



MARCH 2026 ISSUE

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PRESERVATION PRESS

UPDATES

2026 Newsletter Themes

Building on the success of growing our membership in 2025, and on the reinvigorated collaboration between the City of South Pasadena and the South Pasadena Preservation Foundation (SPPF) concerning the historical museum, the *Preservation Press* continues to evolve as well.

This quarterly newsletter will have themes that align beautifully with our historic preservation advocacy, museum operations and storytelling, SPPF stewards (volunteers, docents, and donors), and financial sustainability. Each issue will have its own theme:

- **March:** Foundations & Future: *How the Past Builds Tomorrow*
- **June:** A Living Legacy: *Spotlight on SPPF Stewards*
- **September:** Inside the Museum: *Collections, Exhibits, & Education*
- **December:** What Makes Us, Us: *Deciding What to Save*

The issues will continue to publish existing columns, including the President's Message, SPPF Stewards (previously Board Members, Advisory Members, and Consultants), Museum News, Past Events, Civic Engagement, Letters to the Editor, and Active Membership List.

We look forward to hearing from you and your suggestions and observations at: sppfnewsletter@gmail.com.



Upcoming Events

Planning efforts are now underway: the Buena Vista Neighborhood Walking Tour in the Spring; "A Moveable Feast," i.e., an exciting progressive dinner and historic houses tour on May 3rd; our SPPF Annual Meeting in June, and much more coming your way in 2026. ***Read our President's message on Page 2 for more details.***

Follow us on:

Webpage: <https://sppreservation.org/>

FaceBook: <https://www.facebook.com/SouthPasadenaPreservationFoundation>

Instagram: https://www.instagram.com/southpas_preservation/?hl=en



PRESIDENT'S MESSAGE



This May 3rd, we are pleased to revive a beloved SPPF tradition of dining together across several of South Pasadena's most remarkable homes. Formerly known as a "Progressive Dinner," the event returns under a new name:

"A Moveable Feast". Familiar to many longtime friends of SPPF, this multi-house event unfolds as a lively afternoon and evening of wine, cocktails, entertainment, and chef-prepared hors d'oeuvres and dinner as guests tour the famed Buena Vista Street estates - South Pasadena City Landmarks Nos. 4, 17, and 41.

Thoughtfully designed to feel effortless and relaxed, this fundraising benefit replaces the high-pressure live-auction model with a gracious gathering among friends and neighbors. Made possible by a strong Foundation and an engaged South Pasadena community, we are delighted to welcome you to what promises to be an unforgettable afternoon and evening. You can find the event flyer at the end of the newsletter and more info can also be found here: <https://sppreservation.org/buena-vista-moveable-feast/>.

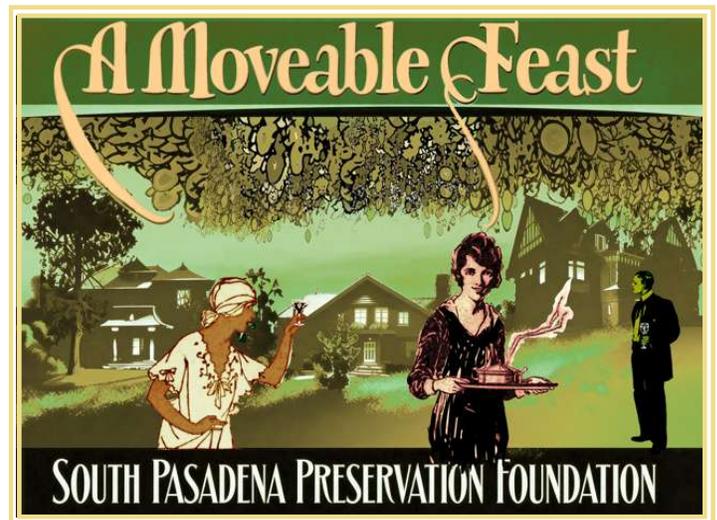
Another way to explore the Buena Vista and Prospect Circle districts is to join our March 28th spring walking tour, "The Land of Milk and Money", followed by a *Secret Garden* reception in the verdant grounds of a historic carriage house dating to circa 1904. Members receive two complimentary walking tour tickets per membership year and non-members are also very welcome to join the experience for just \$25. Event details and registration are available here: <https://sppreservation.org/milk-and-money-walking-tour/>. The flyer appears at the end of the newsletter.

Heartfelt thanks to those who attended the Joanne Nuckols Memorial Gathering on February 28th. The remarkable turnout spoke to how deeply Joanne touched people across so many communities. It was especially moving to witness the enthusiasm of those in attendance, each eager to share their own Joanne stories and the lasting impact she had on their lives.

Looking ahead to June 23rd, we hope to see you at our festive Annual Public Meeting, once again hosted at the award-winning Woman's Club. This event is always free and open to all.

Finally, a sincere thank you to all of our new members. Membership has astonishingly doubled in recent months, and your support reflects a growing coalition dedicated to thoughtful preservation and community stewardship. The Foundation continues to grow stronger because of you!

-Jenny



Original logo art for the event, "A Moveable Feast" designed for SPPF by Scott Feldmann



SOUTH PASADENA PRESERVATION FOUNDATION STEWARDS

BOARD OF DIRECTORS

2025-2026

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Museum Director**

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Mary Urquhart

TEAM MEMBERS

Museum Archivist

Colleen Boken

Consultant

Peggy Christ

Renew Or Become A Member Today!

Join us in preserving the history and character of South Pasadena and in supporting the continuing operations of the South Pasadena Historical Museum. We can't preserve our local heritage without you! Your annual donation is tax-deductible. *Active members are listed on Pages 27 to 29.*

SENIOR/STUDENT:	\$25
INDIVIDUAL:	\$35
HOUSEHOLD:	\$50
SUSTAINING:	\$100
BUSINESS:	\$125

Start or renew your membership at: <https://sppreservation.org/membership/> or use the QR code:



Membership Sign Up

Founded in 1972, the South Pasadena Preservation Foundation is a 501(c)3 non-profit organization. It is led by an all-volunteer board of directors elected from the membership.

Volunteers Needed!

As the South Pasadena Preservation Foundation continues to grow, we welcome new volunteers who can bring their energy and ideas to help shape our community. If interested, please use the QR code and sign up!

The URL link is:

<https://shorturl.at/855dz>.



Volunteers Sign Up

Donations Of Artifacts And Materials

If you think you might have something relevant to the history of our town, please let us know! As part of our collection process, proposed donations are carefully reviewed to ensure they align with the Museum's focus. We also consider whether we already have similar items in the collection and whether we have the appropriate space and resources to care for the artifacts properly. Please contact us at: info@sppreservation.org.



WHY SOUTH PASADENA PRESERVATION FOUNDATION EXISTS

History

For over 50 years, the South Pasadena Preservation Foundation (SPPF) has worked tirelessly to promote greater knowledge and appreciation of the historical and cultural heritage of the community, and to advocate for the preservation of resources that contribute to that heritage.

The preservation movement in South Pasadena began in earnest in 1970 when South Pasadena Beautiful, founded in 1965, created the South Pasadena Cultural Heritage Committee to promote historic preservation in the community. The committee was chaired by local architect Jean Roth Driskel.

Jean Roth Driskel (1915-1971) was a highly respected architect. She became the first female American Institute of Architects (A.I.A.) Pasadena-Foothill Chapter President and the third woman to be elected to the College of Fellows (F.A.I.A.). Jean, along with the other members of the South Pasadena Cultural Heritage Committee, was successful in drafting the city ordinance that created the South Pasadena Cultural Heritage Commission (CHC), with powers and duties to advise the South Pasadena City Council on designating cultural and historical sites and landmarks.

The CHC, in turn, spurred the creation of the non-profit "Jean Driskel Cultural Heritage Foundation, Inc." formed on May 22, 1972 (later to be renamed the "South Pasadena Preservation Foundation, Inc." in 1983). According to a *South Pasadena Review* article (March 13, 1985, page 6) by Alvalee Arnold, former City Mayor (1983-1984): "The three incorporating directors who served on behalf of the City of South Pasadena to get the Foundation started were: Ray Girvigian, F.A.I.A., chairman of the Cultural Heritage Foundation, Councilman Michael Montgomery, liaison to the Commission, and City Attorney Charles Martin."

As an all-volunteer organization, SPPF relies on memberships and donations to fund its work. The non-profit, 501(c)(3) organization, complements the work of the CHC, which is a City Council appointed commission. SPPF seeks to further local heritage awareness and appreciation and safeguard local cultural resources through education and advocacy.

Victories, Accomplishments, & Goals

Through our members, like-minded individuals and partner organizations, SPPF effectively accomplished:

- Defeating the 710-freeway extension including the tunnel alternative once and for all.
- Advocating for the rights of South Pasadena families to purchase surplus Caltrans homes while adding to the City's affordable housing funds.
- Creating and maintaining, the South Pasadena Historical Museum located inside the City's Landmark No. 5 building (Meridian Iron Works at 913 Meridian Avenue), as a resource for all with expanding collections, displays and educational outreach. ***The official grand opening program is on Pages 5 and 6.***
- Participating in countless meetings over the years with city councils, commissions, committees, and advisory boards through presentations, correspondence, and expert advice on planning efforts (e.g., general plans, specific plans, redevelopment efforts, and pending local and state legislation, like Senate Bill 79) as they related to historic preservation in the 1970s through today.
- Nurturing a deep sense of community, a clear understanding of our past, and a broad vision for our future, by offering an array of programs and events for preservation-minded people and the broader community to attend and by publishing a regular newsletter to inform members and the community at large of important preservation matters.
- Promoting the preservation of South Pasadena's historic character that contributes to the quality of life for all residents.
- Raising funds over the years to help with restoration efforts including the Oaklawn Portals designed by Greene and Greene, the Meridian Iron Works building, and by establishing a legal fund related to preservation concerns.

