



## **FINDINGS**

1. The property “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of an open air house museum.
2. The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the historic preservation movement in Los Angeles.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

The Commission hereby recommends that Council find the proposed designation of the Heritage Square Museum as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **SUMMARY**

Established in 1969 on a ten-acre parcel owned by the City of Los Angeles, the museum is located in northeast Los Angeles on a north-south strip of land east of and parallel to the Arroyo Seco Parkway (Pasadena Freeway), approximately halfway between downtown Los Angeles and Pasadena, west of a single family residential neighborhood. The majority of the subject area consists of a large strip of land which currently houses eight buildings on the eastern portion of the lot. Throughout Heritage Square are paths, landscaped areas, and educational amenities. The subject property contains an open air museum exhibiting aspects of the first century of California statehood, particularly demonstrating the first 100 years of major developments in Los Angeles history. The museum was also meant to provide a means for preserving endangered historic structures demonstrating that early history, which otherwise could not be preserved at their original locations. It was also an early mechanism of the modern preservation movement in Los Angeles, spurring community support for preservation efforts throughout the region.

The proposed Heritage Square historic monument was formed in 1969 by the authorization of public land owned by the City of Los Angeles Department of Recreation and Parks, at the request of the Cultural Heritage Board (the predecessor of today’s Cultural Heritage Commission). The site was specifically designated for relocation of two historic buildings (Donavan’s Castle and the Saltbox) from Bunker Hill. Both buildings had been previously slated for demolition as a result of the Bunker Hill Redevelopment Project. In 1968, the Community

Redevelopment Agency abandoned the originally planned relocation site situated elsewhere on Bunker Hill. The Cultural Heritage Foundation (an entity established by the Cultural Heritage Board to operate Heritage Square) quickly sought and found an alternative site at the present day location of Heritage Square along the Arroyo Seco Parkway. The land was an undeveloped strip of surplus parkland owned by the Department of Recreation and Parks and, although located next to the Pasadena Freeway, it did accommodate the immediate relocation needs of both buildings by the Cultural Heritage Foundation.

On March 16, 1969, both Donovan's Castle (HCM #27) and the Saltbox (HCM #5) were transferred to the new Heritage Square site. However, on October 29, 1969, both structures were destroyed by fire. Despite the early setback, the Cultural Heritage Foundation proceeded with plans to establish Heritage Square with the relocation of the endangered Joseph Newsom designed Hale House (HCM # 40) from nearby Highland Park to the site on July 14, 1970. The Shaw Residence (HCM #65) was relocated to Heritage Square in February of 1971. In April of 1975, the Palms Railroad Depot (HCM #22) was relocated from West Los Angeles. That same year, the William Hayes Perry Residence (HCM #98), designed by Ezra Kysor, and the John J. Ford House (HCM# 108) were moved to Heritage Square. In 1981, the U.S. Post Office offered the Lincoln Avenue Methodist Church (which was being used as a distribution center) to the Cultural Heritage Foundation and was subsequently relocated. The Osborn Carriage Barn was relocated from its previous Huntington Memorial Hospital site in Pasadena in June of 1981. Heritage Square acquired its last building, the Octagon House, from Pasadena in 1986. Subsequent structures have since been acquired by the Cultural Heritage Foundation including a 1909 railway car from Ajo, Arizona in 2005, a 1930 trolley car originating from Switzerland by way of Michigan and New Orleans, and the interior of a turn of the century drug store and soda fountain from Highland Park (still awaiting instillation in a newly constructed exterior). The museum has future plans to accommodate additional buildings as well as to create a main gate entrance from the Gold Line (the aptly named "Heritage Square" stop).

Because of the size, complexity, and diversity of buildings included in the subject area, the application identified more than eight key features as "Historically Sensitive Resources and Areas" that appear to be historically significant and serve as contributors. Five of these are recognized historic resources that are locally designated Historic-Cultural Monuments (HCMs). Other buildings and structures in the subject area have been determined eligible for listing in the National Register and California Register. Throughout the subject area are park infrastructural elements such as fences, pathways, gates, exterior furnishings, drinking fountains and a garden constructed to convey a sense of Victorian style during the 1870-1910s.

Major alterations to the subject area include the placement of eight relocated structures (dated between 1876 and 1900) throughout the property between 1969 and the present. With the establishment of the museum in 1969, these developments close the period of significance for the subject area, establishing 1969-1986 as a tentative period of significance.

### ***Contributing Elements***

#### **1. Southern Pacific Railroad "Palms Depot", 1876, 1975 (HCM #22)**

A Queen Anne style railroad depot served as part of the Southern Pacific line and was originally located at National Boulevard and Vinton Avenue. It was relocated to the Heritage Square Museum site in 1976 and currently serves as the ticket booth for the museum.

**2. James and Bessie Hale House, 1885, 1970 (HCM #40)**

The Hale House is a two-story Queen Anne/Eastlake style residence designed by W.R. Norton. Originally located in Pasadena, it was relocated to Heritage Square in 1970.

**3. Richard Shaw Residence/Valley Knudson Garden House, c. 1880, 1971 (HCM #65)**

A two-story Second Empire residence with a Coral tree in the front yard (the tree was also moved in tandem with the residence). Built around 1880, the residence was relocated to the Heritage Square site in 1971 from 1926 Johnston Street and renamed the Valley Knudsen Garden Residence in honor of the founder of the Los Angeles Beautiful.

**4. William Hayes Perry House/ Mt. Pleasant House, 1876, 1975 (HCM #98)**

A two-story Greek Revival/Italianate Style single family house that was originally owned by William Perry, great-grandfather to actor Robert Stack. It was originally located at 1315 Mt. Pleasant Avenue and relocated to the Heritage Square site in 1972. It currently serves as a gallery space for the museum's changing education exhibitions.

**5. John J. Ford House/ Beaudry Street House, 1885, 1975 (HCM #108)**

As owner and designer, master woodcarver John J. Ford employed an elaborate Italianate, Queen Anne and Eastlake combination of styles for his 1885 home. Originally located on Beaudry Street, the Ford House was relocated to Heritage Square in 1969.

**6. Lincoln Avenue Methodist Church, 1897, 1981**

The Carpenter Gothic styled Lincoln Avenue Methodist Church was originally located at Orange Grove Boulevard and Lincoln Avenue in Pasadena and purchased by the U.S. Post Office as a distribution facility. Upon decommissioning by the U.S. Post Office, the church was made available for relocation to Heritage Square in 1981.

**7. Dr. Osborn's Carriage Barn, 1899, 1981**

A one-story wood frame structure, the Gothic Revival styled Dr. Osborn's Carriage Barn was donated by Huntington Memorial Hospital in Pasadena after the demolition of an historic residence to make way for a parking lot in 1981.

**8. Gilbert Longfellow-Hastings Octagon House, 1893, 1986**

Moved from original location in Pasadena to the Heritage Square in 1986, the Longfellow-Hastings House is an unusually shaped two-story octagonal residence designed and built by George Longfellow. The design scheme is based upon Orson Fowler's philosophy that an eight sided home was preferable to a standard four side dwelling in that it allowed for more windows providing more light and air circulation to the living space. The unique design was also theorized to eliminate wasted space the traditional corners allocated with a square design. It is the last example of this particular design scheme in the Los Angeles area.

**9. "Maintenance of Way" TC&G Boxcar #205, 1909, 2005**

"Maintenance of Way" was used for sugar transport beginning with the Denver & Rio Grande Western Railway; later with the Oregon Short Line, the Southern Pacific and the Tucson, Cornelia, & Gila Railroad. Heritage Square Museum saved the railcar in 2005 from a slated demolition and relocated it from Ajo, Arizona to the museum. It is among the features currently on exhibit as a gathering place and performance space, but is slated to be relocated closer to the Depot as an adjunct exhibit.

## **DISCUSSION**

The Heritage Square Museum property successfully meets two of the specified Historic-Cultural Monument criteria: 1) “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” and 2) reflects “the broad cultural, economic, or social history of the nation, State or community.” As an example of an open air house museum and reflective of the historic preservation movement in Los Angeles, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

## **BACKGROUND**

At its meeting of September 1, 2011, the Cultural Heritage Commission voted to take the application under consideration. On September 15, 2011, the Cultural Heritage Commission toured the subject property.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) REVIEW**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the Heritage Square Museum property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior’s Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2011-2206-HCM  
ENV-2011-2207-HCM**

**HEARING DATE:** September 1, 2011  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA

Location: 3800 Homer St and 3504 Pasadena Ave  
Council District: 1  
Community Plan Area: Northeast Los Angeles  
Area Planning Commission: East Los Angeles  
Neighborhood Council: Arroyo Seco, Lincoln Heights  
Legal Description: City Lands of Los Angeles

**PROJECT:** Historic-Cultural Monument Application for the HERITAGE SQUARE MUSEUM

**REQUEST:** Declare the property a Historic-Cultural Monument

**APPLICANT:** Mitzi March Mogul  
Heritage Square Museum  
3800 Homer Street  
Los Angeles, CA 90031

**OWNER:** City of Los Angeles  
Department of Recreation and Parks  
1200 W. 7th Street Suite 748  
Los Angeles, CA 90017

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      Historic-Cultural Monument Application  
ZIMAS Report

## **SUMMARY**

Established in 1969 on a ten-acre parcel owned by the City of Los Angeles, the museum is located in northeast Los Angeles on a north-south strip of land east of and parallel to the Arroyo Seco Parkway (Pasadena Freeway), approximately halfway between downtown Los Angeles and Pasadena, west of a single family residential neighborhood. The majority of the subject area consists of a large strip of land which currently houses eight buildings on the eastern portion of the lot. Throughout Heritage Square are paths, landscaped areas, and educational amenities. The subject property contains an open air museum exhibiting aspects of the first century of California statehood, particularly demonstrating the first 100 years of major developments in Los Angeles history. The museum was also meant to provide a means for preserving endangered historic structures demonstrating that early history, which otherwise could not be preserved at their original locations. It was also an early mechanism of the modern preservation movement in Los Angeles, spurring community support for preservation efforts throughout the region.

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### ***Contributing Elements***

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**FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT HERITAGE SQUARE MUSEUM
2. STREET ADDRESS 3800 HOMER STREET  
CITY LOS ANGELES ZIP CODE 90019 COUNCIL DISTRICT 1
3. ASSESSOR'S PARCEL NO. 5207-7-21, 5207-6-900
4. COMPLETE LEGAL DESCRIPTION: TRACT SEE ATTACHED  
BLOCK \_\_\_\_\_ LOT(S) \_\_\_\_\_ ARB. NO. \_\_\_\_\_
5. RANGE OF ADDRESSES ON PROPERTY 3800 Homer Street and 3504 Pasadena Avenue
6. PRESENT OWNER LOS ANGELES DEPARTMENT OF RECREATION AND PARKS  
STREET ADDRESS \_\_\_\_\_ E-MAIL ADDRESS: \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_  
OWNERSHIP: PRIVATE \_\_\_\_\_ PUBLIC \_\_\_\_\_
7. PRESENT USE MUSEUM ORIGINAL USE NONE

**DESCRIPTION**

8. ARCHITECTURAL STYLE THE SITE CONTAINS SEVERAL STRUCTURES FROM THE 19TH CENTURY  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)  
Heritage Square Museum is located in the Arroyo Seco on a parcel of land owned by the Los Angeles Department of Recreation and Parks. The property is leased to the Cultural Heritage Foundation for the operation of Heritage Square Museum. Heritage Square was formed in 1969 in order to save and preserve significant examples of historic architecture. The site is essentially two balloon shapes joined by a bottleneck and runs from the end of Homer Street on the north through to Pasadena Avenue on the south, along the east side of the 110 Pasadena Freeway. The site is occupied by eight historic structures, laid out to create a village ambiance, along with appropriate infrastructure (paths, fences, gates, exterior furnishings, drinking fountain, landscaping, etc) for the purpose of conveying a 19th/early 20th Century sense of place for public education and enjoyment.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

NAME OF PROPOSED MONUMENT HERITAGE SQUARE MUSEUM

10. CONSTRUCTION DATE: 1969 FACTUAL:  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER N/A

12. CONTRACTOR OR OTHER BUILDER N/A

13. DATES OF ENCLOSED PHOTOGRAPHS \_\_\_\_\_  
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION:  EXCELLENT  GOOD  FAIR  DETERIORATED  NO LONGER IN EXISTENCE

15. ALTERATIONS The alterations to the site are the establishment of the museum and the relocation to the site of eight historic structures, most of which are already listed as individual HCM's. It is these "alterations" which actually form the context for the significance of the site itself. Prior to the formation of the museum, the property was an unused and unimproved parcel.

16. THREATS TO SITE:  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT  
 ZONING  OTHER inappropriate conditions which restrict maintenance/improvement

17. IS THE STRUCTURE:  ON ITS ORIGINAL SITE  MOVED  UNKNOWN

**SIGNIFICANCE**

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

Heritage Square was created in 1969 in response to the wholesale demolition of 19th Century structures on Bunker Hill in downtown Los Angeles. A group of prominent citizens organized the Cultural Heritage Foundation and with the support and assistance of the City identified two Victorian structures to be relocated to a new site, restored, and opened to the public for educational purposes. The goal was to eventually relocate other important structures that needed to be saved from demolition and establish an open-air museum.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Archives of Heritage Square Museum, City of Los Angeles, Los Angeles Municipal Code, Guide to Architecture in Los Angeles (Gebhard/Winter),

20. DATE FORM PREPARED JUNE 15, 2011 PREPARER'S NAME MITZI MARCH MOGUL

ORGANIZATION HERITAGE SQUARE MUSEUM STREET ADDRESS 3800 HOMER STREET

CITY LOS ANGELES STATE CA ZIP CODE 90031 PHONE (323) 734-9980

E-MAIL ADDRESS: MOGULINK@GMAIL.COM

# DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE HERITAGE SQUARE MUSEUM IS A \_\_\_\_\_ STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

THE SITE CONTAINS SEVERAL STRUCTURES FROM THE 19TH CENTURY ARCHITECTURAL STYLE (SEE LINE 8 ABOVE), IRREGULAR SITE PLAN MUSEUM  
PLAN SHAPE STRUCTURE USE (RESIDENCE, ETC.)

WITH A \_\_\_\_\_ FINISH AND \_\_\_\_\_ TRIM.  
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S \_\_\_\_\_ ROOF IS \_\_\_\_\_ WINDOW MATERIAL \_\_\_\_\_  
ROOF SHAPE MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.)

