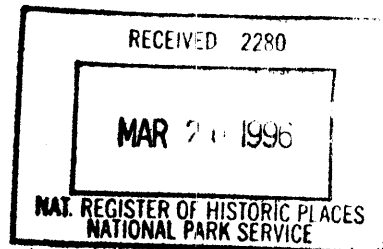


422

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kindel Building

other names/site number Holmes Body Shop

2. Location

street & number 1095 E. Colorado Boulevard  not for publication

city or town Pasadena  vicinity

state California code CA county Los Angeles code 037 zip code 91106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

*Chas Fiedell* 3/15/96  
Signature of certifying official/Title Date  
California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other. (explain:)

Signature of the Keeper *Paul R. Ferguson* Date of Action 4/19/96

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1928-1944

Significant Dates

1928

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bennett and Haskell (Architects)

William C. Crowell (Contractor)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Design & Historic Preservation Archives
CITY OF PASADENA/Planning & Permitting Dept.

**10. Geographical Data**

**Acreage of Property** less than an acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1 1	3 9 6 1 1 0	3 7 7 8 7 4 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Brian Goeken, AICP, Planner; Design & Historic Preservation Section/Planning Division

organization CITY OF PASADENA/Planning & Permitting Dept. date 9/28/95 rev. 1/12/96

street & number Hale Building, 175 N. Garfield Ave. telephone (818) 405-4228

city or town Pasadena state CA zip code 91109-7215

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Thomas and Maureen Holmes, Holmes Body Shop

street & number 1095 E. Colorado Bl. telephone (818) 795-6447

city or town Pasadena state CA zip code 91106-1402

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1 of 2

DESCRIPTION

Kindel Building  
Pasadena, Los Angeles County, CA

## DESCRIPTION

The James H. Kindel Building is a two-story, reinforced concrete, Italian Renaissance Revival-style commercial building with a high-style automobile showroom at the street and an attached utilitarian service garage behind. The showroom interior, richly ornamented, is visible from the street through expansive plate glass windows and entry doors. The building was constructed in 1927-28 by architects Bennett and Haskell and contractor William C. Crowell for auto dealer James H. Kindel. The building remains largely unaltered from its 1927-28 appearance, both on the exterior and in the significant interior spaces.

*Automobile Showroom*

The double-height showroom fronts directly on East Colorado Boulevard (at the corner with North Wilson Avenue) and has an arcaded facade with a smooth cement plaster finish exterior, a dropped entablature, and a series of five round-headed arches springing from Corinthian columns. The arches are completely glazed, infilled with showroom windows and, in the central arch, entry doors. The west elevation of the showroom, facing the side street, continues the arcaded facade with two more arched showroom windows.

The entry doors are marked by decorative cast iron piers and a transom with wrought iron grillwork; original grillwork over the doors has been removed. Each arch is divided by an transom bar, with a fixed, multi-pane, metal transom window above and storefront windows below. The transom windows are covered by bullnose fabric awnings. The showroom windows have low concrete bulkheads and thin metal mullions. Each spandrel has a blank medallion centered on the column below. The entablature has a blank frieze and a dentillated cornice with an egg and dart bed molding below the corona. A blank parapet wall extends above the entablature and is capped with a small cornice. The roof is screened from view by the parapet.

*Showroom Interior*

The showroom interior is a rectangular-plan two-story space with a scored and polished colored-concrete floor and an exposed wood truss roof of elaborately carved heavy timber trusses with decorative brackets. The upper half of the showroom walls has a smooth cement plaster finish, while the lower half is divided by a belt course and scored to look like rusticated stone. The rear wall of the showroom has a symmetrical two-story elevation with a central monumental arch flanked by alcoves and balconets connecting to offices on the ground floor and mezzanine levels, and the service garage beyond. A theatrical central staircase within the arch leads to the mezzanine level with cast panel railings with geometric designs. Each balconet has an arched opening with a cast stone dividing column infilled with coupled, round-headed, openings and a rondel piercing; balconets have cast panel railings like the mezzanine railings and supported by three corbels. Portions of the mezzanine level, originally open, have been infilled with private offices and a freestanding structure enclosing private offices has been added within a portion of the showroom.