Mission Statement

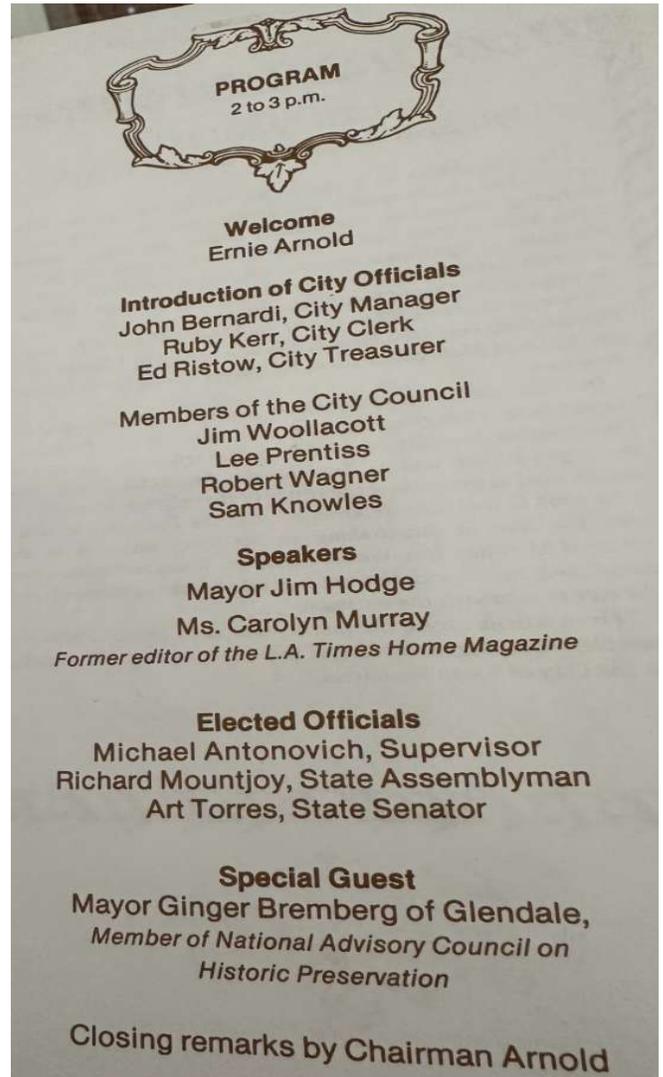
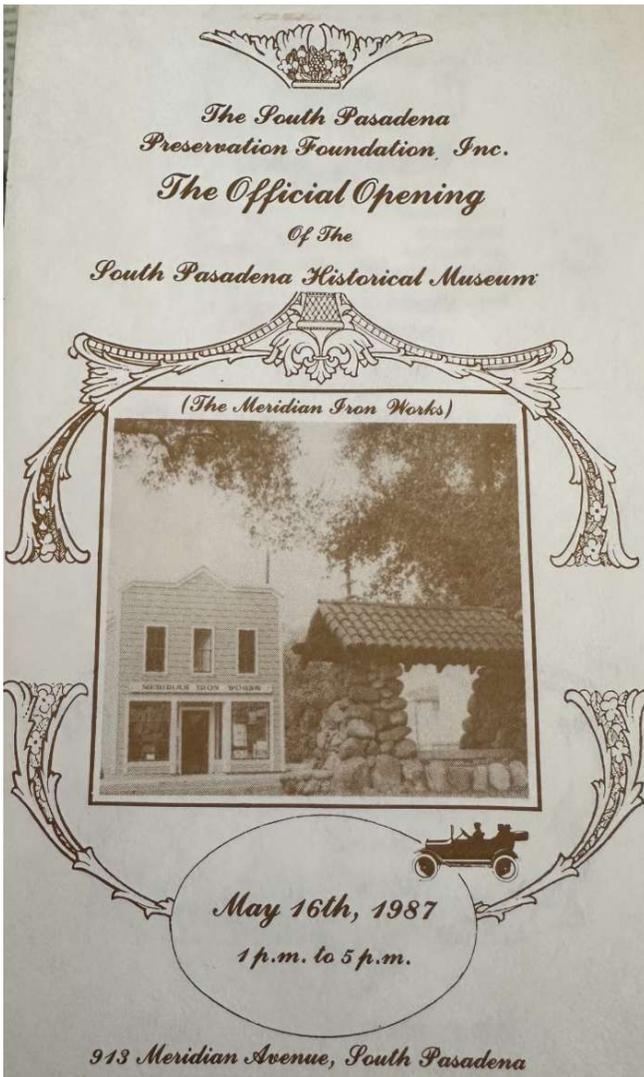
The mission of the South Pasadena Preservation Foundation is to foster a deeper sense of community, a clearer understanding of our past, and a broader vision for our future through the preservation of our local stories and places.



WHY SOUTH PASADENA PRESERVATION FOUNDATION EXISTS

The Official Opening of the South Pasadena Historical Museum – May 16, 1987

Here is the official four-page program handed out at the grand opening of the South Pasadena Historical Museum. The original program is on public display at the museum.



To the left is the cover/page one of the official grand opening of the South Pasadena Historical Museum on May 16, 1987. Above is page two of the program.

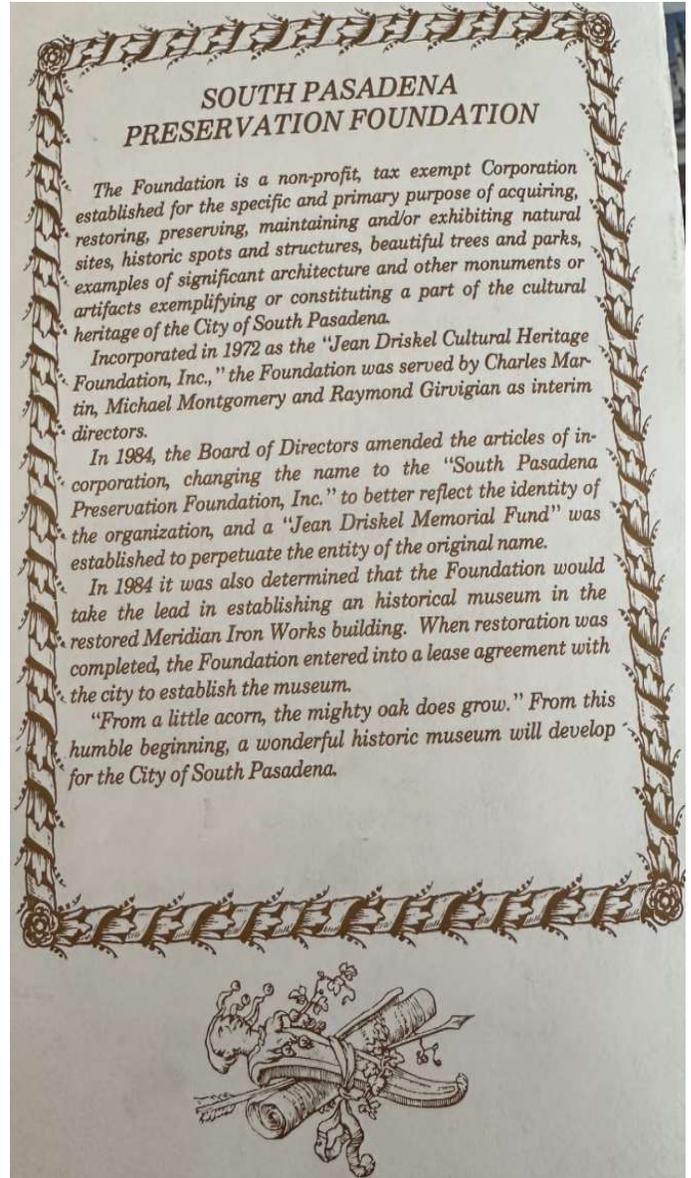
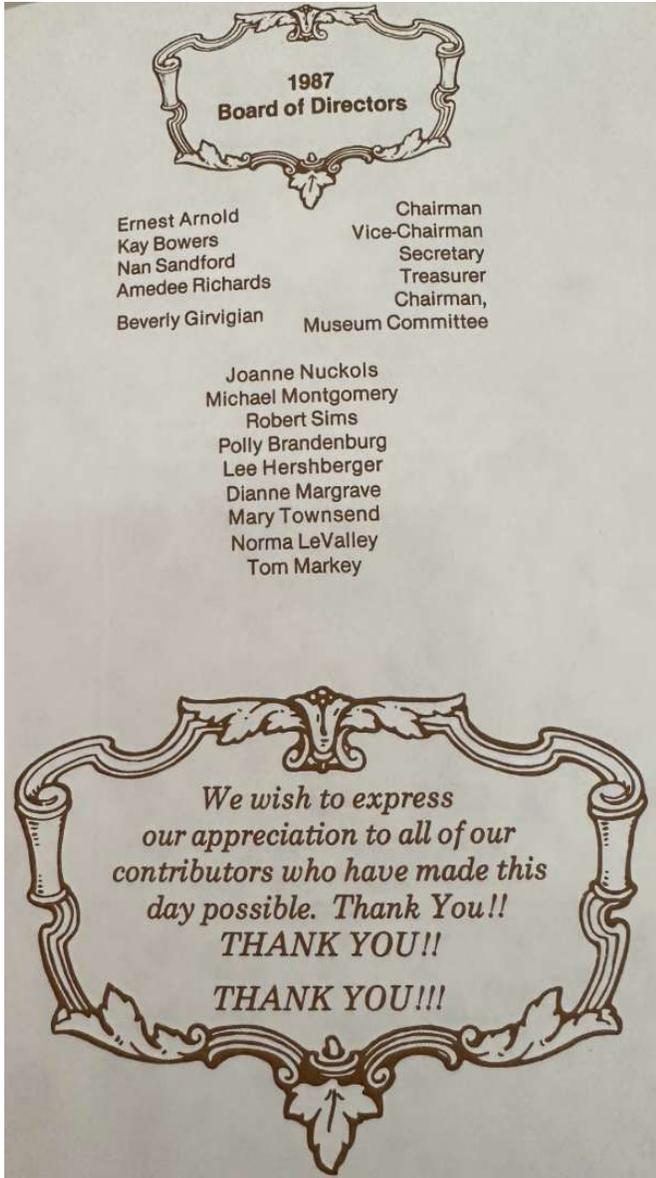
Note: The remaining pages of this historic program can be found on the following page.



WHY SOUTH PASADENA PRESERVATION FOUNDATION EXISTS

The Official Opening of the South Pasadena Historical Museum – May 16, 1987

Here are the last two pages of the official four-page program handed out at the grand opening.



To the left is page three of the official grand opening of the South Pasadena Historical Museum on May 16, 1987. To the right is page four of the program. The original program is on public display at the museum.



PERSPECTIVES ON THE MILLS ACT

The Mills Act: A Win-Win for Homeowners and for South Pasadena

OVERVIEW

The California Mills Act (1972) is the premier economic incentive program for historic preservation. This state law is for qualified historic buildings belonging to private property owners and is carried out by local governments: https://ohp.parks.ca.gov/?page_id=21412.