\_\_\_\_\_ WINDOWS ARE PART OF THE DESIGN.  
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A \_\_\_\_\_  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

\_\_\_\_\_ DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE

OF THE STRUCTURE ARE \_\_\_\_\_  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A \_\_\_\_\_  
N/A IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE \_\_\_\_\_  
N/A IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES \_\_\_\_\_  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

NOW, THEREFORE, in consideration of the foregoing and of the covenants and promises hereinafter made, the City hereby leases to Foundation, and Foundation hereby takes from City, a lease of that certain real property located in the City of Los Angeles, County of Los Angeles, State of California, and more particularly described as follows:

Those portions of Citylands of Los Angeles, as per map recorded in Book 2, pages 504 and 505, of Miscellaneous Records, of Lots 1, 2, 3 and 4, Block 2, and Lots B, C and D, Block 5, Montecito Park, as per map recorded in Book 11, page 77 of Maps, of Lots 1 through 8, Tract No. 748, as per map recorded in Book 15, page 169, of Maps, and of Lots 2 through 8, Tract No. 2483, as per map recorded in Book 35, page 2, of Maps, all in the office of the County Recorder of Los Angeles County, bounded and described as follows:

Beginning at the intersection of the southwesterly line of Avenue Forty-three, as shown on the map of said Montecito Park with the easterly line of Arroyo Seco Parkway shown as Parcel D on Maps Nos. AL803 and AL804 on file in the office of the City Engineer of the City of Los Angeles and established by Ordinance No. 79672 of the City of Los Angeles, approved April 29, 1938; thence southeasterly along said southwesterly line to the northwesterly line of Homer Street, formerly Gordon Avenue, as shown on the map of said Montecito Park; thence southwesterly along said northwesterly line and along the cul-de-sac of that portion of said Homer Street referred to in Ordinance No. 109477 of the City of Los Angeles, approved May 29, 1957, to the intersection of the southeasterly line of said Homer Street with the southwesterly line of said Lot B; thence southeasterly along said southwesterly line of Lot B and its southeasterly prolongation to the northwesterly corner of Lot 1, Block E of the Corrected Plat of the J. G. Whittaker Tract, as per map recorded in Book 31, page 7, of Miscellaneous Records, in the office of said County Recorder; thence southwesterly along the northwesterly line of said J. G. Whittaker Tract to the most northerly corner of Lot 2, Tract No. 7475, as per map recorded in Book 22, page 58, of Maps, in the office of said County Recorder; thence southwesterly along the northwesterly line of said Tract No. 7475 and along the northwesterly line of Lot A, Tract No. 7453, as per map recorded in Book 119, pages 34 and 35, of Maps, in the office of said County Recorder, to the most westerly corner of said Lot A; thence southwesterly in a direct line to a point in the northeasterly line of Block C, Smith and Swain's Subdivision of the Harthorn Tract, as per map recorded in Book 12, page 18 of Miscellaneous Records, in the office of said County Recorder, said point being distant 222.43 feet southeasterly, measured along said northeasterly line, from the southeasterly line of Pasadena Avenue, said last-mentioned southeasterly line being the southwesterly prolongation of the southeasterly line of Pasadena Avenue, 80 feet wide, as shown on map of Tract No. 3135, recorded in Book 36, page 11, of Maps, in the office of said County Recorder; thence northwesterly along the northeasterly line of said Block C to said southeasterly line of Pasadena Avenue; thence northeasterly along said last-mentioned southeasterly line to the southeasterly line of said Arroyo Seco Parkway; thence northeasterly and northerly along the southeasterly and easterly lines of said Parkway to the point of beginning.

EXCEPTING therefrom that portion within Parcel 13A established

## Heritage Square Museum – HCM Application

### Statement of Significance

Heritage Square is an open-air museum that represents a significant period in the early history of the modern preservation movement. During the Post WWII period in Los Angeles, as elsewhere in the United States, many historic buildings were proposed for demolition as part of large-scale redevelopment projects. Relocation of more than one building required creative solutions and in many communities the concept of open-air museums provided an opportunity to not only save the buildings, but also give them new life as interpretive centers. Relocation of historic buildings during this time resulted in criticism among the preservation community for taking buildings out of their original contexts. But while relocation was not looked upon as a preferred preservation alternative, it was often the only alternative to demolition. Heritage Square today not only is important as an early model of an open-air museum in the Los Angeles area, but also takes its significance as a representation of early concepts, practices, and ideals of the 20<sup>th</sup> century historic preservation movement.

### Site Description

Heritage Square is a 10-acre, open-air museum located in northeast Los Angeles. Specifically, the north-south oriented strip of land is sited east of and parallel to the Arroyo Seco Parkway (Pasadena Freeway ) approximately halfway between downtown Los Angeles and Pasadena, and west of a single family residential neighborhood. The property starts at the end of the cul-de-sac on Homer Street and ends at Pasadena Avenue. Heritage Square features eight Victorian-era buildings – five single-family residences, a train depot, a carriage barn and a church – all moved to the property from 1969, when the museum was established, to 1986. Also part of the collection is a Southern Pacific “Maintenance of Way” railroad car circa 1909 and a trolley car circa 1930. The trolley is originally from Switzerland by way of Michigan and New Orleans. The rail car is located so the south and at right angles to the Depot. Stationary but not fixed, the train is an association item which enhances the Depot. The trolley is not currently on display. Requiring extensive restoration, it has long been the hope of the museum to acquire sufficient funds to restore it and make it operational on the central road through the property.

The two ends of property are wide and joined by a narrow bottleneck. A north-south oriented gravel road provides more than just access through the site. The structures are arranged along both sides of the road so as to provide relationships which reflect their socio-economic status and also offer individuality of setting. Heritage Square also maintains a 19<sup>th</sup> century-style kitchen garden, managed by a master gardener. Located to the immediate south of the Ford House, it is a plot about 50’ x 35’. Features of the garden include fruit trees, herbs, and a changing variety of vegetables, including heirloom

tomatoes, peppers, corn, squash, etc (crops are rotated to prevent soil breakdown. The brick entrance gates are a recent construction, part of the museum's Master Plan for recreating a more complete and authentic visual 19<sup>th</sup> Century experience. It replaced modern chain-link fencing. Phase One consisted of the large central car entry and was completed in 2007. Phase Two of the gate project is currently under construction from the front entrance to the west corner of the property where it meets the Arroyo. Phase Three will complete the project on the east side. As one drives down Homer Street, there is a strip of land which parallels the street on the west. This property is included in the lease agreement the museum has with the City and it serves as the museum parking lot. It is unpaved but does have post-and-wire enclosures along the length on both sides. Located near the Church is the Melnick Manhole Cover Collection, donated to the museum in 1984. In 1985 the City Council declared as historic artifacts this unusual collection of urban memorabilia, along with 23 other designs located throughout the city.

The architecture of the Heritage Square buildings is essentially Victorian-era, but within that heading are styles which are more specific in their qualities and features. These include Eastlake, Queen Anne, French Empire, Italianate, and Gothic Revival. The construction is mainly wood-frame, accented with brick chimneys, stained glass, elaborate wood detailing, and other assorted decorative elements.

As one enters the gate the first structure is the Queen Anne style Palms Depot (1886) which serves as the "ticket booth" for museum visitors and the museum gift shop. Part of the Southern Pacific line, it was originally located at National Boulevard and Vinton Avenue; it was relocated to the museum site in 1976.

Directly across the road is the Mt. Pleasant/Perry House (1876). A large two-story Greek Revival/Italianate style, the parlor of the house often serves as a venue for small performances, meetings, and other gatherings. The dining room and what was formerly the kitchen and pantry now serves as gallery space for the museum's changing educational exhibits. This house is also included as part of the comprehensive tour given to visitors. Original owner William Perry was the great-grandfather of the late actor Robert Stack.

Next to the Mt. Pleasant on the south is the Hale House (1885), an elaborate two-story Queen Anne/Eastlake residence. Completely restored and furnished in period style, Hale House is the centerpiece and most recognizable of all the buildings at Heritage Square, mostly because of its multi-colored exterior paint. The colors are original, based on meticulous research.

To the immediate south is the Valley Knudson/Shaw Residence (c.1880), a rare remaining example of Second French Empire architecture. The Coral tree planted in front was moved in tandem with the house.

A short distance to the south is the Carriage Barn (1899). The barn is used as a utilitarian structure for storing equipment; a 1918 Ford Model T Stake-bed truck is also housed

there. A large expanse of lawn separates the barn from the Lincoln Avenue Methodist Church (1897), in the Carpenter Gothic style.

Returning to the Depot area, the Railroad car sits to the south at right angles to the Depot. The TC&G Boxcar #205 is one of the largest "objects" in the museum collection, other than the structures. It was built in October of 1909, making it just shy of 102 years old. This car was originally used to transport sugar. It had a varied history of usage, beginning with the Denver & Rio Grande Western Railway, then the Oregon Short Line, the Southern Pacific, and finally was sold to the Tucson, Cornelia, & Gila Railroad before ending up in Ajo, Arizona, where it was one of three slated for the scrap heap. Heritage Square Museum rescued it in 2005, along with a semaphore and track. At present it is centered on a large lawn area which is often used as a gathering place for outdoor performances and celebrations. That location is temporary; it will eventually be moved several yards north, closer to the Palms Depot, where it will serve as an adjunct exhibit. At the southern edge of the lawn is the Longfellow-Hastings Octagon House (1893). Because of its unusual shape and accompanying philosophy, this house is one of the most popular exhibits at the museum.

Next to the Octagon is the Beaudry Street/Ford House (1885). Its architecture is a combination of Italianate, Queen Anne and Eastlake styles, but what makes it remarkable is the elaborate extensive woodwork detailing both inside and out, designed and executed by its resident, John J. Ford, a master woodcarver. Otherwise the house would have been just an example of ordinary budget-priced housing.

Behind the Church but on the west side of the road, a new structure is under construction which will house an exhibit of a turn-of-the-century drug store and soda fountain. While the interior is complete as salvaged from a store in Highland Park, no historic building of the correct dimensions could be found, thus the purpose-built building.

Although the property continues down to where it meets Pasadena Avenue, there are no more structures at present, but part of the Master Plan calls for structures to be located there and for there to eventually be a formal entrance to the museum at Pasadena Avenue in order to take advantage of its proximity to the Gold Line Station across the street. The station is appropriately named the "Heritage Square Station."

### **Heritage Square Development History**

In 1962, a group of citizens felt that the rapid destruction of Los Angeles' late nineteenth-century architecture would leave a void in future generation's ability to understand the history and development of the city. Members of the Los Angeles Chapter of the AIA Historic Buildings Committee began drafting an ordinance which would identify and protect historic buildings and sites, culminating in the passage of the Cultural Heritage Ordinance. The ordinance created the Cultural Heritage Board (now the Cultural Heritage Commission), granting broad and (until 1980) unilateral authority to designate any building or site as a Historic Cultural Monument.

Heritage Square was created in 1969 in response to the proposed wholesale demolition of Bunker Hill, a residential neighborhood in downtown Los Angeles, as part of the City's Bunker Hill Redevelopment Project. Many of the members of the Cultural Heritage Board, in collaboration with their AIA colleagues and other concerned citizens, were founding members of Heritage Square, with the realization that even official historic designation under the ordinance might not be enough to save historic buildings. Among those involved in the effort was Dr. Robert Winter (professor/author) and Carl Dentzel (Southwest Museum director).

The group identified two Victorian-era residences to be located to a new site from the Bunker Hill neighborhood, restored, and opened to the public. These would form the nucleus of an open-air museum which would expand to take in other important endangered buildings over time. The residences, Donovan's Castle and the Saltbox, had been declared Historic Cultural Monuments prior to their proposed demolition, the Saltbox on August 6, 1962 (HCM No. 5) and the Castle on May 8, 1964 (HCM No. 27). They represented two very different architectural styles, both of which were prevalent during the 19<sup>th</sup> century and expressed differing cultural attitudes toward domestic architecture. The original relocation plan was to move them both to what was then the upper terminus of Angel's Flight, where Heritage Square was intended to be developed as part of the Bunker Hill Redevelopment Project.

That idea was abandoned in 1968 when the Community Redevelopment Agency decided that the land was too valuable to devote to a small cultural institution. Instead, a strip of surplus parkland north of downtown and owned by the Department of Recreation and Parks, was identified; a request was made by the Cultural Heritage Board to make that property available for the houses. The Recreation and Parks Commission approved the request on August 29, 1968. That location, within the Highland Park neighborhood, was completely undeveloped and could therefore serve as a fresh palette to create a historically sensitive setting. Although its proximity to the Pasadena Freeway was less than ideal, it offered visibility to passing traffic. In any case, there were no viable, immediate opportunities.

After months of delay due to lack of funds and torrential rains, the two houses finally made their way from downtown to their new home, arriving on March 6, 1969. On the heels of that move, in July, came an application to demolish Highland Park's Hale House (HCM No. 40, 1966). The CHB blocked issuance of that permit and a campaign was started to raise funds for its relocation to Heritage Square.

The Arroyo Seco site was completely undeveloped and unsecured. Donovan's Castle and the Saltbox sat on pilings awaiting placement onto new foundations. During that time, vagrants entered. It is surmised that they lit a fire for warmth which quickly got out of control. On October 29, 1969 Donovan's Castle and the Saltbox were completely destroyed by fire.

The newly incorporated Cultural Heritage Foundation, which would operate Heritage Square, although devastated by this set-back, persisted in their effort to establish the museum. Plans to relocate Hale House continued, along with arrangements for a site caretaker.

On April 15, 1970, the endangered Shaw Residence at 1926 Johnston Street was declared HCM No. 65. On July 14, 1970, Hale House was moved to Heritage Square. It was joined seven months later by the Johnston Street House, along with the coral tree in its front yard (the coral tree is the official tree of Los Angeles). There it was renamed the Valley Knudsen Garden Residence, in honor of the founder of Los Angeles Beautiful.

A year later the William Hayes Perry residence at 1315 Mt. Pleasant Avenue was declared HCM No. 98. Under the direction of the Colonial Dames of America Los Angeles Pasadena Committee plans were made to move it to Heritage Square. The following January 1973, the Beaudry Avenue (John J. Ford) House was declared HCM No.108. In November 1974, a 50-year lease was signed with the City of Los Angeles, providing official status for Heritage Square Museum.

Having been declared HCM# 22 in 1963, in April 1975 the Cultural Heritage Foundation and a grassroots group of railroad enthusiasts called "Save Our Station (SOS)" partnered to save the Palms Depot from west Los Angeles. The same year, it, too was moved in an all-night journey across town to Heritage Square. The Beaudry Avenue and Mt. Pleasant Avenue houses were moved to Heritage Square in June 1975.

The Lincoln Avenue Methodist Church property, originally located at Orange Grove Boulevard and Lincoln Avenue in Pasadena, had been purchased by the U.S. Postal Service in 1980 for use as a distribution facility. When they decided to build a new modern post office there, the church was made available to the museum. Due to its large footprint and tall steeple, the church was cut into six pieces for the move in 1981. A few months later, Huntington Memorial Hospital in Pasadena, after demolishing a historic residence to make way for a parking lot, donated the remaining Carriage Barn to Heritage Square on June 4, 1981

The last building to be moved to Heritage Square was the Octagon House, in 1986. The house, the only surviving example of the style in the Los Angeles area, required two nights to move due to its large and unusual shape. Some controversy accompanied this house when it was moved. In 1973 the owner, grandson of the original builder and resident, had faced condemnation of the property from the City of Pasadena. The house was saved with the assistance of the Cultural Heritage Foundation, and the owner made a promise to donate it to the museum when he moved to Stockton to live with his niece. When that time came in 1986, Pasadena Heritage tried to prevent the move, but their objections had no legal standing, as the land had been sold and the house gifted.

The buildings which form Heritage Square Museum were built by a variety of developers and architects, most notably Ezra Kysor (Mt. Pleasant House) and Joseph Cather Newsom (attributed to Hale House). The individuals for whom these houses were built or

who resided in them ranged from William Hayes Perry, founder of the Gas Company to John J. Ford, master wood carver. These associations lay the foundation for the significance of these buildings, separate from their unique architecture.

Each of the Heritage Square buildings is listed individually as either a City Historic Cultural Monument and/or the National Register of Historic Places (Mt. Pleasant House, Hale House, and the Octagon House). Heritage Square is also located within the Highland Park Historic Preservation Overlay Zone (HPOZ). Some of the buildings were declared HCM's prior to their relocation (Mt. Pleasant, Palms Depot, Hale, Beaudry/Ford), while others were declared following their move (Octagon, Church, Valley Knudsen/Shaw). The only structure not listed on any historic register is the Carriage Barn. The Octagon House was listed on the National Register prior to its move, while Hale House and Mt. Pleasant/Perry House were listed subsequent to arrival at Heritage Square.