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

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2 of 2

DESCRIPTION

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**Kindel Building**

**Pasadena, Los Angeles County, CA**

*Service Garage*

The attached two-story service garage is rectangular in plan and has entrances along the side street, North Wilson Avenue. The street elevation of the service garage has a smooth cement plaster finish exterior, while the secondary elevations have a painted unfinished concrete exterior. Simple piers and banks of fixed, multi-pane metal windows with operable awning sections divide the service garage elevations into bays. A simple molding caps the piers on the street elevation. A few of the windows have been infilled, but the dimensions of the original openings are readily apparent. Entrances to both levels of the service garage are directly off the side street, with the lower level devoted to open service bays and the upper level parking and storage. The upper-level is supported by steel columns and open to a steel truss roof. The truss roof is screened from view by the parapet.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1 of 2

STATEMENT OF SIGNIFICANCE

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Kindel Building  
Pasadena, Los Angeles County, CA

**SIGNIFICANCE**

The James H. Kindel Building, constructed in 1927-28, is locally significant for its associations with the historic context. "Marketing and Servicing the Automobile (1902-1944)," under Criterion A in the area of Commerce and under Criterion C in the area of Architecture as a locally significant example of the automobile showroom and the Italian Renaissance Revival style. The automobile industry in Pasadena, including the manufacturing as well as the marketing and servicing of the automobile, was an important segment of the local economy in the interwar years and had a profound impact on everyday life. The automobile showroom is important in the introduction and surge in automobile ownership in Pasadena for its role in promoting and servicing the early automobile. The Kindel Building has been in use as an automobile showroom for most of the time since its construction in 1927-28 for auto dealer James H. Kindel, and continues to be in an auto-related use today. The building remains virtually unaltered from its historic appearance, both on the exterior and in the significant interior spaces, and is one of the best and most intact examples of the automobile showroom in Pasadena.

The Kindel Building meets the registration requirements identified for automobile showrooms for "Early Automobile-Related Properties in Pasadena (1897-1944)." Distinct characteristics of the building, typical of its property type, include: a Period Revival, high-style showroom exterior and interior, with a theatrical use of design and ornamentation, for increased commercial identification and to establish an attractive setting for the automobile models on display; an expansive use of plate glass windows and entry doors extending across the entire Colorado Boulevard facade, permitting complete visibility and access to the showroom directly from the street; and a large, attached, utilitarian service garage at the rear of the building, with direct access to the side street, for servicing and support of automobile sales. The building is an accomplished example of the Italian Renaissance Revival style, evident in its distinctive arcaded facade and richly ornamented showroom interior.

The Kindel Building was designed by the Pasadena architectural firm of Bennett and Haskell (1923-34). Bennett and Haskell designed many residences, commercial buildings, and public/institutional buildings in Pasadena, including the Pasadena Civic Auditorium (1931-32, in association with Edwin Bergstrom), the First Trust Building (1927-28), the Pasadena Masonic Temple (1926), several public school buildings, and many commercial building facades following the Colorado Boulevard street-widening in the late 1920s.

*Historical Background*

In the interwar years, most of the automobile dealerships in Pasadena were located on Colorado Boulevard (then Colorado Street), and primarily in one of two groupings or so-called "auto rows": a two-block stretch of West Colorado Boulevard, between Orange Grove Boulevard and the downtown; and several blocks of East Colorado

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2 of 2

STATEMENT OF SIGNIFICANCE

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**Kindel Building**  
Pasadena, Los Angeles County, CA

Boulevard, between Lake and Hill Avenues, in the then-geographic center of the city and at the edge of the eastward-expanding downtown. The Kindel Building was one of the several automobile dealerships and auto-related buildings located within a few blocks of each other along this stretch of East Colorado Boulevard. With the considerable growth in the automobile industry in Pasadena and the need for larger and "more modern" facilities, automobile dealerships were typically at a particular location for only a few years before moving to other facilities; consequently, the individual auto showrooms were used by several different dealerships.