The City of South Pasadena is responsible for implementing the Mills Act in our community. The City’s filing application states: “Qualifying properties must meet at least one of these criteria:

1. Listed on or eligible for listing on the National Register of Historic Places;
2. Listed on the California Register of Historical Resources;
3. A designated City of South Pasadena Landmark;
4. A contributor to a designated Historic District (refer to the Cultural Heritage Ordinance).

Note: “Not all historic properties are eligible.”

The City’s six-page filing for eligibility consideration can be found at:

<https://www.southpasadenaca.gov/files/assets/public/v/1/boards-and-commissions/documents/cultural-heritage-commission/mills-act-application.pdf>

SPPF is keenly aware of Mills Act agreements and has provided advocacy and expertise to both the City and to interested private property owners.

For this 2026 issue, we have invited experts to offer their own perspectives on the next pages:

- **General Policy Perspective:** Dr. Bridget Lawlor, Executive Director of Pasadena Heritage
- **Economics and Community Character:** Mr. John G. Ripley, Independent Researcher & Architectural Historian

- **Local Government & Property Owner Benefits:** Ms. Jennifer Trotoux, Historic Preservation Professional, Curator of the Gamble House, & Former SPPF Board President & Board Member
- **Importance to the South Pasadena Community:** Ms. Debi Howell-Ardila, MHP – Historic Preservation Consulting Services & Former South Pasadena Cultural Heritage Commissioner (2012-2018)
- **South Pasadena City’s Implementation Process:** Mr. Steven M. Friedman, SPPF Board Member, Former South Pasadena Cultural Heritage Commissioner & Chair

Assuring Good Stewardship of Historic Properties

Mills Act:
Incentive to Preserve or Free Ride?

The City of South Pasadena is currently reviewing proposed changes to the Preservation Incentives section of the Cultural Heritage Ordinance. One key element under discussion is Historic Property Contracts.

South Pasadena’s Historic Property Contract (HPC) Program was established in November 1998 under the authority of legislation sponsored by Senator James Mills in the 1970s. Since then, the preservation incentive program known as the “Mills Act” allows owners of eligible historic properties to enter into agreements with participating Cities to reduce property taxes in exchange for agreeing to preserve and maintain the historic character of their properties in accordance with established preservation standards and guidelines. The law allows each participating city to develop their own criteria for the program, so criteria and procedures in South Pasadena may thus differ from neighboring Pasadena and Los Angeles.

In South Pasadena, the Cultural Heritage Commission (CHC) is responsible for reviewing applications to determine and make recommendations to the City Council regarding historic merit of applicant properties, appropriateness of proposed rehabilitation and preservation, and the degree to which proposed maintenance is important to long-term preservation. Only properties of significant historic value are generally deemed worthy of “Mills Act” consideration. Applicant property owners are also expected to invest more in preservation than they expect to save in property taxes.

In this regard, public perception regarding contract benefits probably needs to change. Many property owners tend to view the promise of tax savings without reference to the costs of required maintenance and are disappointed to learn that potential tax savings do not justify the expense of repairs and alterations that meet rigorous preservation standards.

Any reduction in property tax under the contracts obviously means a little less money to the City (the municipal share is 24%), but required maintenance under the contracts helps strengthen neighborhood property values, reinforces community heritage, and spurs employment of local building trades. Generally, the contracts require more work to the property, which

also leads to an increase in building permits and associated fees to the City. Neither the CHC nor the Council determines property tax savings, however; that responsibility lies with the County. If a Historic Property Contract (HPC) is executed, the County Assessor evaluates the property and usually bases the assessment on how much rent the building could generate. This assessment is known as the Income Approach to value. After subtracting required maintenance expense, the property’s potential income is then divided by a pre-determined capitalization rate to determine a new assessed value. The initial HPC covers a ten-year preservation maintenance plan, but unless either the property owner or City elects not to renew, the 10-year contracts are automatically extended every year. Once a “Notice of Non-Renewal” is issued, the contract slowly winds down over its 10 year term.

Good reasons for “sunsetting” contracts are property owner failure to complete proscribed maintenance and possible requalification by the CHC (“raising the qualification bar”) to focus on properties most important in conveying the city’s history and development. Although the Preservation Foundation continues to support preservation incentives for a maximum number of truly important local historic resources, we recognize that property taxes are an essential part of the City budget and some limit on the program is perhaps prudent and necessary.

However, the Foundation questions a proposed change to the Mills Act program that would require that a Notice of Non-Renewal automatically be issued after six years [limiting the maximum contract length to 16 years]. A goal of the program should be to conserve our heritage sites for our children and grandchildren. 16 years is a too-brief moment in the span of several generations.

In our view, if a property remains significant enough to merit a historic property contract and its owners are diligent stewards, there should be no reason to automatically end a preservation agreement.

Incentives to preserve our history and heritage are rare in this world of change, but thanks to Senator Mills, this one’s a keeper.

Over the years, SPPF has provided information on the Mills Act and any subsequent amendments to the public. Above figure is an example of a published article in the SPPF Preservation Press on page 2 of the February 2013 issue.



PERSPECTIVES ON THE MILLS ACT

The Mills Act: A Win-Win for Homeowners and for South Pasadena

GENERAL POLICY PERSPECTIVE

The Mills Act is one of California's most effective preservation tools. It provides property tax incentives to owners of designated historic properties in exchange for long-term commitments to maintain and rehabilitate them. This smart policy leverages private investment to protect community character, promote sustainability through reuse, and preserve the historic places that define our neighborhoods.

Bridget Lawlor, Ph.D.

Executive Director
Pasadena Heritage

ECONOMICS & COMMUNITY CHARACTER

The Mills Act encourages investment in historic resources, generating work for contractors and boosting property values. Overall, I believe it is a net economic gain for the cities that use it. It makes sense as sound fiscal policy.

But of course, the Mills Act provides benefits far beyond the economic effects. It encourages and enables the preservation of cultural-historic resources that cannot be replaced - once they are gone, they can never return. These resources give South Pasadena the uniqueness and aura that make it such a desirable place to live and visit. For years neighboring Alhambra undervalued its historic resources, and today large parts of that city have lost the uniqueness that provides a sense of place - those parts could be anywhere in Southern California. South Pasadena should use every available means to keep its uniqueness, and Mills Act contracts are important ways to do just that.

John G. Ripley

Independent Researcher & Architectural Historian

LOCAL GOVERNMENT & PROPERTY OWNER BENEFITS

Some communities have put a great deal of faith in the Mills Act program's power to conserve resources, and they have reaped the reward. You may be surprised to hear that the second largest Mills Act program in the state (after Los Angeles, which also has an active program) belongs to the City of Anaheim, with a large historic district in the center of town where hundreds of homeowners benefit from the City's support. Their program involves consultations with planning staff and expert consultants who provide a significant measure of technical guidance that has strengthened property values, improved the neighborhood's appearance, and created a community of like-minded homeowners who act as resources for each other as well. As a preservation planner with Architectural Resources Group, I spent many years working on this program, and I saw its benefits for both the City and the homeowners.

A Mills Act program sends a clear signal to a community that the City values historic preservation, and that its homeowners should, too. In my experience, it is well worth the investment, and I believe that South Pasadena should continue to take advantage of this powerful tool to support the preservation of the City's historic resources and the people who steward them.

Jennifer Trotoux

Historic Preservation Professional of over 30 years
Curator of the Gamble House in Pasadena
Former SPPF Board President & Board Member



PERSPECTIVES ON THE MILLS ACT

The Mills Act: A Win-Win for Homeowners and for South Pasadena

IMPORTANCE TO THE SOUTH PASADENA COMMUNITY

The Mills Act is one of South Pasadena's most powerful tools for encouraging historic preservation. As a program that incentivizes private investment in historic preservation, the Mills Act is a win-win for the City. Homeowners of qualifying historic properties (i.e., properties designated at the local, state, or federal level, individually or as contributors to a historic district) can receive property tax savings in return for committing to a 10-year rehabilitation, preservation, and maintenance workplan. The Mills Act program also incentivizes designation itself, by making investment in and improvements of landmarks more economically viable. At a time when new state housing laws have reduced local zoning control, the Mills Act plays an even more important role by incentivizing designation: exemptions from many of the new state-level laws typically only apply to designated properties, which helps the City retain a measure of oversight and protect the character of its historic neighborhoods.

Just as important, the Mills Act brings real reinvestment to South Pasadena's many historic neighborhoods. Owners use their tax savings to complete substantial rehabilitation projects - everything from seismic retrofits to long-deferred repairs - that might otherwise be out of reach. The program is flexible, allowing the City to set eligibility thresholds, require periodic inspections, and shape the program to current conditions. Mills Act properties tend to anchor neighborhood stability, reduce demolition pressure, and support the City's responsibilities as a Certified Local Government with the Office of Historic Preservation. The Mills Act also reflects numerous goals and policies from our

City's General Plan Historic Preservation Element. Overall, the Mills Act supports long-term stewardship of the historic places that make South Pasadena unique and is the anchor of our City's preservation program.

Debi Howell-Ardila, MHP

Historic Preservation Consulting Services
Former CHC Commissioner (2012-2018)

SOUTH PASADENA CITY'S IMPLEMENTATION PROCESS

Entering into a Mills Act contract with the City of South Pasadena is a rigorous process, and eligibility is more constrained than in other cities. Before a proposed contract can come before the City Council, the homeowner must submit a detailed application and obtain a written recommendation of approval from the Cultural Heritage Commission (CHC) after a public hearing. In fact, even before that stage, the CHC will form a subcommittee to evaluate the homeowner's extensive application materials, perform research, conduct a site visit, and prepare an evaluation for the CHC as to whether the application meets the necessary legal criteria. As a former Cultural Heritage Commissioner serving on numerous such subcommittees, I had the privilege of being invited into applicants' homes for those site visits. Without exception, I witnessed both the owners' undisguised pride in their historic homes, and their sober understanding of the long-term obligations they would be undertaking as they maintained and preserved them. And I have never known of a Mills Act contract that did not successfully achieve its purposes and enrich our City.