Adding another layer to Heritage Square's interest is the long-standing use of its buildings and site for film and television locations. The earliest known appearance by one of the buildings in the collection is the Palms Depot in a Laurel and Hardy movie (Berth Marks, 1929) and an Our Gang comedy (Pigskin Palooka, 1937) when it served as a location on its original site. Filming at the Square has included major full-length productions such as *Legally Blond*, *A Rose for Emily*, and *Tales from the Crypt*. Television shows, commercials, and print advertising include *Without a Trace*, *Arliss*, *Ameritone Paint*, *Smucker's Jam*, *Home Depot*, *American Express*, *Diet Coke*, *Spin Magazine*, *Victorian Homes*, *Angeles Magazine*, *Teen Magazine*, and many others.

### **Heritage Square as an Open Air Museum**

Heritage Square is an open air museum that has achieved its own significance as a site, separate from the individual buildings. Its programmatic methodologies and philosophies form a connective tissue which provides context for the interpretation and understanding of the historic role played by each building. Siting, landscape, view corridors, architectural design, cultural, economic, and political influences combine to create a constant dialogue with the past. Despite this separate significance, both the site and the structures are permanently intertwined, but at present, only the structures enjoy any official protection.

In order for the museum to continue to develop its historic program, it is necessary that the entire site be considered historic. With that designation Heritage Square property will be safe-guarded, as well as its structures. An HCM designation will offer a defense from any attempt to alter custody of the land for any use other than the museum. An HCM designation will secure the integrity of the site which in turn will facilitate the museum's future ability to protect its architecture and historic accuracy. At present, new additions, no matter how historic, are considered by the City to be new construction and are required to conform to current code standards or go through a lengthy, rigorous, and expensive process to apply for an exemption, with no guarantee it will be granted. This can result in inappropriate intrusions into the historic nature of the museum. A Municipal Code section

(LAMC 11.08) in effect since 1976, which provided an exemption to the museum from fees associated with relocation, restoration, and maintenance of historic structures was recently made null and void when the Department of Building & Safety was converted to an "Enterprise Zone" plan. This was done without notification to either Heritage Square Museum or the City Council. Although the City Attorney has concurred with the museum's position on this matter, they seem unable or unwilling to enforce the code. This makes it all the more imperative that the museum site receive as much protection as possible.

The earliest open-air museum was Skansen, which opened in the 19<sup>th</sup> century on the Sweden/Norway border and became the prototype. By 1900 there were open-air museums established throughout Scandinavia. In North America these types of collective building sites are more commonly called living history museums. The first of these was Greenfield Village, organized by Henry Ford in Dearborn Michigan. More influential was Colonial Williamsburg which formalized the goals and objectives of those which followed, such places as Mystic Seaport, Plimoth Plantation, Old Sturbridge Village and Fortress Louisbourg.

Open air and living history museums are an attempt to recreate and interpret to the extent possible, the culture, environment, history and architecture of a given era. Visitors are guided by docent/interpreters who dress in period costumes and often demonstrate various crafts and household tasks and lifestyle practices so that the visitor receives a well-rounded experience. Open air museums are a distinct type, as the first and foremost collection on exhibit is out-of-doors—the historic buildings which form the basis for the interpretation. Thus the first step in understanding a museum's specific mission is the architectural framework. Once the setting is established, other aspects of history can be explored through tours, exhibits, programs and events. Each museum determines the best method for interpreting its unique story.

Throughout the country there are quite a number of organized sites and museums which follow these principles. Many are State Historic Parks; others focus on a single family or moment in history, or are otherwise limited in the scope of time that they interpret. Some are devoted only to rural life. In California there are five places classified as open air/living history museums: Columbia State Historic Park, which consists of 30 buildings from the Gold Rush era and is on the National Register of Historic Places; Empire Mine State Historic Park is similarly devoted to the gold mine and is therefore open only May through October; Leonis Adobe (HCM No. 2) in Calabasas consists of a house and outbuildings on the former rancho belonging to Miguel Leonis. Also on the site is the Eugene Plummer house (HCM No. 160) which was relocated there in 1983 from its original site in Hollywood; San Dieguito Heritage Museum was founded in 1988 to preserve artifacts, records and histories which pertain to the communities in proximity to the San Dieguito River. Although not an architectural collection it is included in this category because of the types of programs presented.

## Heritage Square and the Modern Preservation Movement

It is clear from the timeline of events that the late 1960's until the mid-1970's was an era in which rescue, if not protection, of historic buildings was an idea that was being embraced with eagerness and feeling. It was the beginning of the modern historic preservation movement, although that name had not yet been coined. The sensibilities of citizens had been awakened to the idea that buildings – architecture – represented an important aspect of history and that by demolishing all examples of past architecture we would lose all opportunity for multi-dimensional understanding. In addition, the public began to notice that buildings which had been meaningful – community touchstones which represented personal history – were disappearing, leaving a very real void in individual and collective memory. This visceral response provoked action, and later issues involving more recognizable buildings (Wilern Theater, Los Angeles Public Library) galvanized the movement and lent confidence to the growing activism.

The loss of Penn Station in New York City had made headlines and resulted in new regulations that provided protection for historic buildings. The Historic Preservation Act of 1966 also gave an official endorsement to the concept. Although Los Angeles leaders were slow to enact preservation laws, and political considerations still prevailed, the Los Angeles preservation ordinance of 1962 which created and legitimized the Cultural Heritage Board (later Commission) was a huge step in recognizing the value of historic buildings, and the actions of those who established Heritage Square started a trend which has grown through the years. The role of HSM in leading by the only example available at the time – relocation of the resource – cannot be overstated in understanding the public acceptance and participation in historic preservation issues.

Unfortunately, the early enthusiasm of the City waned even as preservation advocacy became increasingly popular. Alternatives to relocation opened the door to a kind of snobbery – many in the preservation movement derided Heritage Square as being a false representation of history. These people did not consider the conditions which existed in the 1960's and 70's, nor did they take into account that several of the museum buildings had been moved before coming to Heritage Square – a practice common in 19<sup>th</sup> century Los Angeles when moving to a new neighborhood often meant taking the house as well. Their attitudes caused negative feelings about the museum and its collection which persisted for many years and still exists in some quarters.

Although many hundreds of vintage and historic homes and buildings have been restored in the years since HSM was created, most of them are in private hands and rarely (if ever) open to the public. While these private caretakers have added a new and important layer to the historic preservation philosophy and approach, the obvious concessions to modern life which are made deny visitors a complete historic immersion. Heritage Square seeks to provide that three-dimensional experience. Heritage Square is a time-machine; with historically accurate costumed docents, visitors are able to absorb details of 19<sup>th</sup> and 20<sup>th</sup> Century life, a sounding board for understanding contemporary times. Despite many obstacles and challenges, the founders of Heritage Square had a vision of the symbiotic relationship between past and present.

Heritage Square Museum was created to remind and teach people about the early days of Los Angeles. The vehicle for doing so is the buildings which were saved from demolition and which represent a spectrum of the city's socio-economic composition. Of those in California it is the only museum which has assumed the mission of interpreting a large geographic area as well as a long time frame, essentially the first century of California statehood as reflected in the development of Los Angeles City and County. The collection (buildings) dates from 1876 to 1900 in construction. The individual histories involve people and events which took place well into the post-war era. Thus, by examining the time period which led up to their construction, the museum has created a framework for examining the years prior to 1876; similarly, the early years of the State as well as the early history of the buildings provides an opportunity to explore and analyze the impacts of history on the modern city and its inhabitants.

### Heritage Square Today

Heritage Square is what might be called a "boutique" museum. It offers all of the traditionally expected services of any museum: tours of the facility and collections, special programs and events, exhibits which focus on specific aspects of the museum's mission. Objects, customs, ideas, philosophies, architecture, and other historical topics are examined and interpreted. While the subject matter is expansive, the venue is not; there are limitations based on available space and the restrictions inherent in the historic structures. However, Heritage Square still provides a complete museum-going experience and has an advantage over larger institutions in two ways: its smaller size offers a more intimate experience; and its historic nature provides a more authentic experience than a purpose-built modern structure, where one might feel at arm's length from the collection. At Heritage Square, visitors are immersed in the historic ambiance and are able to get a real sense of practical living long ago.

History is explored through programs, events, exhibits, and of course first-person interpretation. Tours are conducted hourly from noon to 4PM, Saturdays and Sundays, all year long. The museum is open Fridays for informal touring. Visitors learn about the architecture of the buildings, their specific stories, and the context for their relationship to each other and Los Angeles.

Today Heritage Square offers a variety of exhibits, programs, and events. Among exhibits presented in recent years are *Paving the Way: The Stories Behind the Names of L.A.'s Streets*; *Their Rights And Nothing Less: A Celebration of Women's Right to Vote*; *Having A Wonderful Time: Los Angeles on Postcards*; *Oxy to Princeton – A Road Trip in Photos*, *Fashion on a Plate*, *Cookbooks and Commerce*, *Lost to Progress*, and many others.

Some of the programs offered have been the annual Vintage Fashion Show and Tea, Mourning Tours, Lecture Series, Summer Evening Concert series, Museums of the Arroyo Day (in partnership with the Lummis House, Gamble House, Pasadena History Museum and others in the vicinity), and the on-going Golden Vision school education program.

### **Process/qualifications for acceptance at the Museum**

There have been discussions in recent years with regard to bringing additional structures to Heritage Square. It seems that whenever an owner/developer/agency is faced with the proposition of restoration versus relocation, they opt first for the latter, contacting HSM as the place of both first and last resort. In some respects this is understandable. No other institution exists which provides for the protection and care of historic structures. Unfortunately, there is little—if any—understanding of the difficulties of such a proposition and the costs involved. “Offers” to “donate” historic structures are empty proposals without the willingness to accompany the gift of the building with a financial endowment. The museum operates on a small budget and is responsible for raising funds for all restoration and maintenance work. It receives no funding from the City, State, or Federal governments for these types of projects.

Aside from the obvious financial considerations, the museum evaluates all submissions with regard to the appropriateness of their fit into the museum’s education/interpretation program.

Rarity is always a consideration. This can include rarity of design, an example of the work of a particular architect, the participation or ownership of an important individual, or the structure’s role in an important event. These are essentially the criteria employed when a property is being considered for City, State, or Federal landmark status. For Heritage Square this is only a beginning. The museum also considers whether the structure will fit into its programmatic requirements and help “move the story forward.” For example, a Victorian cottage may be a charming, stylish example of its kind, but the museum already has such examples. In telling the story of Los Angeles, will one more cottage expand or enhance the telling of that story? By contrast, a common Craftsman Bungalow, without benefit of exceptional design qualities, but with strong connections to historical figures and communities would receive major consideration. It would provide a basis for examining the era through those associations and, from an architectural point of view, offer a visual (as well as programmatic) advancement of the Los Angeles story. The museum’s mission statement encompasses the years 1850 to 1950, so it is conceivable that they might have an example of Art Deco or Post-War buildings types (residential, commercial, or industrial) if such a building were: endangered, no alternative existed for their preservation except relocation, there was adequate space, the funds were in place to move, restore, and maintain such a structure, their individual history was significant or they could be integrated into the broader context of Los Angeles/Southern California history.

Heritage Square is also sensitive to the communities and neighborhoods in which the offered structure originates. Although when Heritage Square was founded there were no alternatives for endangered structures except relocation, preservation philosophies have changed and there may be ways to preserve a building in its original community, alternatives which are unexplored. Heritage Square seeks first to guide developers to investigate those possibilities before engaging in formal discussions for the museum.

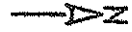
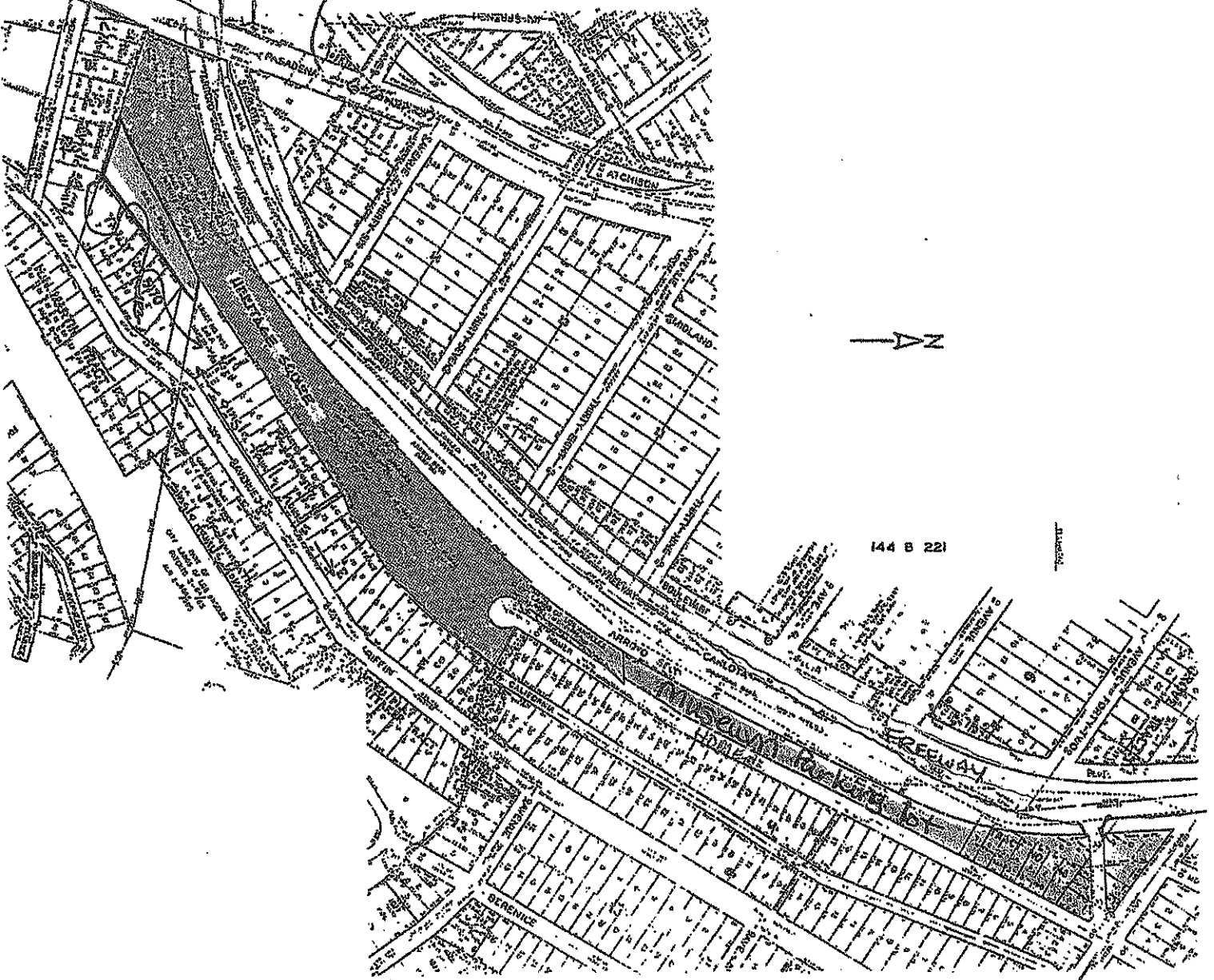
The acceptance of new structures is a critical decision, as space at the museum is limited and museum funding is limited, thereby restricting the museum's ability to maintain an increased collection.

for Parking \*

Landlord?

Freeway  
Access

Pasadena Ave.



