutual Building
28-30 North Marengo Ave.

Historic Name:	Wolfangle Building	Acreage:	0.04
Date:	1905, 1909	Verbal Description:	book 5723/page 26/parcel 21
Architect:	W. B. Edwards		

Two-story office building of buff brick in stretcher bond pattern. Altered first floor of wood and stucco with square post and recessed entryway. Northern section consists of windows in various pane sizes and doorway at angle to street. Southern section contains wooden double doors to upper story, each with large, oval, beveled light. Alternating sections of plate glass and glass block across first story of facade obscured from view by awnings. Second floor contains double-hung windows, four panes in upper sash and one in lower, along with corbelled brickwork below sill. Rectangular recessed panel extends across facade near roofline. Interior of second floor retains original pressed metal ceilings and woodwork surrounding doors and windows. One skylight.

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CONTINUATION SHEET 5 ITEM NUMBER 7 PAGE 4 of 4

5. Crown Building
32-38 North Marengo Ave.

Historic Name:	Crown Building - Loan Association	Acreage: 0.15	Verbal Description:
Date and Architect:	1907:C. F. Driscoll 1928:Leon C. Brockway	book 5723/page 26/parcel 22	

A two-story brick building constructed in 1907, altered to a terra-cotta facade in 1928. Ornate Beaux Arts second story in symmetrical composition. Wall surface of cream terra-cotta, with row of four over four sash windows. Tan terra-cotta paired pilasters separating each window, located between continuous lintel and sill. Wall plane of each end bay projects slightly, with pilasters extending down to a mid-cornice above the first floor, creating a visual terminus for the design. Parapet roof, with ornate cornice just below roofline, topped by coping above end bays and center section of anthemion cresting. Medium blue terra-cotta accents in pilasters, cornices, and plaques above end second floor windows. Seven skylights. Stairway at second floor level surrounded by columns.

NOTE: Rear of Mutual and Crown Buildings joined by wooden deck at second floor level, with access from buildings and connected to ground by matching wooden stairway. Buildings share similar appearance, with brick rear walls laid in American bond and comparable fenestration topped by arched rows of header bricks.

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CONTINUATION SHEET 6 ITEM NUMBER 8 PAGE 1 of 1

. . . by virtue of the quality and scale" of their architecture.³

The Civic Center Financial District merits recognition and protection due to its role as a significant link in Pasadena between the Civic Center development, evolution of downtown, and trends in local architectural history.

¹Pasadena's Architectural and Historical Inventory. 230-234 East Colorado Blvd. file. 1979

²Pasadena's Architectural and Historical Inventory. 225 East Colorado Blvd. file. 1979

³Pasadena's Architectural and Historical Inventory. 24-26 North Marengo Ave. file. 1979

All materials located in the Urban Conservation Section of the Department of Housing and Community Development of the City of Pasadena.

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CONTINUATION SHEET 7

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Geographical Data - Verbal Boundary Description

Beginning at the northeast corner of Lot 17, Skillen and Stratton's Subdivision, then south along the west line of the alley, Stratton Place, to Brainard Alley, then west on Brainard Alley to the northeast corner of Lot 1, Skillen and Stratton's Subdivision, then south along the lot line to the southeast corner of that lot, then across East Colorado Boulevard in a southeasterly direction to a point on the south line of East Colorado Boulevard 105.5 feet east of the east line of Marengo Avenue, then south 166 feet 2 inches, then west 105.5 feet to the east line of Marengo Avenue, then north along the east line of Marengo crossing Colorado Boulevard to the southwest corner of Lot 1, Skillen and Stratton's Subdivision, then north along the east line of Marengo Avenue, crossing Brainard Alley to the north line of Lot 17, Skillen and Stratton's Subdivision, then east to the beginning.

This boundary is drawn to include only those buildings listed in the nomination, plus those portions of streets and alleys located between the buildings and those vacant lot portions belonging to the building parcels.

Adjusted acreage (not including public streets and alleys): .96 acres.

NEW CONSTRUCTION

SOUTH MARENGO AVENUE

GREEN STREET

230-234

SHOPPING MALL

CIVIC CENTER
FINANCIAL DISTRICT
Pasadena, California
1 inch=60 feet

N

NEW CONSTRUCTION

NORTH MARENGO AVENUE

18

24- 28-
26 30 32-38

225

EAST COLORADO BLVD.

BRAINARD ALLEY

STRATTON PLACE

UNION STREET

Y.W.C.A. - CIVIC CENTER HISTORIC DISTRICT

POST OFFICE - CIVIC CENTER HISTORIC DISTRICT