Steven M. Friedman

SPPF Board Member
Former CHC Commissioner & Chair

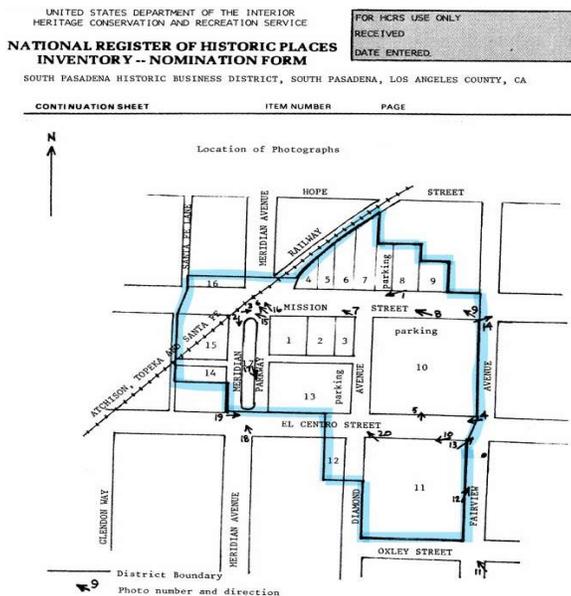


STORIES BEHIND THE STREETS

Mission West Historic Business District

Part of the charm of South Pasadena is its downtown. Generations of residents and visitors alike have shopped and dined within this historic business district filled, at times, with unique experiences along with the familiarity and comfort of everyday living.

Notably, Mission West Historic Business District has been listed on the National Register of Historic Places Inventory since July 21, 1982. Its boundaries are irregular as noted in the map below. The district boundaries are highlighted in blue.



Not every site inside the district is a “contributing property” to its historic designation. Three properties were specifically mentioned in the Federal nomination as NOT meeting the historic criterion: Herlihy Block (1024 Mission Street), Boller & Chivens (916 Meridian Avenue), and the Santa Fe right-of-way (southwest corner of Meridian and Mission intersection).

The buildings and sites that do contribute to the character and nature of this district are as follows referring to names of businesses or institutions that are no longer active today (in red):

1. **Alexander Block** (1001-1005 Mission Street)

2. **Graham Block** (1011-1017 Mission Street)

3. **Family Fair** (905 Diamond Avenue)

4. **Shapiro Block** (1002-1006 Mission Street)

5. **Edwards & Faw Block** (1008-1010 Mission Street)

6. **Ashton Block** (1012 Mission Street)

7. **Mission Antiques** (1014 Mission Street)

8. **Taylor Block** (1028-1032 Mission Street)

9. **El Centro School** (1020 El Centro Street): *Adapted and reused. The tenant mix consists of one restaurant, one microbrewery, a coffee roaster and an entertainment venue.*

10. **South Pasadena Public Library** (1115 El Centro Street): *City Landmark No. 10 - now known as the Library Community Room. Also, adjacent to the library is the Library Tree, City Landmark No. 55, Morton Bay Fig Tree.*

11. **South Pasadena Bank Building** (1019 El Centro Street): *City Landmark No. 8 - now contains two businesses, i.e., Kaldi Coffee & Tea and Ecco Hair Studio.*

12. **Meridian Iron Works** (913 Meridian Avenue): *City Landmark No. 5 - now known as the South Pasadena Historical Museum operated by SPPF.*

13. **Mission Arroyo Hotel** (950-958 Mission Street): *City Landmark No. 26.*

14. **Watering Trough & Wayside Station** (Meridian Parkway): *City Landmark No. 7.*

How many of the historic buildings present today will we be fondly remembering 20 years from now if they are not protected from threats such as SB 79 development? **For the latest on this issue, see Mark Gallatin’s article on page 22.**

The next pages (11-16) are full of reminiscences and perspectives regarding the Mission West Historic Business District and beyond from those who have some type of connection with South Pasadena. Enjoy!!!!



STORIES BEHIND THE STREETS

MISSION WEST HISTORIC BUSINESS DISTRICT

THE FIRST CITY LIBRARIAN'S PROBLEM OF THE DAY

By **Olivia Radbill**

Adult Services/Local History Librarian
South Pasadena Public Librsty

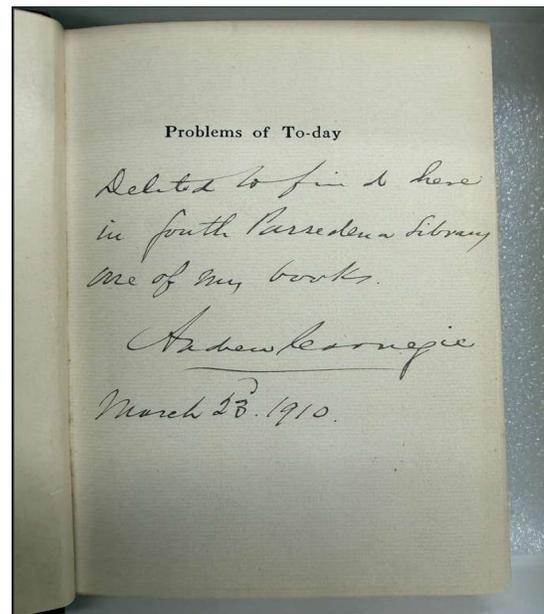
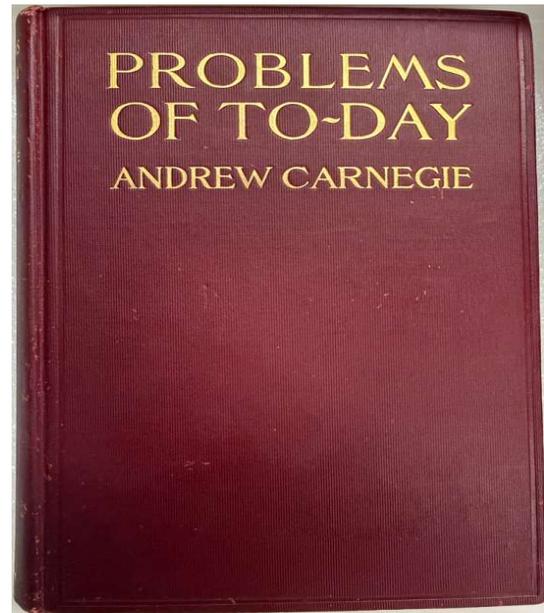
This year marks 120 years since the Carnegie Corporation first granted the City of South Pasadena \$12,000 for the construction of a public library. Carnegie did not attend the cornerstone ceremony in 1907. Yet, in 1910, Carnegie determined to pay South Pasadena a visit to inspect the library.

Once receiving word of Carnegie's impending visit, City Librarian Nellie Keith realized that there was no copy of any of Carnegie's work in the Library's collection. Keith rushed out to purchase a copy of Carnegie's *Problems of Today*, having the book ready just in time for Carnegie's inspection.

Carnegie happily autographed the book, writing, "Delited to find here in South Pasadena Library one of my books."

This signed book has remained in the Library's collection for 116 years, now resting in the Library's Local History Collection.

Images of the cover and inside page of industrialist Andrew Carnegie's book, "Problems of To-Day" published in 1908. Photographs courtesy of the South Pasadena City Public Library.



Editor's Note: From the South Pasadena Public Library's Facebook page dated February 27, 2026:

"This year, [Carnegie Corporation of New York](#) has, again, gifted the [South Pasadena] Library \$10,000 as part of [#CarnegieLibraries250](#), an initiative marking the 250th anniversary of the Declaration of Independence. Carnegie Libraries hold a special place in American history and in the hearts of generations of Americans. Learn more at [carnegie.io/47kNpzh](#)."



STORIES BEHIND THE STREETS

Mission West Historic Business District

SHARED PUBLIC SPACE AND COMMUNITY MATTERS

By Lisa Padilla

Former Planning Commissioner (2020-2025)
Architect, Planner & Owner, Cityworks Design

South Pasadena’s Mission West Historic Business District is the heart of our City and represents a notable portion of our shared public space.

Mission Street was designed to serve residents and visitors comfortably and safely at slow to moderate travel speeds. Over time, regional commuting and larger vehicles have significantly altered how Mission Street feels at our major north-south cross streets.

Our streets will always define what our city values, and Mission Street must be preserved as our beloved “main street,” our heartbeat, and our historic gathering space.

New development should simply frame Mission Street and add to the quality of the sidewalk experience, so residents can forever enjoy our small-town retail, the farmers market and special events that bring us together each season.

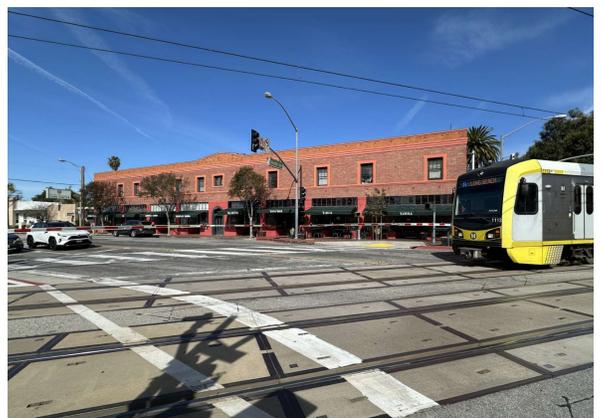
I walk the historic district regularly with our dog Foxy, and my favorite memories are running into neighbors, friends and city leaders - where we can share a moment in our busy lives and talk about our City, current events, and life.



Foxy on Mission Street. Photo taken by Lisa Padilla.



Photo Archives of South Pasadena Preservation Foundation. Photo taken in 2021 at a Farmer’s Market event. The South Pasadena Historical Museum is the building on the right.



Center and bottom photos show the intersection at Mission Street and Meridian Avenue. Photos taken on February 24, 2026, by Delaine Shane.



STORIES BEHIND THE STREETS

Mission West Historic Business District

MEMORIES OF WALKING TO BURR'S PHARMACY AND FAMILY FAIR

By Alicia Richards

Former South Pasadena Resident
Daughter of Mayor Amedee O. "Dick" Richards, Jr. 1990-1991 & 1994-1995 & Clara Richards, Owner of Family Fair

I have a memory of walking up a slight hill on Mission Street after swimming at what I knew to be "the plunge," the pool that I believe now is a tennis court [at Orange Grove Park].

My sisters and/or friends and I walked to a small store called Burr's Pharmacy to get candy and other treats, post a big day in the water.

They had no idea that not all children got to pick their favorite candies out of a jar or get an ice cream cone "on the house". South Pasadena still holds a place in my heart as my hometown, and I believe I have done a nice job passing that sentiment on to this next generation, even in the absence of those businesses.