144 B 221

Ave 43

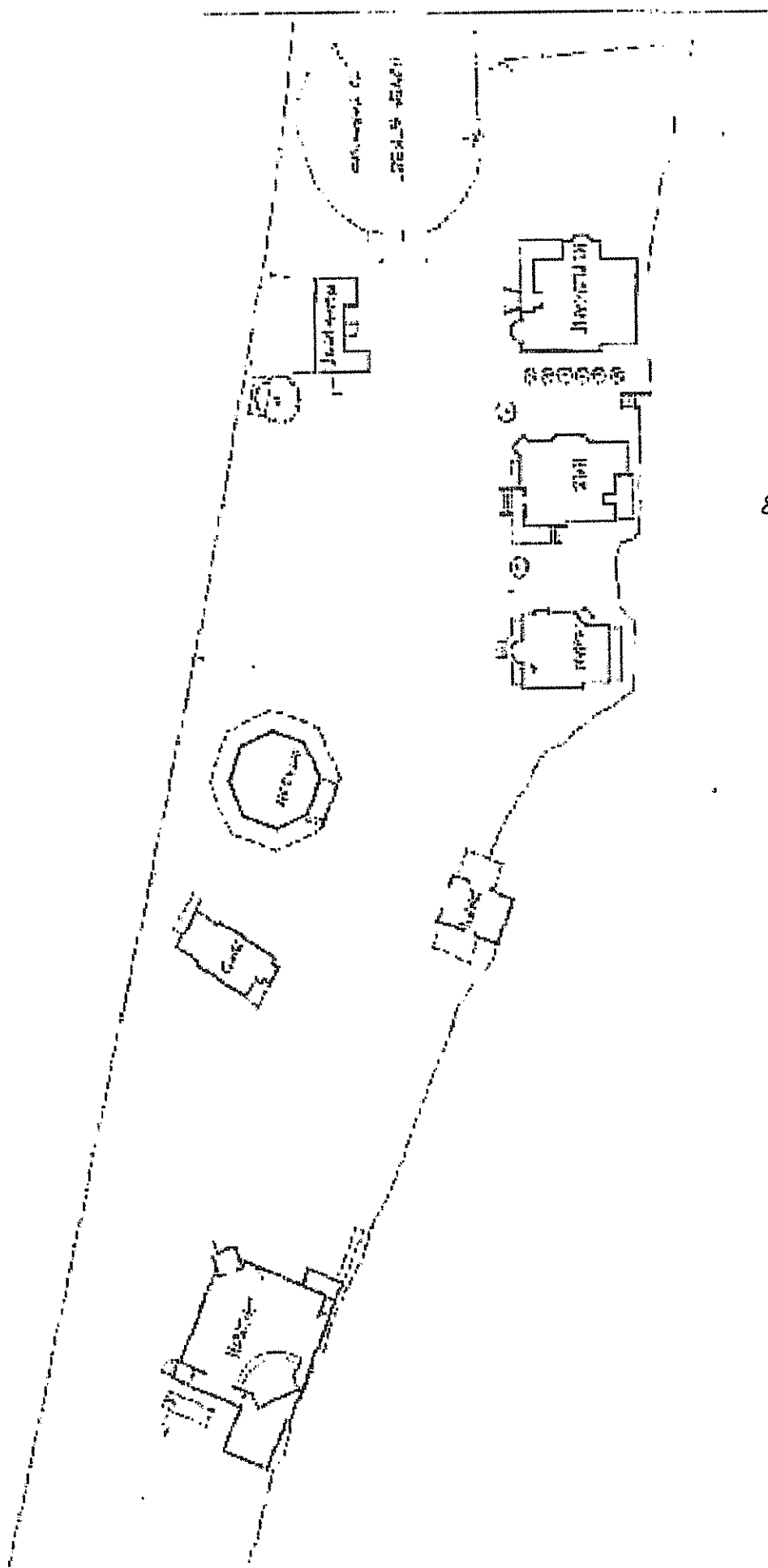
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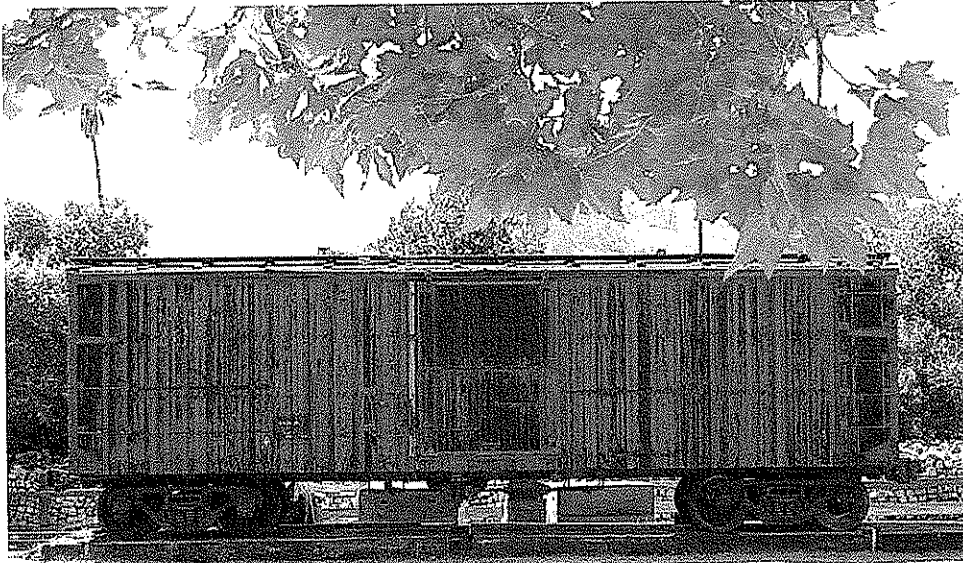
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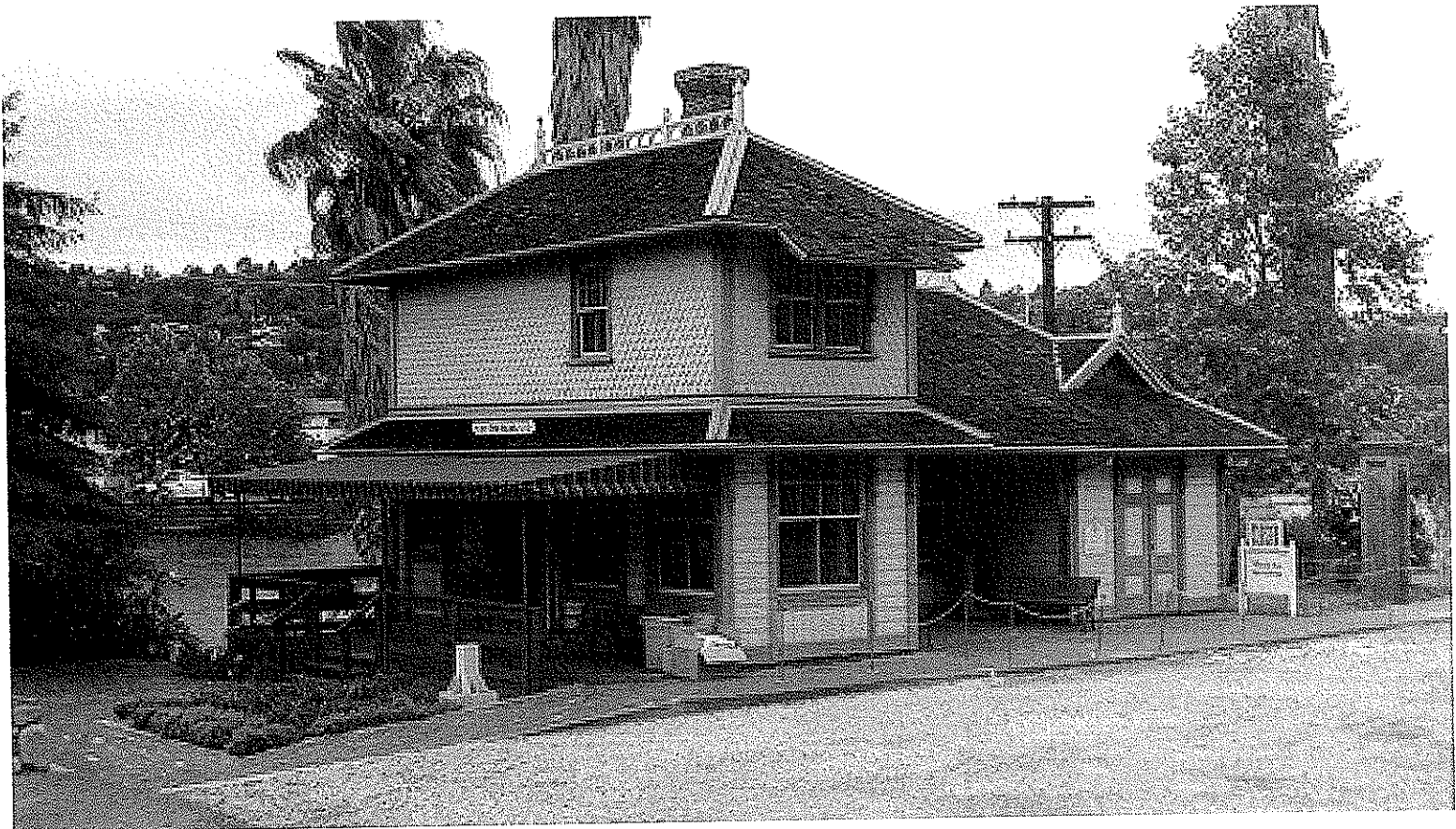




**BOXCAR**



**FRONT ENTRANCE GATES, HOMER STREET**



**PALMS DEPOT**



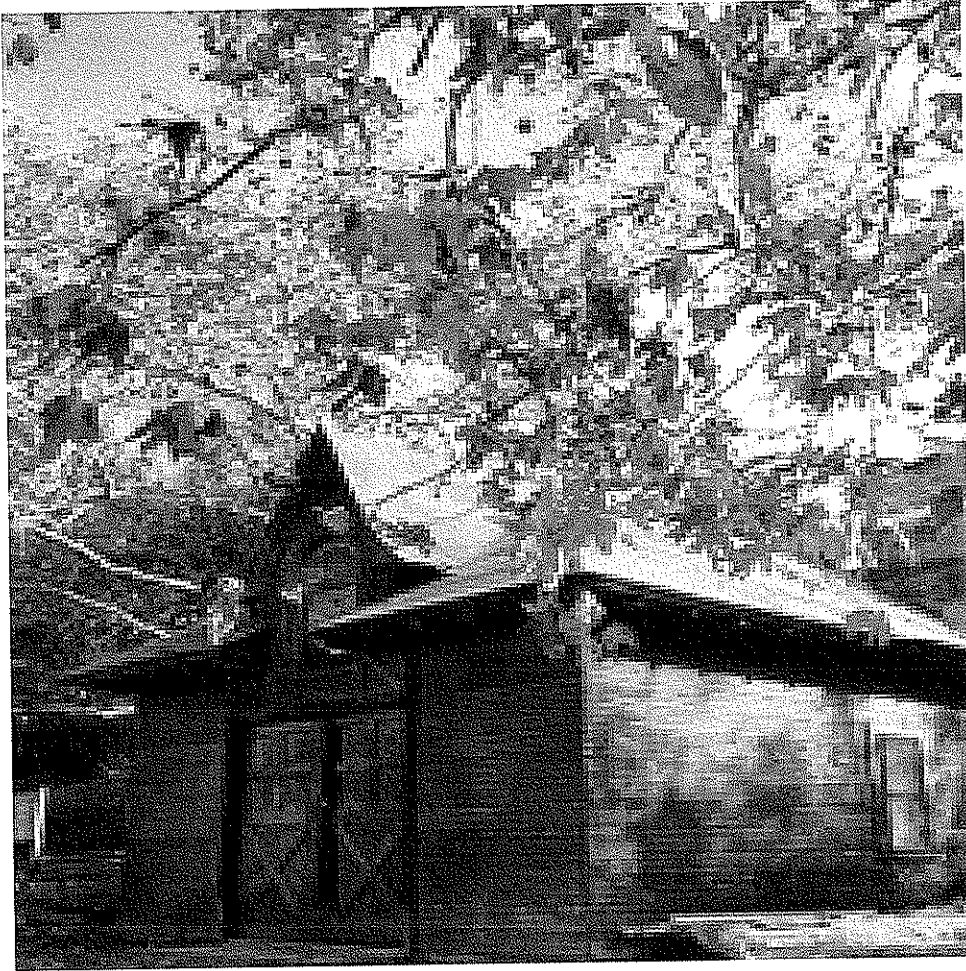
**MT.PLEASANT/PERRY HOUSE**



**HALE HOUSE**



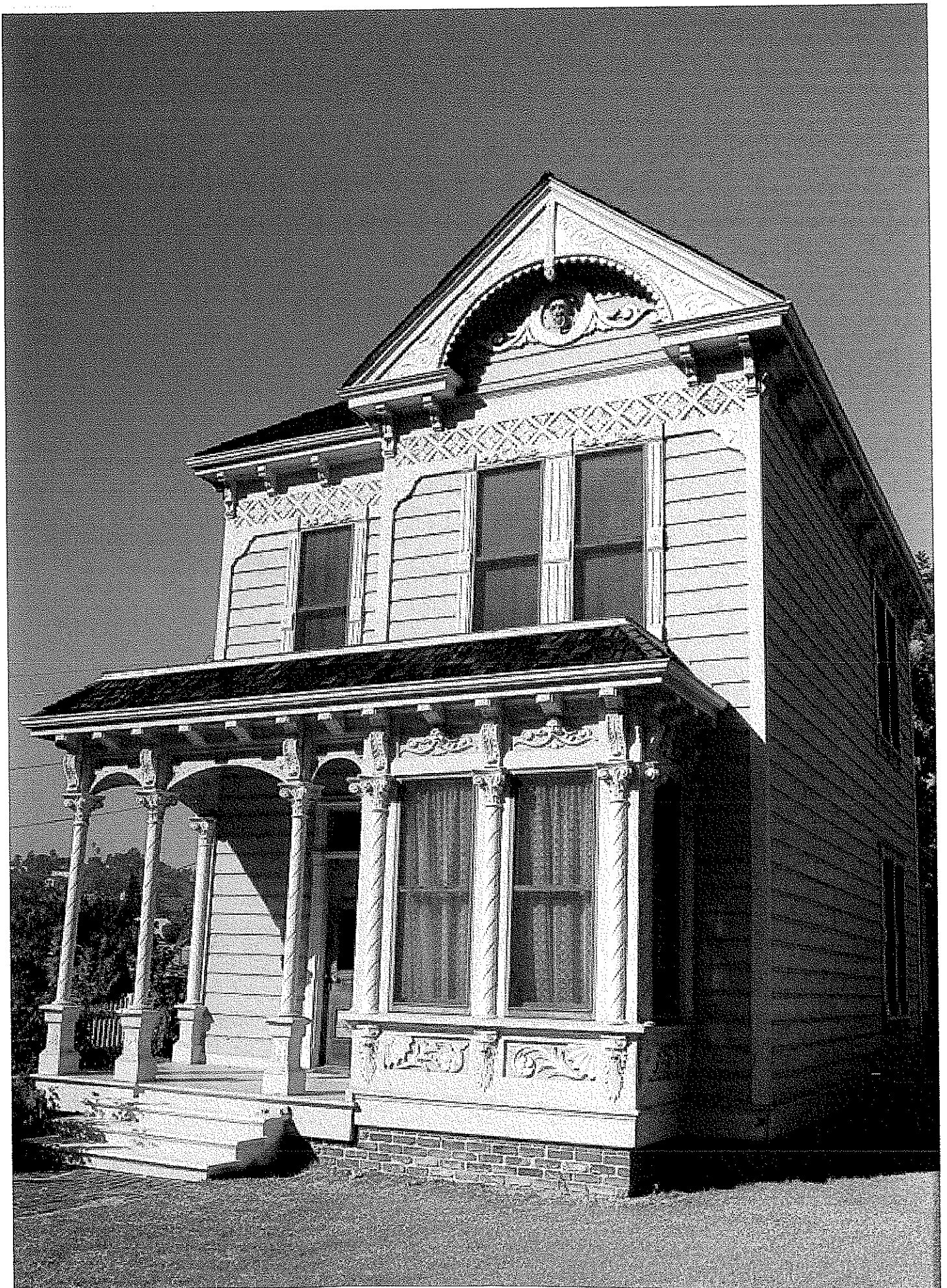
**VALLEY KNUDSEN/SHAW HOUSE**



**OSBORN CARRIAGE BARN**



**LONGFELLOW-HASTINGS OCTAGON HOUSE**



**BEAUDRY STREET/FORD HOUSE**



**LINCOLN AVENUE METHODIST CHURCH**



**SITE—NORTH END, FACING NORTH/WEST**



**SITE—FACING SOUTH FROM HOMER STREET ENTRANCE**



**SITE—FACING SOUTH FROM FORD HOUSE**



**SITE—FACING SOUTH FROM PROPERTY CENTER**



**SITE—FACING NORTH FROM PROPERTY CENTER**



**SITE—FACING NORTH FROM PROPERTY CENTER**



**SITE—FACING NORTH FROM THE CHURCH**



**SITE—FACING SOUTH FROM PROPERTY CENTER**



**SITE—SOUTH END FACING PASADENA AVENUE**

## 19th Century Home Named as Landmark for Heritage Square

RAY HEBERT

*Los Angeles Times (1923-Current File); Apr 16, 1970;  
ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)*

pg. B1

### 19th Century Home

### Named as Landmark for Heritage Square

BY RAY HEBERT  
Times Urban Affairs Writer

A 19th century Lincoln Heights residence has become the city's newest historic landmark.