The Kindel Building was built in 1927-28 for auto dealer James H. Kindel, who owned a Dodge Brothers automobile and Graham truck dealership which had outgrown its facilities at 245 W. Colorado Boulevard (c.1910s, demolished for 710 freeway spur), where it had only been located for a few years since 1923. Again in 1932 James H. Kindel moved his dealership to 294 W. Colorado Boulevard (demolished), back to the city's other principal auto row; D. E. McDanel, Inc., a Packard dealership, moved into the Kindel Building from its own building, the McDanel Motor Company Building at 1021 E. Colorado Boulevard (built 1922), just a few blocks away. The McDanel dealership occupied the building for only two years, followed by the Bush-Morgan Motor Company in 1934 and the Howard Automotive Company in 1939, which continued to occupy the building through the 1940s. (The Howard Automotive Company had moved from the Howard Motor Company Building just a few blocks away at 1285 E. Colorado Boulevard, a building it had built in 1927.) The Kindel Building continues to be used in an auto-related use today for the Holmes Body Shop.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 9 Page 1 of 1MAJOR BIBLIOGRAPHICAL REFERENCES

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Kindel Building  
Pasadena, Los Angeles County, CA

## MAJOR BIBLIOGRAPHICAL REFERENCES

Building Permit #6585D. City of Pasadena. November 15, 1927.

"City of Pasadena Historic Context Statements." prepared by Pamela O'Connor for City of Pasadena, Design &amp; Historic Preservation Section, draft 1992.

"Early Automobile-Related Properties in Pasadena (1897-1944)." National Register of Historic Places Multiple-Property Submission, prepared by Historic Resources Group and the City of Pasadena, Design &amp; Historic Preservation Section, 1995.

"Formal Opening for New Packard Home." in *Pasadena Star-News*, February 11, 1932."Handsome Building Will Rise at Northeast Corner of Colorado Street and Wilson Avenue as Home of Dodge Brothers." in *Pasadena Star-News*, November 24, 1927."Historic Auto Dealership Rehabilitated." in *The Bungalow Reader*, newsletter of the Urban Conservation Office, City of Pasadena, May 1986.*Historical/Architectural Survey #31: Colorado Boulevard*, City of Pasadena, Urban Conservation, 1987."Novelties in Large Plant Abound." "All Parts of Dodge Cars Available." "Dodge Growth in Pasadena Remarkable." "Dodge Designs Lead, Says Dealer." "Machinery is Latest Type Apparatus." and "Expect Great Crowds for Opening," all in *Pasadena Star-News*, May 18, 1928."Pasadena Cordially Invited to Attend Gala Opening of Gorgeous James H. Kindel Building Saturday Evening at 7 o'Clock, New Home of Dodge Brothers Motor Cars and Graham Trucks." in *Pasadena Star-News*, May 17, 1928.



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

# **National Register of Historic Places Continuation Sheet**

Section number 10 Page 1 of 1

**GEOGRAPHICAL DATA**

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**Kindel Building  
Pasadena, Los Angeles County, CA**