It is the place, the memories, the community, that binds us, even if the businesses no longer exist as they once did.

Editor's Note:

Wesley Churchill Burr's pharmacy was in the historic Alexander Block building, on the southeast corner of Mission and Meridian at 1001 Mission Street. Today, that space is occupied by La Monarca Bakery & Café.



I left South Pasadena in 1985. A generation later, when my children would come visit my hometown and family, in the 90's and the aughts, there was no longer the public pool or Burr's Pharmacy, but they were able to get candy from Family Fair, owned by their grandparents, and delicious sandwiches, ice cream treats and baked goods from Busters, owned by their aunties.

Photograph of the Alexander Block with some of the establishments in 1942. Note that the second floor was identified as the Alexander Apartments. A mixed-use development of the early 20th century. Photograph courtesy of the South Pasadena City Public Library.

Before Burr's Pharmacy, there was Weaver's Drug Store at the same location. The late historian, Jane Apostol, had a story about a special event at Bertram Weaver's business. Read on...



STORIES BEHIND THE STREETS

Mission West Historic Business District

Jane Apostol wrote a comprehensive history on our City, *South Pasadena 1888-1988: A Centennial History*. Copies of this book are available for check-out at our local library. Page 72 noted “interesting” events that occurred in 1913: “Even a local drugstore made headlines in 1913. The owner, B.M. Weaver, invited George Lightenberg, ‘recognized dean of the soda water world,’ to create fancy drinks, sundaes, and fountain delicacies at Weaver’s and to make ice sculptures in the drugstore window while a piano and violin provided background music. The newspaper [*South Pasadena Record*] reported that huge crowds packed the store, blockaded the sidewalk, and filled Mission Street from curb to curb.”

Editor’s Note: Mr. Burr worked for Bertrum Weaver for many years prior to buying the drugstore.

REGISTRATION CARD				
SERIAL NUMBER	819	ORDER NUMBER	583	
1. <i>Wesley Churchill Burr</i>				
2. PERMANENT HOME ADDRESS: <i>1320 Stevenson Ave. Pasadena Los Angeles Calif.</i>				
Age in Years	Date of Birth			
3. <i>39</i>	<i>June 2</i>		<i>1879</i>	
RACE				
White	Negro	Oriental	Indian	
5. <input checked="" type="checkbox"/>	6. <input type="checkbox"/>	7. <input type="checkbox"/>	8. Citizen 9. Non-citizen	
U. S. CITIZEN			ALIEN	
Native Born	Naturalized	Citizen by Father's Naturalization B. Free Registrar's Majority	Declarant	Non-declarant
10. <input checked="" type="checkbox"/>	11. <input type="checkbox"/>	12. <input type="checkbox"/>	13. <input type="checkbox"/>	14. <input type="checkbox"/>
15. If not a citizen of the U. S., of what nation are you a citizen or subject?				
PRESENT OCCUPATION		EMPLOYER'S NAME		
16. <i>Druggist</i>		17. <i>B. M. Weaver</i>		
18. PLACE OF EMPLOYMENT OR BUSINESS: <i>1001 Mission St. Pasadena Los Angeles Calif.</i>				
NEAREST RELATIVE		Name		
19. <i>Wesley Churchill Burr (Life)</i>		20. <i>Wesley Churchill Burr (Life)</i>		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE				
P. M. G. O. Form No. 1 (Red)				

World War I Draft Registration Card for Wesley Churchill Burr. 1918. Source: Familysearch.org: <https://www.familysearch.org/ark:/61903/1:1:KZV5-FNW?lang=en>.

At Weaver's You Can Buy

CHRISTOPHER'S BRICK CREAM

Two or Three Flavors, at

40c Quart : 20c Pint

PACKED AND DELIVERED 50c A QUART

Why Not Buy the Best?

B. M. WEAVER, Druggist

Prompt Free Delivery

Colo. 062 1001 MISSION STREET Home 35406

Advertisement originally published on July 3, 1915, on page 3 of the *South Pasadena Record*. Source: Newspapers.com. This is “fair-use” copyrighted material for educational purposes only as referenced and provided for in section 107 of the US Copyright Law.

BURR'S DRUG STORE

ANNOUNCES

NEW STORE HOURS

Effective May 1st

CLOSING TIME 6 P.M.

- Let Us Take Care of Your Needs From . . .

8 A.M. TO 6 P.M. (Store Hours)

24-HOUR EMERGENCY SERVICE
SY. 9-4030 (after hours)

FREE DELIVERY — SY. 9-1661

WES BURR, Druggist
1001 Mission

Advertisement originally published on April 30, 1953, on Page 7 of the *South Pasadena Review*. This is “fair-use” copyrighted material for educational purposes only as referenced and provided for in section 107 of the US Copyright Law. Source: UCR Center for Bibliographical Studies and Research: <https://cdnc.ucr.edu/?a=d&d=SPR19530430.1.7&srpos=1&e=-----195-en--20-SPR-1--txt-txIN-Burr%27s+Drug+Store+Closing+Time--1953--->



STORIES BEHIND THE STREETS

Mission West Historic Business District

Editor’s Note: Speaking of Weaver Drug Store from the previous page, Bianca Richards (sister to Alicia Richards) had her own memories of another, but different, former South Pasadena Weaver business located outside of the Mission West Historic Business District on Fair Oaks Avenue.

MEMORIES OF WEAVER’S FIX-IT SHOP

By Bianca Richards

Former Library Board of Trustees’ President for 2 Years
Former Trustee on Library Board for 6 Years
Daughter of Mayor Amedee O. “Dick” Richards, Jr. 1990-1991 & 1994-1995 & Clara Richards, Owner of Family Fair

I have fond memories of going to Weaver’s Fix-It Shop on Fair Oaks Avenue near Gus’s Barbecue. Sixty years ago, my Dad was into sustainability -- a concept that is popular now, but my Dad was ahead of the curve. He would bring in gardening tools and small electric appliances that could be made almost as good as new.

Weaver’s no longer exists but the idea of reduce, reuse, recycle, and repair is very popular. Wouldn’t it be wonderful to have a space again in South Pasadena for a full-time Repair Cafe? I’d be the first in line with my old toaster! Weaver’s was ahead of its time.



Advertisement originally published on December 2, 1965, on Page 44 of the South Pasadena Journal. This is “fair-use” copyrighted material for educational purposes only as referenced and provided for in section 107 of the US Copyright Law. Source: UCR Center for Bibliographical Studies and Research:

<https://cdnc.ucr.edu/?a=d&d=SPJ19651202.1.44&srpos=1&e=---en--20--1--txt-txIN-%22Weaver%27s+Handyman%22----->

REMEMBERING BALK’S HARDWARE

By Mark Gallatin

SPPF Board Member & Secretary
Retired Planning Manager (City of San Gabriel) and Planning Professional for the cities of San Gabriel & Alhambra

One of the really unique businesses on Mission Street that I discovered when I moved to South Pasadena in 1981 was Balk’s Hardware Store at 1518 Mission Street, just west of Fair Oaks Avenue. Balk’s was the quintessential old-timey hardware store, the kind of place where you could purchase a single nail or screw if that’s all your home improvement project needed. Les Balk, the proprietor, was usually on hand to answer the most mundane questions and to provide the kind of knowledgeable and personalized service that today seems relegated to the distant past. The Balks also had a large orange cat that could often be found lounging around the store. As one online commenter noted about Balk’s, “All it lacked was a pot-bellied stove.” While I can certainly appreciate the endless variety and online efficiencies of today’s mega hardware chains, there are some qualities such as local flavor, eccentricities (what other hardware store sells grapefruit!) and folksy service that were embodied by Balk’s and are carried on today by the precious few remaining independent hardware stores in our region.



Photograph of Mr. Les Balk in front of Balk’s Hardware Store at 1518 Mission Street in the 1960s. Photograph courtesy of the South Pasadena City Public Library.



STORIES BEHIND THE STREETS

Mission West Historic Business District

ROUTE 66, THE SUPER CHIEF, AND THE DISTRICT

By Russell M.B. Shane

SPPF Member

Real Estate Representative with Metropolitan Water District
Former Planning Intern (1989) with City of South Pasadena

South Pasadena’s Mission West Historic Business District is, to me, connected with the start - or the end - of Route 66, the Mother Road of the United States. Mission Street is Historic Old U.S. 66. So is Jackson Boulevard in Chicago, where my grandfather worked until 1981, and where my cousin Liz currently works. That is what this district means to me.

The Super Chief, running from Los Angeles Union Station to Chicago Union Station, paralleling Route 66, used to pass this way, like the Gold Line still does today. The tracks cross diagonally over Mission Street. Mission Street connects to Fair Oaks Avenue, which in turn runs to Pasadena, hooking a left at Colorado Boulevard and going straight to Chicago.

But South Pasadena still reads as the first stop on the long road back to the rest of America. It has, in the Mission West Historic Business District, a main street that would seem no more out of place six miles southwest of Chicago than it does here. A row of two-story masonry buildings lines Mission Street, several with ornamentation from a century and more back in time. There is a single two-story, wood-frame structure that is going on 150 years of age, midblock on Meridian between Mission and El Centro (originally Center) streets that houses our historical museum.

The Mission West Historic Business District demands preservation, as a link to the rest of the country, as an antidote to the glitz and modernity that has too often washed over too many other parts of greater Los Angeles. Go six, 12, 18 miles west of downtown Los Angeles, and, other than some neighborhoods around USC and MacArthur Park, one is hard-pressed to find anything like that of our wood-framed museum, or that brick block structure that now houses La Monarca. And that Victorian house (Century House) huddled by the railroad tracks behind Jones Coffee, itself housed in a sweet two-story brick number that is easily a hundred and ten years old. Continue going west of downtown Los Angeles, either toward Beverly Hills and Santa Monica, or toward Van Nuys and Thousand Oaks, or toward Northridge and Simi Valley, and you have to go clear to Ventura - over 50 miles away - to find this kind of fabric.

Back in the direction of Chicago, along the old Super Chief tracks, you will find Pasadena’s Old Town. After Old Town, a few more miles inland, is Monrovia. From Monrovia, it’s another 15 or so miles to San Dimas. Evidently, that echo of the Midwest, or that anticipation of the Midwest, is somewhat muffled even east of us. To get to a true string of towns befitting a historic railroad alignment, you have to go out to what I call “Citrusopolis,” which is that string of towns running from San Dimas and through Pomona, Claremont, and Upland. And then you realize you are on your way back to our Midwestern roots, to Kansas and Missouri and Iowa and Illinois.