The two-story, 11-room house at 1926 Johnston St. was formally designated Los Angeles' 65th historic-cultural monument Wednesday and will be relocated in the city's planned Heritage Square.

The structure was either bought or moved to its present site by Joseph S. Lord, a miner, in 1903, according to the Cultural Heritage Board, which made the declaration.

It is considered a fine example of Mansard-style architecture because of its unusual roof lines and turn-of-the-century detailing.

Ray Girvigan, state preservation coordinator for the American Institute of Architects, said it is one of the few architectural relics of its type remaining in Los Angeles.

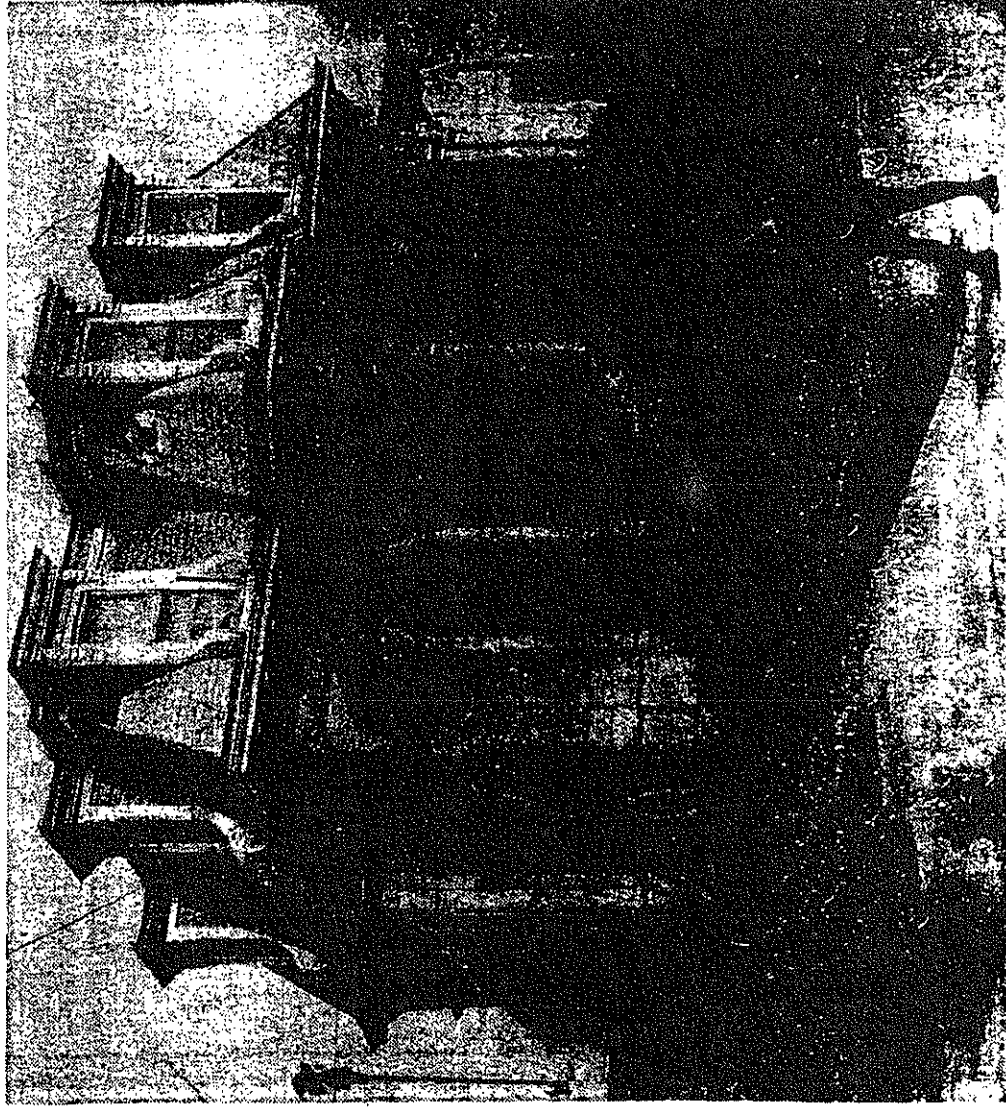
His wood craftsmanship is noteworthy, he explained, and the structure is reminiscent of some mansions that dotted Bunker Hill before it was cleared for a downtown urban renewal project.

Charles Weyand, who now owns the house, cooperated in its designation, according to the CHB. The house was to be demolished soon.

Instead, it will be moved to Heritage Square, located off the Pasadena Freeway at Ave. 43 to become one of the first structures in a planned collection of early Los Angeles buildings.

The square's first relic, the Hale House, a Victorian mansion at 4425

**Please Turn to Back Page, Col. 7**



**LANDMARK** — A 19th century residence in Lincoln Heights that was designated a historic landmark. *Times photo*

## LETTERS TO THE TIMES

# Demolition of Historic Houses Deplored; Readers Offer Solutions

It was with regret that I read in Ray Hebert's article (Aug. 20) that the two remaining turn-of-the-century mansions on Bunker Hill are to be demolished. But in view of the fact that the former character of the neighborhood has already been obliterated, it would seem a superficial gesture to our "heritage" to move these two (not especially distinguished) structures to some special preservation zone, which must of necessity be a sterile and rather empty museum to the vibrancy, color, and faded opulence that characterized Bunker Hill prior to its "redevelopment."

It was with considerable alarm, however, that I read in the latter part of the same article that the great and unique Dodge House of West Hollywood is also in imminent peril.

The Dodge House of Irving Gill is significant not only for its beauty and importance as a landmark in California architectural history, but also because its magnificent surroundings—extensive gardens boasting trees taller and rarer than those found in nearly all of our public parks—have remained intact.

The Dodge House and its gardens would give the county a ready-made neighborhood park that would probably be the most distinguished in the Los Angeles area.

I find it regrettable that our supposedly enlightened public benefactors spend fortunes to acquire the artifacts of other cultures, while allowing a monument of Southern California's culture to be sacrificed.

ALAN C. HOOKER  
West Hollywood

So the "Castle" and "Salt Box" houses on Bunker Hill, the last evidence of an era and area that played an important role in the history and culture of our city, are to be bulldozed out of existence.

It is a sad commentary on our city that they are to be demolished, and even worse is the fact that so few people really care.

Far too much of our past has already disappeared in the name of so-called progress.

Imagine strolling along a red brick walk past old gas street lights glowing in the night and up to these houses, painted and restored, standing on their own landscaped lots, either at the top or the foot of Angel's Flight—an Angel's Flight surrounded by its own small terraced and landscaped park.

Imagine, too, that they would not be just empty shells or "dusty" museums, but buildings living again and paying their own

way. Perhaps developed into interesting shops or a period style restaurant, or perhaps as offices for various civic organizations.

Developed in this fashion "Heritage Square" could not, by any stretch of the imagination, "detract from the neighborhood" as stated by the city's Housing Advisory and Appeals Board, nor would any of their other objections hold true.

On the contrary, "Heritage Square" would be a proud and charming added point of interest to the "New Bunker Hill" complex.

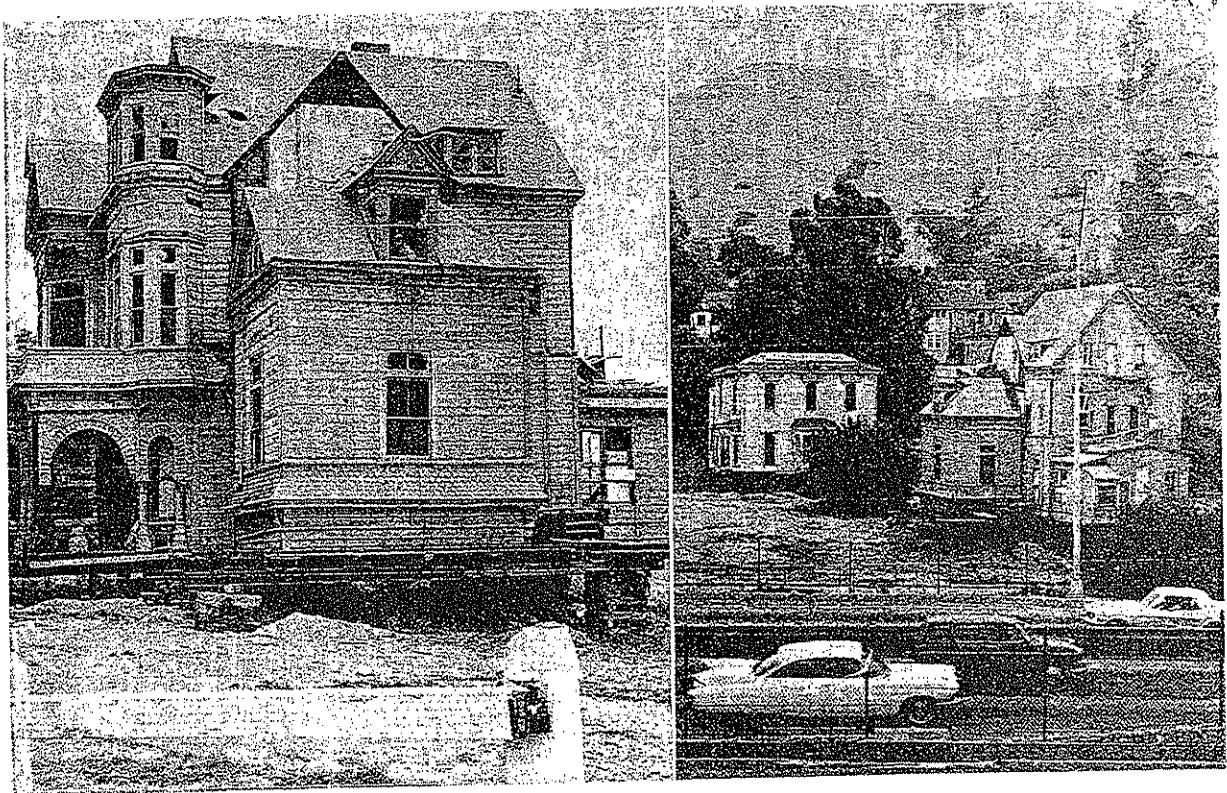
Today we are constantly being told to "tell it as it is"; it is as equally important to tell it as it was!

DONN GIFT  
Los Angeles

**Restoration of Victorian Era Homes Hinges on Needed Funds**

HAL LEIREN

Los Angeles Times (1923-Current File); Aug 3, 1969;  
 ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)  
 pg. SG C1



**NEW HOME FOR A HOUSE**—Victorian era residence known as the "Castle" rests of its new home along

side the Pasadena Freeway after being moved from its original Bunker Hill site. At right is overall view of

Heritage Square, with the Castle and the Salt Box prominent, where the Victorian era will be preserved. Times photos by Ken Darr

**Restoration of Victorian Era Homes Hinges on Needed Funds**

Cultural Board Planning a Horse-and-Buggy Memorial Around Two Dwellings Transferred From Bunker Hill

BY HAL LEIREN  
 Times Staff Writer

**HIGHLAND PARK**—A first step back into the Los Angeles of the Victorian era has been taken with the removal from Bunker Hill to Heritage Square of the early residences nicknamed the Castle and the Salt Box.

Eventually the square will become a place of gas lamps, horse-and-buggy traffic and period costumes set in the midst of up to perhaps 10 restored Victorian residences, says Mrs. Heana Welch, executive secretary of the Los Angeles Cultural Heritage Board.

The square is east of the Pasadena Freeway near Ave. 43 and Homer Ave.

"I confidently expect it to become a major tourist attraction, a place where people will be able to go and see how life was lived in Los Angeles in the last century," Mrs. Welch said.

In the meantime the houses look abandoned with windows broken and their frames damaged.

**Land Too Valuable**

Originally the Cultural Heritage Board had hoped the Castle and the Salt Box, the two remaining Victorian era homes on Bunker Hill, could be preserved on their original sites. But the land became too valuable and the decision was made to move them off the hill before the bulldozers scraped them to oblivion.

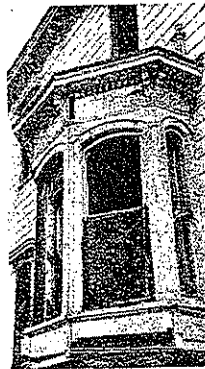
The Castle was built about 1882 during the exclusive suburban residential development of the hill. The two-story, 20-room dwelling contained such 19th century examples of craftsmanship as the leaded art glass on the entrance doors; an interior hardwood stairway with 4-foot high carved newel posts, topped at one time with ornamental gas lamps; exterior shingle ornamentation, and a dorroer attic.

The Daniel Francis Donegan family nicknamed the residence the Castle when they bought it in 1893.

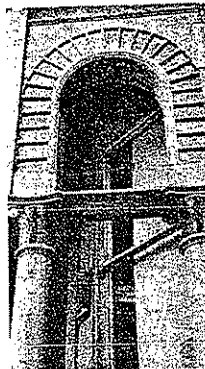
The Salt Box was a much less pretentious building but is well preserved and built in the classic style of the turn-of-the-century home.

It is referred to as a functional reminder of its era in contrast to the elegance of the Castle.

Mrs. Welch said the Cultural Heritage Board is forming a Heritage Square Committee to help in restoring the buildings and developing the land around them. The



**SALT BOX**—Victorian home known as the "Salt Box" rests in Heritage Square awaiting reconditioning. Closeup shows its classical, functional lines.



**ELEGANCE**—Elegant craftsmanship marks Castle's arch and exterior post design. The 20-room, two-story residence was constructed back in 1882.

Please Turn to Page 4, Col. 6

# Yorty Asks Council to Save Landmarks

Mayor Sam Yorty appealed to the City Council Monday to save two Bunker Hill landmarks from demolition.