## **VERBAL BOUNDARY DESCRIPTION**

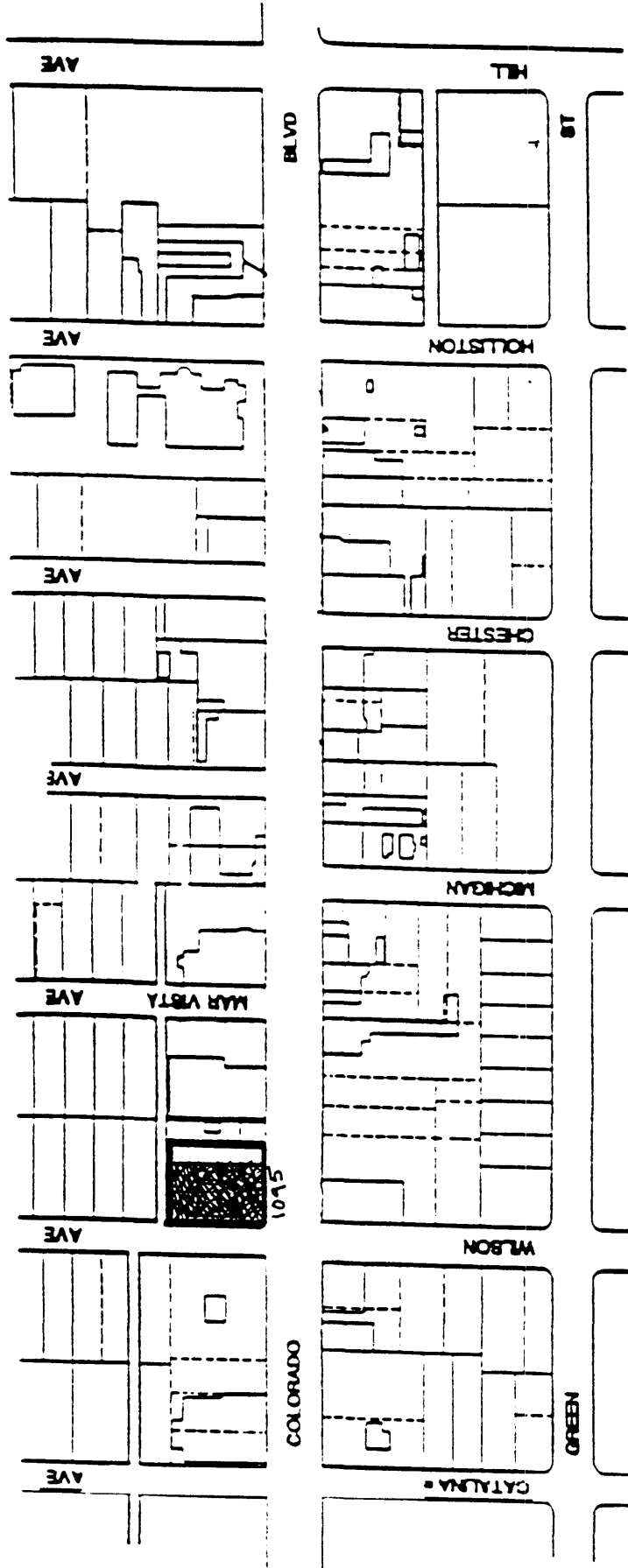
The nominated property is Parcel Number 5738-012-019.

## **BOUNDARY JUSTIFICATION**

The boundary includes the entire city parcel that historically has been associated with the property.



Kindel Building  
Pasadena, Los Angeles County, CA



United States Department of the Interior  
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**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page 1 of 1

PHOTOGRAPHS

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Kindel Building  
Pasadena, Los Angeles County, CA

**PHOTOGRAPHS**

Photographer: City of Pasadena (Brian D. Goeken)  
Date of Photographs: September 1995  
Location of Original Negatives: Design & Historic Preservation Archives  
CITY OF PASADENA/Planning & Permitting Department

*Description of Views:*

1. Automobile Showroom and Attached Service Garage: Colorado Boulevard (south) and Wilson Avenue (west) elevations.
2. Automobile Showroom and Attached Service Garage: Colorado Boulevard (south) and side (east) elevation.
3. Automobile Showroom: Colorado Boulevard elevation (primary facade).
4. Automobile Showroom: detail of entry doors. Colorado Boulevard elevation.
5. Automobile Showroom: detail of cast concrete column and storefront windows, Colorado Boulevard elevation.
6. Automobile Showroom: detail of entablature.
7. Service Garage: rear (north) elevation.