The Mission West Historic Business District is the first reminder of all this to me. Long may it stand.



Generalized Route 66 through the United States and Signage. Free Clip Art from www.freeimages.com.

MEMORIES OF AMY’S PLAYGROUND & THE CHILDREN

By Delaine W. Shane

SPPF Board Member & Co-Editor of *Preservation Press*
Retired Environmental Planning Professional

I miss Amy’s Playground! My daughter and her friends were so young when the Shane family moved to South Pasadena in 2008. It was a safe indoor space for the kids to run, jump, bounce, and tunnel through the play areas. Birthday parties were so much fun, filled with laughter in those early years. At that time, the kids identified me simply as Sara’s mom. Today, they are all in their 20s and are busy with their own life journeys. Amy’s Playground (1115 Mission Street) is now vacant and awaiting a new life too as part of the Mission Bell Project, a mixed-use development. That’s the best way to honor that building by reusing it and not demolishing it.



WHY HISTORIC PRESERVATION NEVER ENDS

By Pieter Wielenga

Planning Intern, City of Santa Fe Springs
Graduate of SPHS, Class of 2021
Graduate of UCSC, Class of 2025

When I hear the question of why historic preservation never ends, I think of the quote, “We do not inherit the Earth from our ancestors; we borrow it from our children.”

As a member of the younger generation, I believe it is my responsibility not only to enjoy the historic preservation work done by previous generations, but also to protect that work and add to it with our own traditions and memories.

Preservation is not just about maintaining old buildings. It is about continuing a story as each generation becomes both a caretaker and a contributor.

Additionally, as an environmentalist, I see strong connections between historic preservation and protecting our natural resources, including our beaches, forests, national parks, and wildlife. In fact, they are directly related as preserving and renovating existing historic buildings reduces the toll on our environment by lowering the energy and carbon costs associated with demolition and new construction.

According to the EPA’s Smart Growth and Preservation of Existing and Historic Buildings article, even a new, energy-efficient office building constructed with up to 40 percent recycled materials can take approximately 65 years to recover the energy lost in demolishing a comparable existing building. Preservation is not only about honoring history. It is also a responsible environmental choice.

In South Pasadena, preserving historic buildings protects the character and identity of our community while also contributing to sustainability. When we maintain the architecture and stories that define our city, we strengthen our sense of place and reduce environmental impact at the same time.

One project that embodies this idea is the Old SPUSD administrative building at 1020 El Centro Street. Originally built in 1928 as El Centro Elementary School, the building later became the SPUSD District Office. Today, it has adapted once again to meet the needs of a new generation as a multi-tenant commercial space with a concert venue. Rather than being demolished, it has evolved and continues to serve the community in a new way. Its story did not end. It entered a new chapter.

Historic preservation never ends because our responsibility never ends. We borrow our communities, our buildings, and our environment from the future. It is up to us to ensure that what we pass on is not diminished but enriched.



Guest writer, Pieter Wielenga, standing beside the sign announcing that the old SPUSD administrative building (in the background) is fully leased. Photo taken on February 20, 2026, by Sara Shane.



MUSEUM NEWS



Photo Archives of South Pasadena Preservation Foundation

Location:

South Pasadena Historical Museum
913 Meridian Avenue
South Pasadena, CA 91030

Museum Open to the Public – Free Admission:

Thursdays: 4:00 pm to 7:45 pm
Select Saturdays: 11:00 am to 1:00 pm
Special Events and by Appointment
Appointment Scheduling: 626-833-5310

For More Information, Contact:

Brian Bright, Museum Director
Colleen Boken, Museum Archivist
626-833-5310
info@sppreservation.org

UPDATE: SANTA FE TRAIN STATION MODEL

By Brian Bright

Museum Director and SPPF Vice President

In the last newsletter, the restoration of the 1:12 scale Santa Fe train station in the museum’s front window was featured, but what is a station without a train?

With limited space in the museum, the challenge was finding the largest train that could still make the turn around the station. O scale, one of the larger model sizes, proved to be just right for the tight footprint. While visiting an antique mall in Vero Beach, Florida, a 1970s-era O-scale Santa Fe Super Chief turned up and made the trip back to California.

From 1936 to 1971, the Super Chief operated a 2,227-mile route between Chicago and Los Angeles. Although it did not stop at South Pasadena, the streamlined train passed through town daily on its run between the Del Mar station in Pasadena and Los Angeles Union Station. **Note:** The story continues on the next page.



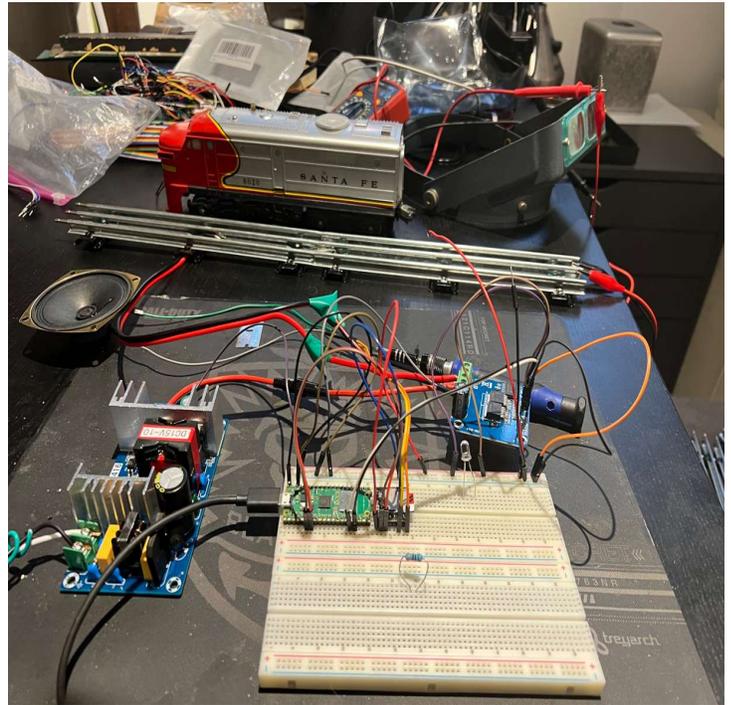


MUSEUM NEWS

An early effort focused on creating a custom wireless control system using a video game controller, complete with sound effects and interactive features. This quickly became a deep technical rabbit hole involving custom electronics, rewiring, and considerable trial and error. The train ran, but making the system reliable and future-proof proved more complicated than expected.

Eventually, a simpler solution appeared. In 2018, Lionel released a newer version of the Super Chief with built-in wireless control, lights, sounds, and even a phone app. That version now circles the station with far fewer wires and much less fuss than the earlier custom approach.

The result is a lively addition to the exhibit that visitors, especially children, love. It is hard not to smile when the announcement plays: “All aboard! Welcome to the Super Chief.”



All three photos taken for this article are by Brian Bright.



PAST EVENTS

Joanne Nuckols Memorial Gathering at the South Pasadena War Memorial Building

By Delaine Shane

SPPF Board Member
Co-editor of *Preservation Press*

On Saturday, February 28, 2026, friends, family, and colleagues came together to reflect on the life and accomplishments of Joanne Nuckols.

Attendance was strong that day at the historic South Pasadena War Memorial Building located at 435 Fair Oaks Avenue.

The program began at 11 am with a series of speakers who collectively spoke for over one hour: Mary Urquhart, Brett Nuckols, Tom Nuckols, Mayor Sheila Rossi, Councilmember Janet Braun, Mark Gallatin, Dr. William Sherman, Felix Gutierrez, Claire Bogaard, Councilmember Michael Cacciotti, Diana Mahmud, Wesley Reutimann, and Kathryn Burns. Mary then spoke on behalf of Anthony Portantino, former member of the California State Senate, who was unable to attend the event. Joanne and others worked with Anthony to end the 710 Freeway extension. Attendees learned so much more about Joanne than ever before as shared by her family (husband Tom, son Brett, and daughter Tina). Other family members were introduced and mingled with attendees after the speeches while a light lunch was served.

The Nuckols Family asks that donations in memory of Joanne Nuckols be made to the following organizations:

- South Pasadena Preservation Foundation (SPPF): SPpreservation.org
- Huntington Memorial Hospital Cancer Center: Giving.huntingtonhospital.com

The family would appreciate memories and photos shared at: RememberingJoanneSP@gmail.com





PAST EVENTS

Joanne Nuckols Memorial Gathering at the South Pasadena War Memorial Building



Photographs for this article were taken by Delaine Shane on February 28, 2026. Above are examples of Joanne's fabric art designs.