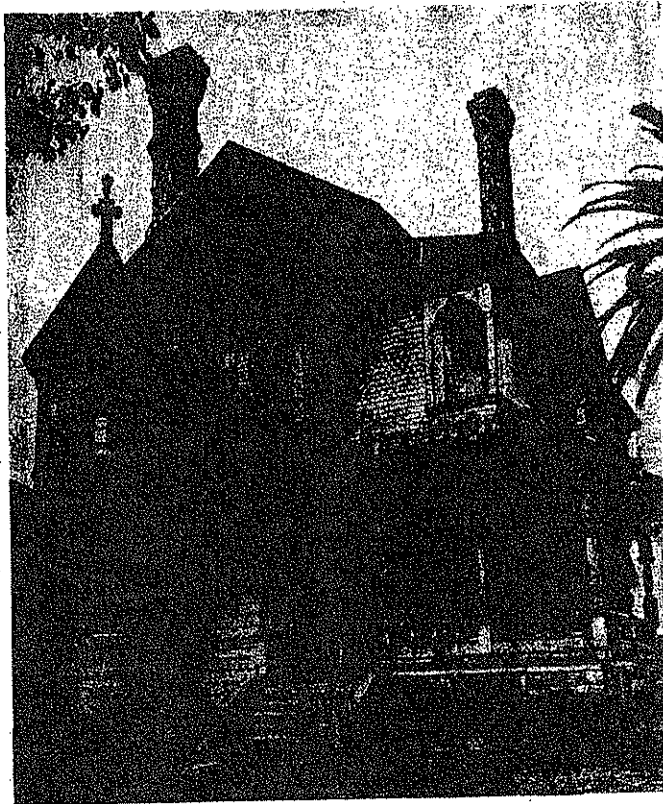
Yorty asked the Council to appropriate \$13,280 to complete the removal of Donegan Castle and the Saltbox from the hill to city-owned Arroyo Seco Park, near Highland Park.

The Cultural Heritage Board has announced plans to relocate the two Victorian era homes in Heritage Square in that area.

Yorty said the monuments would be dismantled unless the money is provided. They are awaiting removal from the redevelopment site.

The council has approximately \$20,000 and the Community Redevelopment Agency has offered to add \$10,000 to transfer the structures.

But the additional money is needed to complete the job, Yorty said.



**OBJECT OF SALVATION** — Cultural Heritage Foundation hopes to raise funds to save historic Hale house at N. Figueroa St. and W. Ave. 45. Caretakers have been hired to guard structure. Times photos by Bruce Cox

## 'May Day' for an Old House

BY JACK SMITH  
Times Staff Writer

The faded old house is one of the few remaining from an age of exuberance.

It stands at N. Figueroa St. and W. Ave. 45, waiting to be replaced by a gas station.

It is going . . . going . . .

"We have until May 1," said the man standing on the sidewalk, looking up at the Victorian facade.

And then it will be gone.

"Unless," the man said, "we can raise the money to save it."

The man was A. Ray Phillips Jr., president of the Cultural Heritage Foundation, a nonprofit corporation formed specifically to raise funds for the preservation of the city's cultural landmarks.

"We have a contract with the owner to purchase the house for \$1," Phillips said, "but the deadline is May 1."

### Named After Former Owner

It is known as the Hale house, after the man who bought it in 1901, several years after it was built, and moved in with his bride.

The house has been called "picturesque eclectic," meaning its designer took a scroll from here and a fleur-de-lis from there and put everything together with romantic abandon.

When the Hales moved in at the turn of the century the house got a mistress who was its match. Essie Hale was 24, and photographs show her as a voluptuous beauty. She was a farm girl who came here from Nebraska and took a job waiting on tables at the Pico House, where she met her husband-to-be.

Because of its eclectic nature, the Hale house is said to embody, in one package, many architectural inventions of the late 19th century, that buoyant and capricious era.

"It's the most photographed house in the entire city," said Phillips. "It's the most elaborately decorated of any left."

He noted that the Hale house remains almost unchanged from the day the Hales moved in. Photographs taken in 1901 show that the only discernible alteration of the exterior is the replacement of the wooden front porch by one of concrete.

The foundation hopes to get enough in contributions to pay for moving and restoring the Hale house. It will stand in Heritage Square, just across the Arroyo Seco at Ave. 43.

Please Turn to Page 3, Col. 1



**COLORFUL INTERIOR** — Stephen Bull, who lives in Hale house with fellow Occidental College student Robert Warner, takes a break in cleaning chores in main parlor of structure.



**INSPECTION TOUR.**—Mrs. Simon Flour, left, and Mrs. Kenneth Bloke inspect interior of Hale House, a Los Angeles landmark now at Heritage Square. Times photo by Mary Frampton

## IT'S HAPPENING

# Ceremony Honors Valley Knudsen

BY MARYLOU LOPER  
Times Staff Writer

Another charming old house has made a nocturnal journey across the freeway to settle down in Heritage Square, off the Pasadena Freeway.

This past week the Cultural Heritage Foundation, the Bel-Air Garden Club and Les Dames de Champagne joined together to honor Valley Knudsen by naming the landmark house from Johnston Street the Valley Knudsen Garden-Residence.

The new Coral Tree (official tree of Los Angeles) at the square also was dedicated to Mrs. Knudsen, who, though in fragile health, came from the hospital to attend the ceremony.

Mrs. Knudsen, founder of the Women's Division of the Chamber of Commerce and Los Angeles Beautiful, inspired Lady Bird Johnson to launch a beautification program for the rest of America.

Mmes. Hoyt Dietrich, J. Simon Flour, Kenneth Blake, Charles Luckman, and George Ponty and Dr. Carl Dentzel and A. R. Phillips Jr. were among those having biscuits and sherry in the Hale House parlor following the ceremony. Heritage Square, when completed with carriages, carriage houses, early day church, school house, gazebos and gardens, will represent an investment of \$2 million—but the taxpayer is not picking up the tab.

**WWW:** Speaking of dedications, the Wretched Wound Wrobin in Pasadena is set for May 15th and it will honor the late

Perry T. Jones, Los Angeles tennis benefactor. George and Babs Stewart are co-chairmen of the 10th anniversary affair.

**Art Walk:** Four unique homes have been chosen for the eighth biennial Art Walk presented by the San Marino League to benefit the Pasadena Art Museum.

On view March 3 and 4 will be the home of the Howard Huntingtons, the Ralph M. Parsons, the Evaris Zieglers and the Miller Medearises.

Mrs. Safford Nye, 795-7709, is chairman of tickets.

**Pilot a Success:** After a successful pilot project to furnish career information on the para-medical fields to young people, a broader program involving tour guides is about to start at County-USC Medical Center.

Volunteer guides from USC/Medical Faculty Wives and the Junior League of Los Angeles, plus County-USC volunteers will expand the program originated by Mrs. Ruth March, CARES' chairman of educational programs and Mrs. Leta Reynolds and Mrs. Marjorie Davis.

The pilot involved 500 high school students in Los Angeles city schools.

**Keeping Pace:** The U.S. Department of Labor in its newest survey shows that the number of working mothers increased at a rapid pace for the fourth year. There are now 10.2 million, 460,000 over the previous survey in March, 1969.

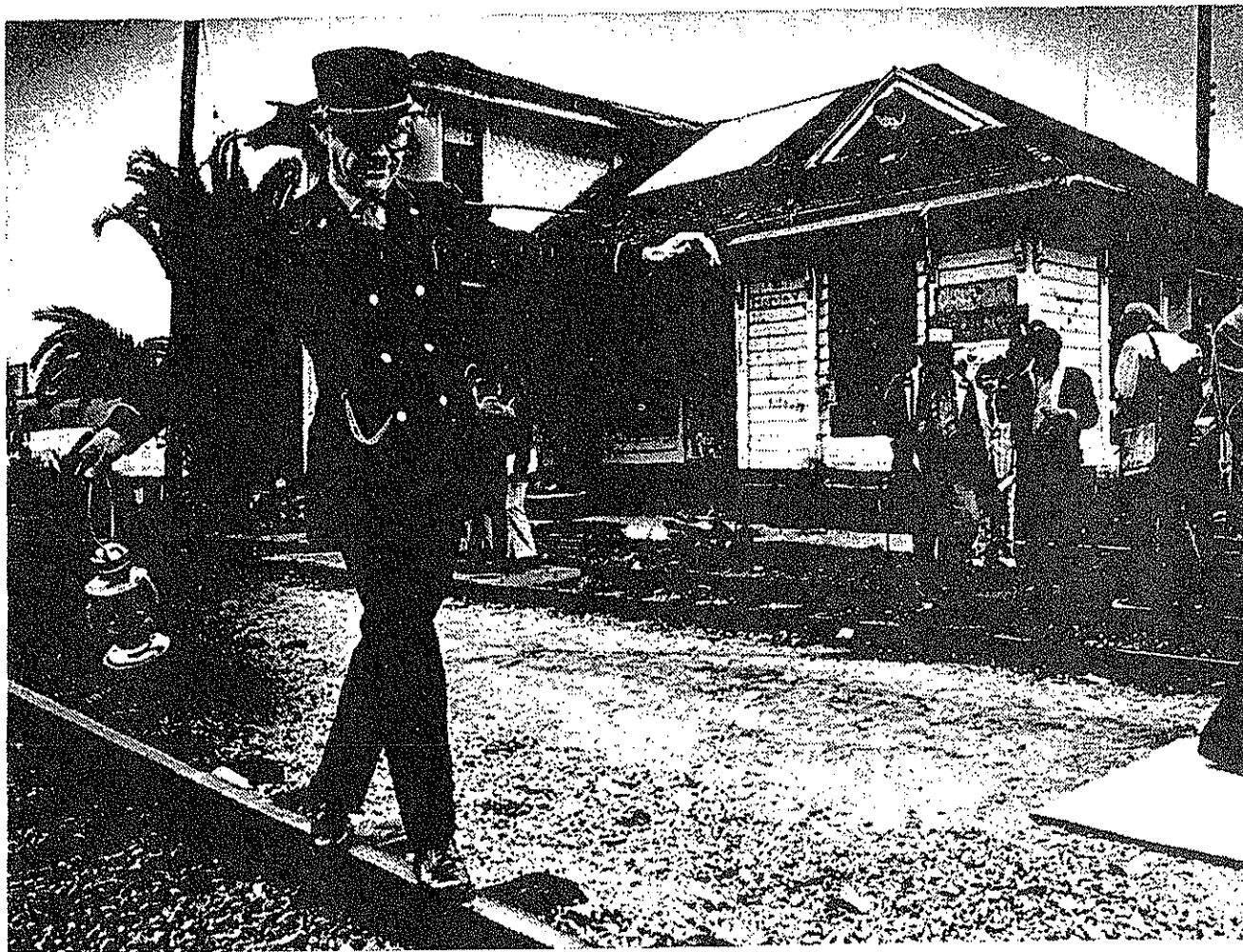
## End of the Line? Not for the 'Grasshopper Stop'

STEVE HARVEY

Los Angeles Times (1923-Current File); Feb 5, 1976;

ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)

pg. C1



Word Kimball, member of Railway and Locomotive Historical Society, wears conductor's uniform in walking rail at old station. Times photo by Bruce Cox

## End of the Line? Not for the 'Grasshopper Stop' Fund-Raising Drive Saves Palms Depot; It's On to Heritage Square

BY STEVE HARVEY  
Times Staff Writer

The railway station was known informally as "The Grasshopper Stop" when a depot was built there in 1886.

But the Southern Pacific changed its name to something more stately—"The Palms"—which was fortunate for the community that grew up around it.

Otherwise, the town might have been called Grasshopper instead of Palms.

The glory days of the depot were the 1920s, 30s and 40s when movie stars ("Look, George, there's Clark Gable!") disembarked from the old red cars there on their way to work at the studios in nearby Culver City.

Then came the freeway age, and the Red Car line was shut down in 1953. The station was all but abandoned.

The last Victorian-style depot extant in Los Angeles, it was designated a historical monument in 1963, but it didn't look like a historical monument. It was a shambles.

Hidden away behind a furniture store off National Blvd., it was easy prey for vandals who broke windows, scrawled graffiti and even tried to steal the wooden siding off one wall.

The Fire Department condemned it and the battered building seemed headed for demolition.

But it hasn't come to the end of the line, after all.

A fund-raising campaign by the Cultural Heritage Foundation has collected enough money to move it to Heritage Square in the Arroyo Seco, where other historic structures are undergoing restoration in an attempt to ef-

fect a late 19th century neighborhood.

"It will be the terminus of a horse-drawn carriage there," said Ward Kimball of the Railway and Locomotive Historical Society, which helped raise funds.

Kimball, dressed in a conductor's uniform, was present along with City Councilmen Zev Yaroslavsky and Arthur Snyder at the station Tuesday when the Cultural Heritage Foundation formally took possession of the depot for \$1 from Beal's Furniture Store, owner of the property.

Snyder, whose district includes Heritage Square, said: "Los Angeles is such a future-oriented town that we sometimes forget to look to the past. I'm happy we haven't forgotten this landmark."

A moving company will transport the depot to Heritage Square today, thereby giving "The Palms" railway stop back to the grasshoppers.

# Doers Preserve Heritage

BY URSULA VILS

Times Staff Writer

Some people are dreamers,  
some are doers.

And some dreamers are  
doers.

Take, for instance, the  
members of the Cultural  
Heritage Foundation.

They are interested in pre-  
serving Southern Califor-  
nia's past — and they're  
doing something about it.

A few weeks ago they took  
a hand in moving Hale  
House, a historic 1885 res-  
idence, to Heritage Square,  
an area off the Pasadena  
Freeway near Avenue 43  
that they hope to develop as  
a haven for structures of cul-  
tural, historic or aesthetic  
importance.

Now they're working on an  
auction—they call it "A Sale  
by Outcry"—set for Aug. 8 to  
raise funds to refurbish the  
house from foundation to  
roof, inside and out.

A few—Mrs. Ray Phillips,  
whose husband is founda-  
tion president; Randall  
Myers, ways and means  
chairman, and Ileana Welch,  
executive secretary of the ci-  
ty's cultural heritage board  
that the foundation assists—  
met the other day to detail  
auction plans.

Mostly they dreamed  
dreams — dreams they're  
prepared to work hard to  
make reality.

"The idea of Heritage  
Square," said Ileana Welch,  
"is to provide a haven for  
buildings of historic interest  
that might otherwise be  
destroyed. We're concen-  
trating on the period from  
1880 to 1910, but if a 1913  
Greene and Greene house

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## Pasadena Angles to Keep 'Octagon'

MARY BARBER

*Los Angeles Times* (1923-Current File); Jul 17, 1986;  
ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)  
pg. SG1

# Pasadena Angles to Keep 'Octagon'

By MARY BARBER, Times Staff Writer

PASADENA—When Gilbert Longfellow came to Pasadena in 1893, the first thing he did was to build a house in an octagonal shape just like the one he left behind in Maine.

Octagons never really caught on in the West, so the old Longfellow house on Allen Avenue became a rarity that was hardly noticed as an untended jungle slowly obscured it from view.

But suddenly Pasadena's octagon—one of two in the state and the only one in Southern California—has become highly visible as historic preservation organizations in two cities compete to claim it.

Longfellow's grandson, Walter Hastings, is waiting for house movers to take it to Heritage Square in Los Angeles, where the Cultural Heritage Foundation of Southern California plans to pour \$250,000 into restoring it.

Although the foundation has the \$40,000 needed for the move, it has not yet raised enough to cover renovation costs, said Barry Herlihy, the foundation's executive vice president.

Hastings promised his house to the Heritage Foundation more than a decade ago when he was outraged at zoning proposals he thought would chase the elderly from Pasadena.

But as he waits for the movers, Pasadena Heritage is making overtures to keep the house in the city. The organization has a new site for it and a developer stands ready to pay for restoring it, Heritage Executive

Director Claire Bogaard said. Pasadena Mayor John Crowley has written to Los Angeles Mayor Tom Bradley, asking for reconsideration of the move to the Los Angeles site.

The letter reminded Bradley that some of the historic buildings in Heritage Square "are subject to deterioration because insufficient funds have been available to restore them. We anxiously wonder if the same fate may befall the Octagon House."

Bradley could not be reached for comment.

Three Los Angeles commissions have given the necessary approval to move the house to Heritage Square, which contains historically and architecturally significant homes and buildings along the Pasadena Freeway on the banks of the Arroyo Seco. The Cultural Heritage Foundation of Southern California is a private, nonprofit organization that maintains the structures and leases Heritage Square.