CIVIC ENGAGEMENT

UPDATE: APPROVED SENATE BILL 79 – HOUSING & HISTORIC RESOURCES

By Mark Gallatin

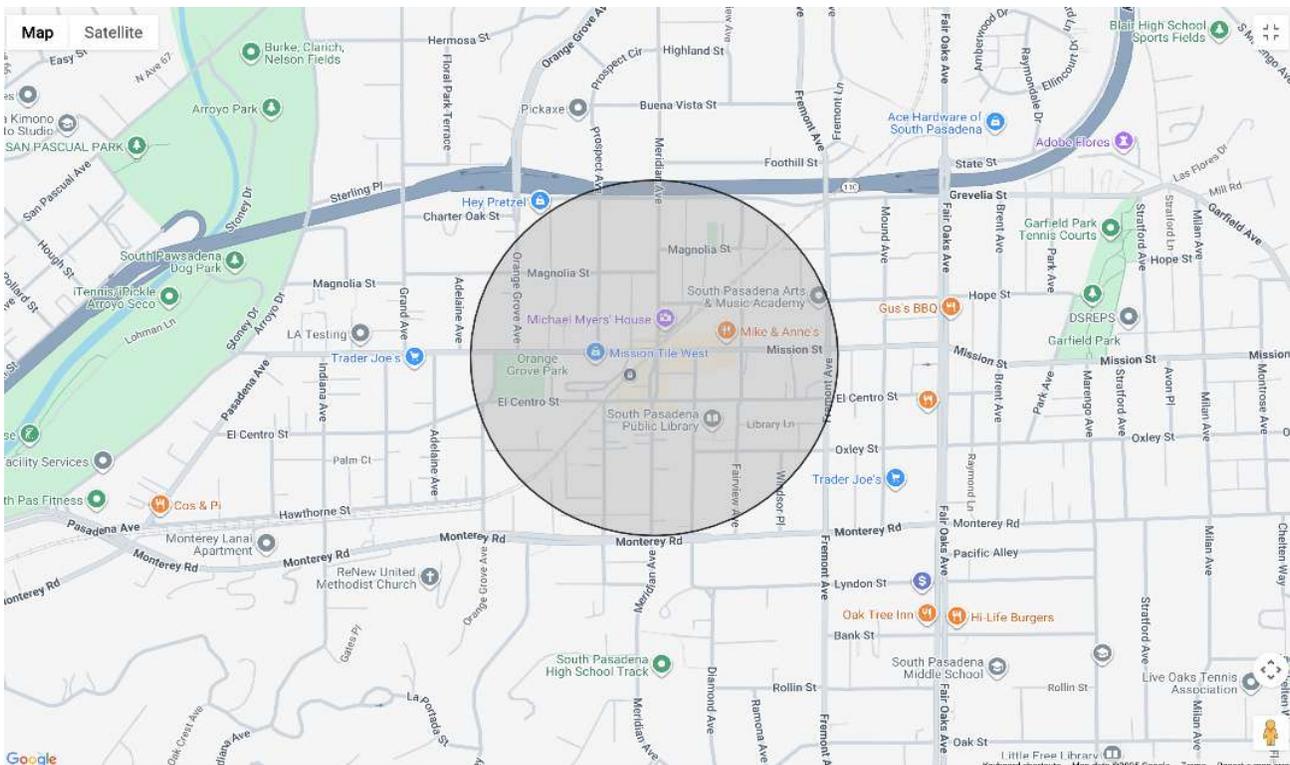
SPPF Board Member & Secretary

In our last newsletter, we took a look at SB 79, the Abundant and Affordable Homes Near Transit Act. This sweeping new law greatly increases the potential number of new housing units that can be built close to transit-oriented development stops, such as heavy- and light-rail stations and bus rapid transit stops on dedicated bus-only routes.

Of greatest concern to the preservation community is the very limited protection for historic resources permitted by SB 79. As signed into law, SB 79 only allows cities to exclude a maximum of 10% of the area within a half mile, or in South Pasadena’s case, a quarter mile, of a

transit-oriented development stop, such as the A Line station at Mission Street and Meridian Avenue. Only historic resources that had been designated on a local register as of January 1, 2025, may be excluded.

This very narrowly defined provision, limited to locally designated resources, is silent with regard to sites or districts listed on the California Register of Historical Resources and/or the National Register of Historic Places, thus leaving them vulnerable to possible demolition and replacement by massive, high-density residential or mixed-use developments. In South Pasadena, the quarter-mile radius around the train station which constitutes the transit-oriented development zone includes the Mission West National Register Historic District, the locally designated North of Mission and South of Mission historic districts, and no fewer than eight designated city landmarks.



Quarter-mile radius in South Pasadena affected by SB 79 centered around Metro’s A Line Station (photo credit: Google Maps).



CIVIC ENGAGEMENT

UPDATE: APPROVED SENATE BILL 79 – HOUSING & HISTORIC RESOURCES

Is anything being done to address this glaring oversight in the law? As a matter of fact, the answer is a definite “yes”. As in South Pasadena, SB 79’s impact on historic resources in Pasadena is potentially devastating, due to the proximity of many such resources to transit-oriented development zones. On December 30, 2025, Pasadena mayor Victor Gordo wrote a strongly worded letter to Governor Newsom, with copies to State Senator Sasha Renee Perez and Assembly Member John Harabedian, in which he details the law’s shortcomings and urges a series of sensible steps to address them in clean-up legislation.

Among them are:

- Stating clearly that historic districts, including local landmark districts, are considered historic resources.
- Subjecting historic resources which have been deemed eligible for designation but have not yet been formally designated so, to the same rules as designated resources.

- Expanding protections to include those resources listed on the state or national registers.
- Eliminating the January 1, 2025, cutoff date for qualifying a designated resource for exemption from SB 79, to account for future resources that become known and that qualify for designation.
- Eliminating the 10% maximum of the transit-oriented development zone’s area that can be exempted from SB 79 development, in favor of exempting all historic resources registered at the local, state, or national level.

Closer to home, South Pasadena mayor Sheila Rossi is working diligently to build a coalition of local preservation organizations and cities to lobby for pragmatic amendments which can be inserted into either SB 677 or SB 908, SB 79 clean-up bills by State Senator Scott Weiner, author of the original legislation.

Mayor Rossi is actively working with preservation advocates on developing language to address the protection of California Register and National Register resources.



The historic 1904 South Pasadena Bank Building is located at 1019 El Centro Street and is in the Mission West Historic Business District. It is one of several city landmarks located within a quarter mile of the Metro A line Station. Photo taken by Delaine Shane on February 23, 2026.



CIVIC ENGAGEMENT

UPDATE: APPROVED SENATE BILL 79 – HOUSING & HISTORIC RESOURCES

Specifically, and significantly, it would allow cities to exclude such sites and districts from SB 79 development and not have to count them towards the 10% maximum exemption of the transit-oriented development zone the law currently provides for historic resources. The intent of this proposal is to eliminate unintended legal conflict between state housing mandates and state environmental law, which increases litigation risk and undermines implementation certainty. Recognizing State and National Register properties will align SB 79 with existing statutory obligations rather than placing them in tension.

If you agree with these suggested amendments to strengthen protections for historic resources in SB 79 transit-oriented development zones or have others you would like to see, please share your thoughts with your elected representatives.

South Pasadena City Council

1414 Mission Street, South Pasadena, CA 91030
(626) 403-7218
cco@southpasadenaca.gov

State Senator Sasha Renee Perez

215 N. Marengo Ave., Suite 380, Pasadena, CA 91101
(626) 304-1086

Assembly Member Mike Fong

1411 S. Garfield Ave. Suite 307, Alhambra, CA 91801
(626) 457-4918

The City Council and the Planning Commission will hold a second joint meeting on April 8, 2026, at 5 pm to further discuss SB 79 implementation.

For more information as the date approaches, check: <https://www.southpasadenaca.gov/Your-Government/Your-City-Council/City-Council-Agendas>.

By coming together and speaking with one voice, we have the opportunity to refine and improve SB 79 to encourage housing near transit without sacrificing the historic buildings that make our communities desirable to so many people.



The historic 1923 Mission Arroyo Hotel Building is located 950 Mission Street and is in the Mission West Historic Business District. It is one of several city landmarks located within a quarter mile of the Metro A line station. Photo taken by Delaine Shane on February 24, 2026.



LETTERS TO THE EDITOR

We invite our readership to send in letters or emails with questions and comments on the museum holdings; our foundation; the architecture, history, or character of South Pasadena; and/or articles that appear in this newsletter. Please include “Letter to the Editor” in the subject line of your correspondence to confirm that your communication is intended to be published in our newsletter: sppfnewsletter@gmail.com.

Acceptance for publication is at the discretion of the editor. The South Pasadena Preservation Foundation disclaims responsibility for statements of either fact or opinion asserted by writers in the *Preservation Press* quarterly newsletter.

JOANNE NUCKOLS TRIBUTE – UPDATE

Editor’s Note: As a follow-up to the SPPF December 2025 *Preservation Press* edition, the South Pasadena Preservation Foundation and the South Pasadena City Council held a tribute to honor Joanne’s legacy and memory during a regularly scheduled council meeting conducted on December 17, 2025.

If you missed her tribute, you may see the video on demand. It will be available to the public for up to six months (until June 2026). Her tribute begins about the 25 minute, 38 second mark at: https://www.spectrumstream.com/streaming/south-pasadena/2025_12_17.cfm.

SPPF Advisory Board Member Mary Urquhart began the tribute and was joined by Mayor Sheila Rossi. Family, friends, and fellow No710 Action Committee members packed the City’s Council Chambers that night.

Former SPPF President Steven Lawrence created and narrated a short film about Joanne that can also be viewed during the video.

Speakers then came to the podium to share their memories of Joanne included Brett Nuckols, her son; Brian Bright, SPPF Vice President and Museum Director; Mark Gallatin, SPPF Board Secretary; Colleen Boken, SPPF Museum Archivist; Chris Sutton, 710 Caltrans Tenants attorney; Richard Helgeson, retired attorney

speaking for both himself and his wife, former mayor Diana Mahmud; and Henk Friezer, noted photographer. Afterwards, a brief pause in the meeting allowed for light refreshments to be served outside the City Chambers.

Family members received two proclamations that honored Joanne’s accomplishments. The City’s proclamation is on the following page and states that **from now on, October 12th, will be known as “Joanne Nuckols Day” in the City of South Pasadena.**

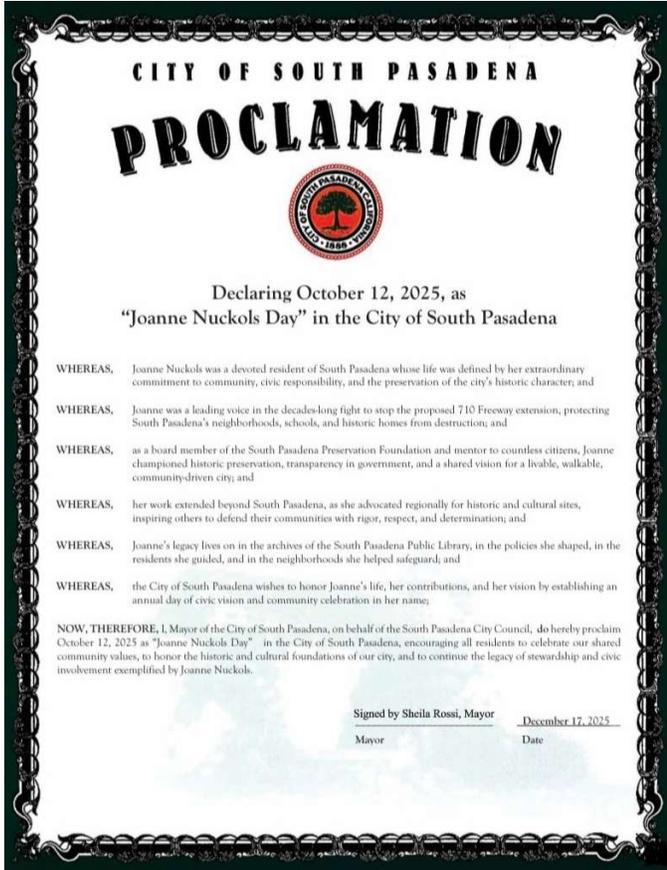


State Proclamation honoring the legacy of Joanne Nuckols. From left to right: California State Senator Sasha Renee Perez; Joanne’s husband, Tom Nuckols; son, Brett Nuckols; and daughter, Tina Kistingner.



LETTERS TO THE EDITOR

JOANNE NUCKOLS TRIBUTE – UPDATE



Copy of City of South Pasadena’s Proclamation Declaring “Joanne Nuckols Day” in the City of South Pasadena. Lightly edited. Original proclamation was presented to Joanne’s family.

The proclamation text reads as follows:

WHEREAS, Joanne Nuckols was a devoted resident of South Pasadena whose life was defined by her extraordinary commitment to community, civic responsibility, and the preservation of the city’s historic character; and

WHEREAS, Joanne was a leading voice in the decades-long fight to stop the proposed 710 Freeway extension, protecting South Pasadena’s neighborhoods, schools, and historic homes from destruction; and

WHEREAS, as a board member of the South Pasadena Preservation Foundation and to mentor countless

citizens, Joanne championed historic preservation, transparency in government, and a shared vision for a livable, walkable, community-driven city; and

WHEREAS, her work extended beyond South Pasadena, as she advocated regionally for historic and cultural sites, inspiring others to defend their communities with rigor, respect, and determination; and

WHEREAS, Joanne’s legacy lives on in the archives of the South Pasadena Public Library, in the policies she shaped, in the residents she guided, and in the neighborhoods she helped safeguard; and

WHEREAS, the City of South Pasadena wishes to honor Joanne’s life, her contributions, and her vision by establishing an annual day of civic vision and community celebration in her name;

NOW, THEREFORE, I, Mayor of the City of South Pasadena, on behalf of the South Pasadena City Council, do hereby proclaim October 12, 2025, as “Joanne Nuckols Day” in the City of South Pasadena, encouraging all residents to celebrate our shared community values, to honor the historic and cultural foundations of our city, and to continue the legacy of stewardship and civic involvement exemplified by Joanne Nuckols.

Signed by Mayor Sheila Rossi on December 17, 2025.



City Proclamation honoring the legacy of Joanne Nuckols. From left to right: Sheila Rossi, Mayor of South Pasadena; daughter, Tina Kistinger; Joanne’s husband, Tom Nuckols; and son, Brett Nuckols.



913 Meridian Avenue
South Pasadena, CA 91030

ACTIVE MEMBERSHIP LIST

Thank you to our renewing members! Without your support, the South Pasadena Preservation Foundation could not exist. Member List Compiled by Peggy Christ.

Business Members

Thano Adamson, Mission Tile West
Kevin Bourland, Compass
Claire Chang, Kaldi Coffee and Tea
Tanya Christos and Greg Mallis, Twoheys Restaurant
David Clark, The Shellhamer Real Estate Group
Edward Corey, Corey & Corey
Michele Downing, Realtor
Nichole Dunville, Realtor
Family Chiropractic Center
Zack Grey, The Urban Pet
Lisa Henderson Harvest Architecture
Pete Kutzer, The Kutzer Company
Yvonne LaRose, Consultant's Desk
Alberto Lopez, Law Office of Alberto Lopez, APC
Conrado Lopez, 2_L Studio LLC
Kathy and Tony Magistrale, Magistrale Construction
Dina Morgan
Abraham Ohebsion, The Alexander Building
Gary Pia, Mission Street Wealth
Olivia Radbill, South Pasadena City Public Library
Azelle Santa Ana, The Maya Salon
Dean Serwin, Serwin Media Group
Odom and Kate Stamps, Stamps and Stamps
Eric Steen
Becky Thompson and Mark Smeaton, Crux Studio
Derek Vaughan, South Pasadena Homes

Sustaining Members

Skulpan Asavasoporon
Lela Bissner

Sustaining Members -- continued

John and Susan Boken
Janet Braun
Brian Bright
Jenny Bright
Daphne Alison Cates
Dean Chang
Jim Christ
Peggy Christ
Katie Clark and Jamie Bock
Celeste and Brad Colerick
Kyle Cologne
Bill and Diane Cullinane
James and Colleen Donovan
Brendan Andre Durrett
Daniel Evans
Lynne Fahland
Barbara Field
Leslie and Ben Field
Anthony Fortner
Andrea Fox
Monique and Dennis Francis
Steven Friedman
Dana and Mary Gioia
Madeleine Gorski
Richard Helgeson
Lori and Sean Hunter
Steve and Jamie Inzunza
Nancy Kady
Terry and Roma Kiser
Linda Kopperud
Alexandria Levitt-Muzquiz
Charley Lu
Luther and Carol Luedtke
Diana Mahmud
Therese and Mario Molina
David and Katy Nielsen
Krista Ocon
Eileen O'Leary
Janis Ortega
Lisa Padilla and Greg Hise
Pam and Jim Pearson
Helen Pekny
Philip and Lori Putnam
Joan and William Raphael



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ACTIVE MEMBERSHIP LIST

Sustaining Members --continued

Bianca Richards
John Ripley
Jehni Robinson
Richard Schneider
Todd Schroeder
Eric Steen
Tom Stone
John and Midori Taylor
Granville and Diane Thurman
Melanie Tomanov
Jennifer Trotoux
Mary Urquhart
Lin and Alan Vlacich
Stella Yen, Flying High Organization
Douglas and Cara Yokomizo
Gloria and Bob Zappaterreno

Lifetime Membership Circle

Brian Bright
Jenny Bright
Jeffrey Burke and Lorraine Triolo
Jim Christ
Kelly Christ
Peggy Christ
Peter Christ
Richard Christ
Scott Christ
Katie Clark and Jamie Bock
Patrick Conn
Bill and Diane Cullinane
Lori and Grant Davis-Denny
Michele Downing
Glen Duncan

Lifetime Membership Circle -- continued

Daniel Evans
Scott Feldman
Tom and Rebecca Field
Louise and Perry Flicker Foundation
Mark Gallatin
Michael Girvigian
Richard Helgeson
Joan Hillard
Mark Jerusalem
Pete Kutzer
Diana Mahmud
Jason Mak
Larry and Diana McGrail
Therese and Mario Molina
Alex Muchnick
Clementine Muchnick
Kelly Muchnick
Pepper Muchnick
Lisa Padilla and Greg Hise
Helen Pekny
Victor and Gretchen Robinette
Lori Fuller Rusch
George Sokolow
Odom Stamps
Eric Steen
Mary Urquhart
Lin and Alan Vlacich
Olivia Yang

Household Members

John About
Bruce and Diane Crum
Ed Donnelly
Suzanne Endacott
William Fiala
Stephen and Deborah Gewecke
James Gill
Felix and Maria Gutierrez
RT and Karen Healy
Mary Hewlett
Joan Hillard
Ken and Tina Kistingier
Harry and Clarice Knapp
Robert Kwan



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ACTIVE MEMBERSHIP LIST

Household Members -- continued

Albert and Antoinette Lasko
John Lesak
The Lawrence McHargue Family
Mark and Ann Messana
Carrie Miller
Karen O'Hara
Kestrin Pantera
Frances Rentmeester
Barry and Karie Reynolds
Donald Rolfe
Chuck and Lisa Saint
Peter Schou
Delaine & Russell Shane
Mark and Nichole Stepro
Kristen Swift
Paula VanHouten
Raymond Waldorf

Individual Members

Dollie Chapman
Lauren Dukoff
John Heinsen
Sally Kilby
Casey Law
Kristin Mihaylovich
Corey Miller
Alice Paredes
Tom Polansky
Jonathan Primuth
Jennifer Woo

Senior & Student Members

Vicky Bartlett
Lothar Delgado
Oscar Diaz
William W. Ellinger III
Carla Fallberg
Deborah Fox
John Lawrence
Patricia Lindsay
Howard Littman
Sharon Littman
Jean-Pierre Mainguy
Rita Olmos
Castula Paredes
Preston and Patricia Rose
Sherry Runyon
Inge Sarosi
Peter Schubin
Ellen Torres
Ray and Janice Waldorf
Judy VonMuller

Museum admission is free; however, Cash and/or Venmo Donations are Always Welcome

Venmo handle: @MeridianSPPF



*SPPF Venmo Donations:
@MeridianSPPF*



Historical Tours + Cocktails + Appetizers + Entertainment + Dinner

A detailed event poster for "A Moveable Feast" by the South Pasadena Preservation Foundation. The poster features a central illustration of a woman in a black dress serving a tray to a man in a white shirt, set against a backdrop of a large house and trees. The title "A Moveable Feast" is written in a decorative, cursive font. Below the illustration, the text "SOUTH PASADENA PRESERVATION FOUNDATION" is displayed. To the right, a woman in a pink dress and a large feathered hat holds a glass of champagne. Below that, two women in elegant dresses toast with wine glasses at a table. At the bottom, a group of four people in early 20th-century attire (a man in a top hat, a woman in a large hat, a man in a white suit, and a man in a brown hat) are walking. In the bottom right corner, there is a photograph of a large, multi-story brick building with a prominent chimney and a set of stairs leading to the entrance. A QR code is located in the bottom left corner of the poster area.

May
3rd

<https://sppreservation.org/buena-vista-moveable-feast/>



SPPF PRESENTS

The Land of Milk and Money

A Buena Vista/Prospect Historic Districts Walking Tour
March 28th - 3:30PM



Cor. Fairview & Grevalia 1929
Raab Dairy

“Secret Garden” Reception immediately following the tour!

Hear the stories of enterprise and affluence that helped shape South Pasadena at the turn of the 20th century. Once home to the Raab Creamery, a local dairy operation that supplied a growing region, the streets reflect the agricultural roots that sustained early settlers.

Cream wagons gave way to architect-designed residences built by industrialists, entrepreneurs, and civic leaders drawn to the area’s promise. This walking tour follows that shift from milk to money across two of the city’s most intact residential enclaves. Discover layered architectural styles, personal ambitions, and the economic forces that carried this neighborhood from humble farmland to a showcase of prosperity.

Register for Tickets Here

Members receive two complimentary walking tour tickets during their active membership year.

Not yet a member? No problem! Join us for the tour at just \$25 per ticket to be part of the experience.



Enjoy refreshments and light bites at a “secret garden” reception on the grounds of a historic 1904 carriage house following the tour.

<https://sppreservation.org/milk-and-money-walking-tour/>

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