Pasadena Heritage, which is also a private nonprofit organization, is ready to take the house if the foundation's plans fall through or if the owner should change his mind.

Bogaard said the Cantwell Anderson development firm has offered to move Hastings' house to Marengo Avenue where it has restored many old houses. The octagon would be completely restored, including the veranda that once surrounded it, and would be open to the public, Bogaard said.

Please see OCTAGON, Page 4



'People...ask me to sell it. But I want the house preserved.'

—Walter Hastings

Los Angeles Times

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## Bunker Hill Mansions Moved to New Home

*Los Angeles Times (1923-Current File); Mar 17, 1969;*  
ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)

pg. A12

# Bunker Hill Mansions Moved to New Home

Bunker Hill's two turn-of-the-century mansions finally made it to their new home, but the biggest part of the cultural preservation job—their restoration—remains.

The historic-cultural monuments—the Castle and the Salt Box—were hauled through city streets recently to city park land near the Pasadena Freeway and Ave. 43. There the Victorian residences, which faced demolition in the Bunker Hill urban renewal

project, will become the center-pieces for a planned Heritage Square. Badly deteriorated, the mansions will be restored with funds to be obtained through a public appeal headed by Dr. Carl Dentzel, president of the city's Cultural Heritage Board.

No sooner were the buildings in place than the first appeal went out for donations, which will be received by the Municipal Art Patrons-Heritage Square.

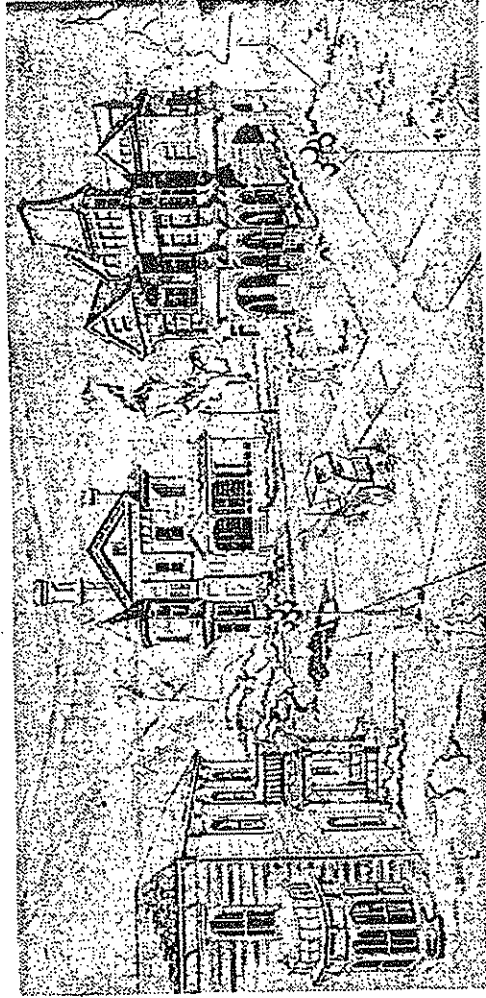
CHB officials said it was

not known at this time how much money will be required to restore the mansions to their 1900 elegance.

However, the City Recreation and Park Commission, which donated the southern tip of Arroyo Seco Park for Heritage Square, has given the project's backers two years to show progress in restoring the structures.

"We hope Heritage Square will become quite a tourist attraction," said Mrs. Ileana Welch, CHB secretary.

The Castle and the Salt Box were the only surviving pre-1900 mansions on Bunker Hill after bulldozers moved in to clear and grade the downtown ur-



**PLANNED SQUARE**—Salt Box will be on left and the Castle on right when restoration is complete. In center may be historic house now on Figueroa Street. sketch by Forrest staff

ban renewal area.  
The Castle, a 20-room home, is a classic example of the gingerbread ar-

chitecture which once characterized Bunker Hill's elegant residences.  
The Salt Box, built a few years after the 1883 Castle, is cherished by architectural students for the simplicity of its design.

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# METROPOLITAN

## Pepperdine Refuses Bequest of \$1 Million

Pepperdine College rejected a \$1 million bequest rather than meet the conditions tied to the money in the will of D. B. Lewis, dog food manufacturer and arch conservative. (See Page 1.)

County supervisors came up with a revised preliminary 1966-67 budget, propped up by a hypothetical \$5 million rate, surprising to show a property tax rate reduction of 1.8 cents. (See Page 3, Part 1.)

Actress Corinne Griffith testified at her divorce trial that she is not the original actress by that name. (See Page 3, Part 1.)

A proposal for voluntary cross-town school busing was defeated by the Board of Education. (See Page 3, Part 1.)

Conviction of three American Nazi Party members on charges of disturbing the peace and endangering the public was reversed by the Appellate Department of Superior Court. Walter E. Gould, 21, Frederick E. Harry, 23, and Robert E. Giles, 39, were arrested a year ago while counter-picketing Congress of Racial Equality pickets at a Glendale market. The American Civil Liberties Union moved in their appeal as a friend of the court.

Windsor Park in the Wilshire District was renamed Harold A. Henry Park in honor of the late city commissioner. In linking the action, the City Recreation and Park Commission declared it would serve as a "living monument to the outstanding contributions" made by Mr. Henry, who died last Sunday at the age of 68.

A city recreation director became the first person to file a formal application to replace the late Councilman Harold A. Henry. Charles W. Hinkle, Jr., of 122 E. Wilton Place, filed his application by telegram with City Clerk Walter C. Thiel.

Historic Olvera Street buildings will be rehabilitated under a \$549,930 allocation made by the State Public Works Board in Sacramento. Buildings to be restored include the Pico House, Garnier Building, Masonic Temple and Merced Theater.

Four new districts for community planning franchises were approved by the city Public Utilities and Transportation Board, subject to confirmation by the City Council. The districts are northeast Los Angeles, Pasadena, Pacific Palisades and the Santa Monica Mountains area. The highest of 13 bidders would get the new franchises.

Support for an \$850 million water bond issue to finance Metropolitan Water District construction in the Feather River project was recommended by the City Council's Water and Power Committee. The council is expected to act on the committee's recommendation next week.

Grouping of two Victorian-era mansions and Angel's Flight in a plaza or proposed Heritage Square in the redevelopment of Banker Hill was urged by the City Council's State, County and Federal Affairs Committee.

Cleco de Mayo festivities, marking the 104th anniversary of Mexico's defeat of an invading French army, drew 1,500 persons to an evening of dancing and singing at Plaza Park. Gov. Brown walked through the crowd for an hour, then spoke on Mexican-American ties. There are about 800,000 Mexicans and Mexican-Americans in Los Angeles County.

Possible picketing and threats of demonstrations have caused cancellation of Selective Service deferment tests May 14 and 21 and June 3 on the San Francisco State College campus. Students must find other places to take the tests. Fred Riddell, dean of students, said.

# THE STATE

Dwarfism may be cured as a result of the discovery by a team of scientists of the complete chemical structure of the human growth hormone. (See Page 1.)

The Teamsters Union officially joined an independent farm workers' union in a boycott of D'Ignazio Corp. products. (See Page 3, Part 1.)

The proposed state budget of Gov. Brown remained deadlocked in the Legislature as two new moves to pass it through both houses failed. (See Page 3, Part 1.)

Three top-ranking lawyers assisted Mayor Samuel W. Yorty for his remarks about the State Supreme Court in connection with Proposition 13. (See Page 3, Part 1.)

A transit bill to raise taxes for financing a study of mass transportation in Southern California was passed by the State Senate, 23-4, and goes to the Assembly. (See Page 3, Part 1.)

Justice William O. Douglas of the U.S. Supreme Court denied a stay of execution to Aaron C. Mitchell, who has been sentenced to die in San Quentin Prison Wednesday. Douglas said counsel for Mitchell should file a habeas corpus proceeding either in a California state court or in a federal court in California. Such courts are the most appropriate tribunal to assess a stay of execution in the present status of the case, he added. Mitchell was convicted of killing a policeman during a robbery Feb. 16, 1963, of a bar and restaurant in Sacramento.

Two assemblymen have written Gov. Brown that a "catastrophic" labor lock faces San Joaquin County, which produces 35% of the world's white asparagus. Republican Assemblymen Robert T. Monagan and Tracy and John C. Veneman of Tracy and John C. Veneman of Tracy are making every effort to bend every effort to rescue the President... and the secretary of labor to impress them with the gravity of the situation. Gov. Secretary W. Willard Wirtz has refused to allow Imperial labor be used for harvesting.

Shaky stock market took its worst jolt in nearly a year when Dow Jones industrial average dropped 15.09 to 893.77.

Tidewater Oil Co. shareholders heard of sharply higher earnings and were told the company wants to sell its West Coast marketing operations because of a lack of profits from that source.

See Financial Section

# SPORTS

Fred Newman, showing no effects of an arm injury that bothered him most of the spring, scored his first victory of the season as the Angels beat week-kicking Kansas City, 1-0. Newman went six innings and Jim Newman Bob Lee pitched the last three.

Wille Davis dropped Jim Brown long fly ball in the fifth inning with two out allowing Bill Fournier to score from second and the San Francisco Giants scored a wild 8-6 victory over the Dodgers at Candlestick Park.

See Sports Section

# THE WORLD

## Viet Reds' Infiltration Points to Further War

U.S. officials said continued heavy infiltration from North to South Vietnam indicates Hanoi intends to press for military victory and not to seek peace. (See Page 5, Part 1.)

U.S. and Vietnamese troops have trapped 300 to 400 Viet Cong in a valley in the first major ground action in three weeks. (See Page 4, Part 1.)

An election committee met for the first time in South Vietnam to begin creating machinery for nationwide elections. (See Page 4, Part 1.)

Reading U.N. observers to a proposed election in Vietnam would "not be realistic" now, Secretary General U. Thant said upon his return to New York from a 10-day trip to Europe. (See Page 5, Part 1.)

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**Housing Development Rises That You Can't Move Into**  
**PEGGY RINARD**  
*Los Angeles Times (1923-Current File); May 4, 1980;*  
*ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)*  
 pg. H33

# Housing Development Rises That You Can't Move Into

**Project Administered by Cultural Heritage Foundation in Arroyo Seco Area by Freeway**

By PEGGY RINARD

There's a housing development going up in the Arroyo Seco area of the Pasadena freeway that you can't move into for any price.

It's called Heritage Square, a project administered by the Cultural Heritage Foundation—the fund-raising arm of the Cultural Heritage Board to act as a preserve for endangered historical monuments.

It all started in the early 1960s when Donnegan's Castle and the Salt Box, the last remaining vestiges of Victorian on Bunker Hill, were about to be destroyed to make room for "progress" and commercial structures.

At that time there was no Cultural Heritage Board but the upset created by the threatened demolition of the buildings provided sufficient impetus and a board was hastily formed by Mayor Vorty's office. A 10-acre strip paralleling the Arroyo Seco was leased to the board to create a Victorian park and funds were provided to cover the moving of Donnegan's Castle and the Salt Box.

Unfortunately, shortly after the buildings were moved, they were razed by a fire set by vandals. One step ahead, two back. It was several

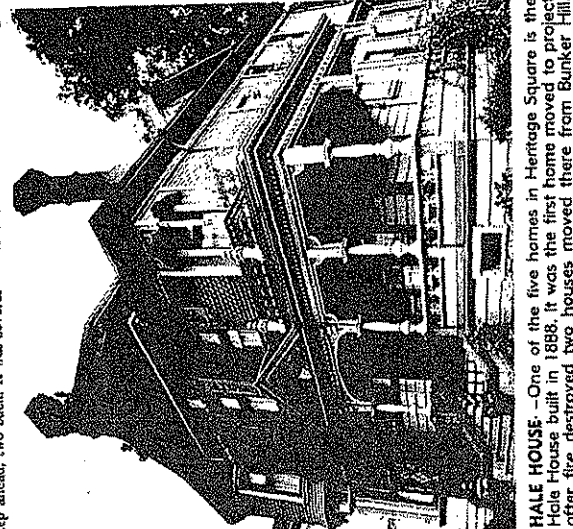
years before the CHB was able to generate enough interest and funds to continue with their plan.

Today, there are five structures standing in the park in various stages of restoration—four houses representing different architectural styles from the period and the Palms Station, an old railroad depot.

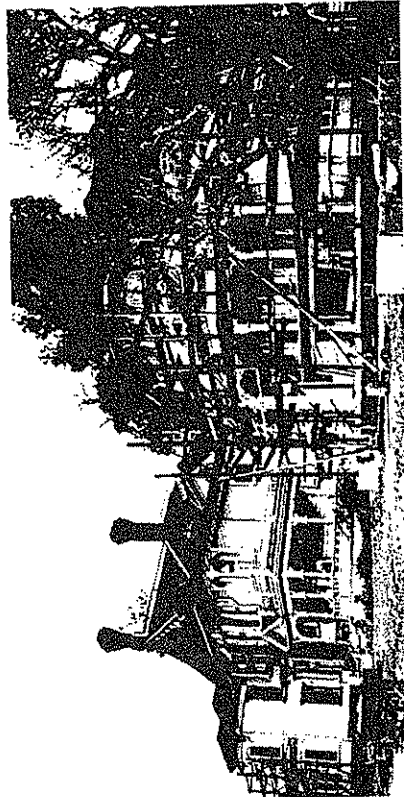
The progress is slow, dependent upon the flow of funds and the availability of skilled craftspeople knowledgeable in processes that are for the most part antiquated. But the long term goal is the detailed recreation of a Los Angeles neighborhood at about the turn of the century. The official timeline is 1870 to 1915, according to who donates his time to overseeing the restoration.

Eventually the park will include about 15 houses of representative styles or of particular historical significance, a church, a schoolhouse, a restaurant—perhaps an old fashioned ice cream parlor—a gazebo, a bandstand and a narrow gage railroad running from the Palms Station to the end of the park and back.

The Hale House, built in 1888, was the first house moved to Heritage



**HALE HOUSE.**—One of the five homes in Heritage Square is the Hale House built in 1888. It was the first home moved to project after fire destroyed two houses moved there from Bunker Hill.



**SQUARE SCENE.**—Some of the houses at Heritage Square are, from left, Mt. Peasant House, Hale House and Valley Knudsom House. Cultural Heritage project began in early 1960s. Photos by Aas Scania

In 1901, the house was purchased by James and Beatie Hale. She was a waitress and he was a motorman for the railroad. After James Hale's death, Beatie Hale converted their home into a boarding house, living in it and raising out-rooms until her death in 1907, at which time it was sold and continued to be used for the same purpose.

The Mount Peasant house was moved in next, from its lot at 1315 Pleasant Avenue in Boyle Heights. It was built by lumber magnate and civic leader William Perry in 1876 and is considered to be the oldest existing structure of significance in Los Angeles, excluding adobe.

The house was designed by prominent architects Kyser and Matthews and constructed of lumber shipped down from Perry's lumber mills in Northern California.

"It isn't a hodge podge of architectural styles like the Hale House and so many Victorian homes," Ketchum pointed out. "It's much more architecturally sound, high Italianate Victorian with curving balustrades, Corinthian columns—all classically inspired."

Kyser and Matthews, among the most revered architects of their time, also designed the Pro House (near Olvera Street) and St. Vibiana's Cathedral, 114 E. 2nd Street. The house was moved to Heritage Square by the Colonial Dame Society which is raising funds to restore it and intends to use it for meetings and as a genealogy museum.

The Palms station was removed from its location near the Santa Monica Freeway at the Overland off-ramp. A group of Palms residents launched a drive called S.O.S.—Save Our Station—to raise funds to bring the station to Heritage Square when it was threatened with destruction. The Pacific Railroad Society took over from there and is financing the restoration

for this project, having donated the house, the funds to move it and \$30,000 towards its restoration.

The Valley Knudsom Garden Residence, named after the Los Angeles Beautiful founder, the late Faley Knudsom, was built in 1871 by cabinetmaker Richard Shaw for himself and his family. It was moved to Heritage Square to save it from demolition in 1971. Valley Knudsom contributed the \$20,000 necessary to move the house shortly before her death. A rare coral tree which had stood in front of the house at 1928 Johnson St. in Boyle Heights was also moved. The Bel-Air Garden Club has donated funds for a Victorian rose garden which will border the house when it is fully restored.

The architectural style of the Valley Knudsom house is a complete departure from other houses in the park. It is French Mansard, a style popular in France in the 19th century. The appearance of the house from the outside belies the roominess within. It was constructed with a false roofline which makes it look like a one story bungalow. (It is actually two stories and has eleven rooms.) The deception was intentionally built into the design. In 19th century France, property taxes were much lower for one story homes and appraisals were usually made without entering the house.

The Valley Knudsom house, like the others, eventually became a boarding house. As Los Angeles expanded the wealthy moved farther and farther away from the inner city, casting off their fussy wood frame Victorian homes for stone and plaster mansions in Hancock Park, Beverly Hills and points west. Most fascinating about these old houses is the undocumented years of their histories, the lives that were lived there when these regal ladies opened their doors to transients through the 1920s, the Depression,

Please Turn to Page 94, Col. 3

# *Tours, Events Focus on Preservation Week*

Neighborhood groups and civic associations throughout the country are observing National Historic Preservation Week today and continuing through Saturday.

Locally, special events include public tours of historic residences and, in keeping with the week's "Conserving America's Neighborhoods" theme, will focus on block parties and neighborhood gatherings.

Hollyhock House, the first residence in Los Angeles designed by Frank Lloyd Wright, will feature tours at noon, 1, 2 and 3 p.m. today, conducted by Friends of Hollyhock House atop Barnsdall Park. Tours will be conducted weekdays from 10 a.m., 11 a.m., noon and 1 p.m., and Saturday from noon to 3 p.m. Ad-

mission is \$1.50, 75 cents for seniors and free for children accompanied by adults.

Heritage Square, at the Pasadena Freeway Avenue 43 turnoff, will be open today through next Sunday from 11 a.m. to 3 p.m. On view will be historic structures from the 1880s and 1890s, which have been moved from other areas in Los Angeles. They include Hale House, the Valley Knudsen House, Beaudry Street House (with work by master carver John J. Ford) Mount Pleasant House, the Palms Depot (formerly called the Grasshopper Stop and located in West Los Angeles), and the Lincoln Avenue Methodist Church, a former Pasadena landmark. Demonstrations of crafts of the era will be part of the week's celebration. Admission is \$1 for adults; seniors and children, 50 cents.

The Wilton Historic District will receive attention this week from neighborhood events along Wilton Place and Wilton Drive between 3rd and 1st streets in Los Angeles. It was developed during the first decade of this century and was developed as an upper-middle class, single-family residential area.

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## Lincoln Avenue Methodist Church: A building left waiting to be altered

Jack Smith

*Los Angeles Times (1923-Current File), May 9, 1983;*

*ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)*

pg. F1

### Jack Smith

For what seemed years I watched the sad deterioration of a likable little church that used to stand at Orange Grove Boulevard and Lincoln Avenue in Pasadena.

It was called the Lincoln Avenue Methodist Church, and as long as it was engaged in the Lord's work, it remained in fairly good repair.

It was a wooden church of a Victorian style called Eastlake Gothic, and its most appealing features were the large rose window that faced the street and the conical bell tower and steeple. Both seemed too large for it, the window as disproportionate as a fly's eye, the steeple like a witch's hat on a pumpkin, but these pretensions were easily forgiven. Even a small church has a right to seek the light and ring out the Good News.

\*

Then, evidently, the congregation moved out—because it had grown too wealthy for the church, perhaps, or too poor. The church was delivered into some secular civic service, and its insidious decay began.

The corner was not on my daily route, so I saw the church only occasionally, and the lapses in time made its decline more obvious and distressing, as if it had happened overnight.

Some of it had. One day I was dismayed to see that what had been the great stained-glass window was now an eyeless socket; a few days later it was boarded up. That was the beginning of the end, and I wasn't surprised one day to find that the church was gone—cleaned right off its foundations.

Months passed before I saw it again. On my way home from downtown I sometimes take the Pasadena Freeway to Avenue 43, which takes me past Heritage Square—just to the east across the Arroyo Seco. And there, one day, I saw what appeared to be the Lincoln Avenue Methodist Church—in four or five hunks. A sheet of plastic covered the hole where the window had been. The steeple sat ingloriously on the ground. The orphan had found a home.

More months went by. Two or three ornaments were added to the square, including a pretty tan-and-yellow

way, the square is open every day this week from 10 a.m. to 4 p.m.)

We looked into the depot. It had been moved from Palms, or The Palms, according to its sign, 13 6/10 miles from Los Angeles; elevation 144 feet. It is to be restored by the Pacific Railroad Society, Watson said, right down to the telegraph key, the semaphore and the swinging kerosene lamp.

The window of its waiting room looks down on the arroyo, which, to my surprise, was running water, swift and deep.

### Lincoln Avenue Methodist Church: A building left waiting to be altered

For old times' sake I looked into the Hale House. Since the 1880s it had stood at the foot of our hill, every day for 20 years, on my way downtown. I had turned the corner around it, watching it fade, peel and sag. Then one night I had gone down and stood in the street, drinking Champagne, while they tugged it off its foundations and towed it half a mile to its new home on the square.

It has been repainted in the colors they surprisingly found under the surface paint—two shades of red, two shades of green. The paper on the dining room ceiling is a silk-screen copy of the original, and the wallpaper in the parlor was matched by the English shop that had

provided the original. You could move in.

We crossed the gravel square, someday to be brick, and entered the church. It looked like a shipwreck. The pews were gone; the other stained-glass windows were gone, including a large one from a Gothic arch behind the chancel; studs and rafters showed through gaping holes.

"We had to saw it into five pieces to move it here," Watson said.

The lot it stood on had been sold by Pasadena to the Post Office Department, and the two had shared the cost of moving the church to the square.

"If we hadn't taken it," he said, "it would have been torn down."

The church had been built in 1897, and had seen some good days. Loretta Thompson Glickman, the present mayor of Pasadena, had once been a member of its congregation; and Deacon Dan Towler, the famous Rām running back, had been its minister.

\*

"We found the original plans in the cornerstone," Watson said. "There used to be a choir loft, but they knocked it out to add a story. We'll restore the choir loft and we'll restore the stained-glass windows."

It will take some time and money. Heritage Square depends entirely on voluntary contributions.

"Where did the windows go?" I asked Watson. "Nobody knows," he said. "We've heard they're in a tavern in San Diego. We haven't found them. Whoever it was—they also took the bell."

Whoever it was—the bell tolls for them.

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## **Pasadena**

*Los Angeles Times (1923-Current File); May 29, 1986;*  
ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)  
pg. SG2

# **Pasadena**

## **Plea to Keep Octagon House**

Pasadena Heritage, a private preservation group, has made a last-minute request that the historic Octagon House not be moved to Los Angeles.

The appeal came during fund-raising efforts to move the 93-year-old, eight-sided house to Heritage Square, an enclave of historic homes visible from the Pasadena Freeway in Highland Park. On May 13, Pasadena Heritage sent a letter to Heritage Square requesting that the home be left in Pasadena because it is "a historical treasure."

Previously, both the city's Cultural Heritage Commission and Pasadena Heritage had agreed that moving the home was a more acceptable option than arguing over the house's fate with the Cultural Heritage Foundation of Southern California, which runs Heritage Square, officials said. The Octagon House was recently given to the foundation by its owner, Walter Hastings. Claire Bogaard, executive director of Pasadena Heritage, said

the preservation group has come under increasing pressure to block the move as word of the impending relocation spread through the community.

The Cultural Heritage Foundation, however, has not yet responded to her group's request, Bogaard said. Foundation officials were not available for comment.



AMONG THE 'NON DEMONSTRATORS'—Singer Peggy Lee at a rally at an ancient Bunker Hill mansion.  
Times photo by R. L. Oliver

#### FEW WEEKS TOO LATE

## Singer Leads Rally to Save Mansions Atop Bunker Hill

BY RAY HEBERT  
Times Urban Affairs Editor

A gathering to protest the removal of Bunker Hill's two remaining turn-of-the-century mansions turned into a confusing nondemonstration Thursday.

Singer Peggy Lee, a contingent of Hollywood press agents and a group of art students showed up for a rally to save the 1882 Castle and its Victorian-era neighbor, the Salt Box, down the street.

But, for all appearances, they arrived a few weeks too late.

"This," said Miss Lee, "is like saying farewell to old friends."

The singer and supporters who met her on the downtown hill hoped to revive civic interest in a Heritage Square park, at the top of Angel's Flight, where the mansions could be relocated.

"The buildings should stay here," said a member of the group. "This is where they belong."

Plans for the square, discussed for several years, were officially abandoned in September when the Los Angeles Community Redevelopment Agency said it needed the hilltop for another phase of the \$500 million Bunker Hill urban renewal project.

Finding a new site for the mansions, at a time when they were on the verge of being demolished, required some doing.

Finally, the Recreation and Park

Please Turn to Page 12, Col. 7

Highland Park May Be New Home for Victorian Houses  
BOB DIEBOLD  
*Los Angeles Times (1923-Current File)*; Oct 3, 1968;  
ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)  
pg. SG1

# Highland Park May Be New Home for Victorian Houses

BY BOB DIEBOLD

Times Staff Writer

HIGHLAND PARK—Bids will be opened Wednesday in the next step toward moving two historic houses from Bunker Hill to this community, where they will be installed in "Heritage Square."

The two dwellings, described as "The Castle" and "The Saltbox," had been earmarked for demolition but were saved through the efforts of concerned historians and the Los Angeles Cultural Heritage Board.

The houses will be placed in the southern tip of Arroyo Seco Park, just north of Ave. 43 and east of the Pasadena Freeway at the deadend of Homer St.

The area, said Mrs. Ileana Welch, executive secretary of the Cultural Heritage Board, eventually will be lighted by antique lamp posts if they can be acquired.

The board, she said, originally had

been given until Oct. 15 to move the old houses, "but that obviously was out of the question."

No date has been set for the moving project, but the Los Angeles Community Redevelopment Agency (CRA) said the board has been given until Nov. 6 to remove the long-vacant homes.

The CRA appropriated \$10,000 for the house-moving project and the

**Please Turn to Page 4, Col. 1**

# Fire Razes 2 Mansions Being Restored by City

Arsonists Blamed  
for Destruction of  
Cultural Relics

BY RAY HERBERT  
Times Staff Writer

Two turn-of-the-century mansions being restored by the city were razed by fire early Thursday, but cultural leaders said their loss will not affect plans to create a park for architectural relics.

Fire Department investigators blamed arsonists for the blaze that swept through the Victorian era Castle and the Salt Box. They were to be the first structures in a new Heritage Square near the Pasadena Freeway and Ave. 43.

The dilapidated frame houses, rescued earlier this year from Bunker Hill, were wiped out in minutes by flames that threatened other residences near the planned park.

Residents said the vintage mansions had been invaded by vandals and youths who frequently had used them for parties since they were moved last March.

#### Location of Heritage Square

The Heritage Square site, where the mansions were waiting to be placed on foundations, is an extension of Arroyo Seco Park. It is east of the Pasadena Freeway at the dead end of Homer St.

The site is about two miles north of the Civic Center.

Although shells of their 1900 elegance, the mansions were considered fine examples of the various architectural styles on Bunker Hill at the turn of the century.

The city's Cultural Heritage Board had declared both structures historic cultural monuments. The board had been involved for several years in attempts to save them from Bunker Hill's skyscraper developments.

The Castle, a two-story, 20-room gingerbread mansion, was built in 1882. The Salt Box, built a few years later, was cherished by architectural students for the simplicity of its classic design.

Threatened by demolition on Bunker Hill, the old mansions were moved to their new site near the Pasadena Freeway after it appeared every attempt to save them had been lost.

#### Public and Private Funds

The City Council appropriated \$53,000 for the moving job, through the efforts of Councilman Arthur Snyder, and the city's Community Redevelopment Agency, faced with paying demolition costs, put up \$20,000.

"People will take notice of this loss," said A. R. Phillips Jr., president of the newly formed Cultural Heritage Foundation, Inc., a private nonprofit group organized to raise funds to restore the mansions.

"It will shock people into doing something—or we won't have anything left from our past."

Nearly \$1,000 has been contributed by private citizens for the restoration job which was expected to cost up to \$150,000.

#### Called Terrible Setback

Phillips, who led the drive to save the old Lewis Adole in Culver City several years ago, called the fire a "terrible setback" for Heritage Square but said it did not mean the end of the project.

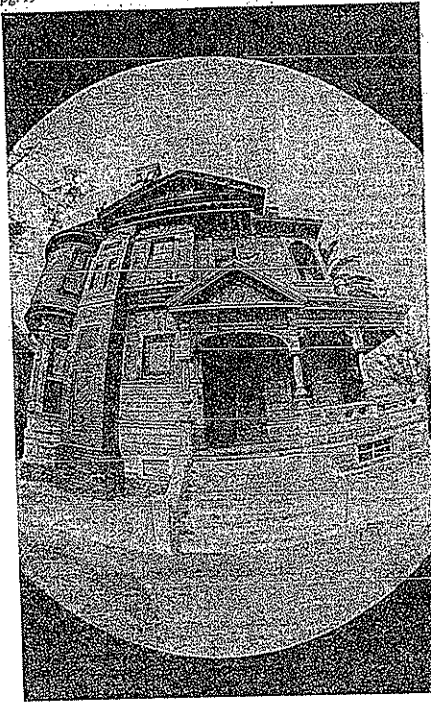
"On the contrary, we have other architectural relics in mind," he explained. "But while they won't have the same sentimental value as the Castle and the Salt Box, they may be in better condition and restoration will be less costly."

In the meantime, Carl Dentzel, CHB president, suggested the fire may be a "blessing in disguise" because of the impact it would have on citizens unconcerned about the city's heritage.

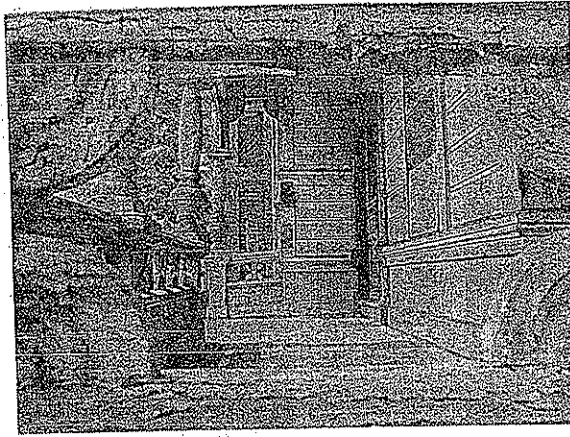


HISTORIC BUILDINGS IN ASHES—The Castle (left rear), is in total ruins and the Salt Box, right,

is also destroyed except for two exterior walls after fires swept the turn-of-the-century mansions.  
Times photo by Bruce Cox



**FISHEYE VIEW** -Comino's fish-eye lens shows a somewhat distorted view of Victorian Era house which the Cultural Heritage Board is trying to save.



**PORCH VIEW** Although the 80-year-old Victorian house on Figueroa St. is in need of restoration, it nevertheless is acclaimed as prime example of period with its ornamentation, exterior detail. (Times photos by Joel F. Jurgens)

**FUNDS SOUGHT TO PRESERVE IT**

**House Most Typical of Victorian Era Threatened With Demolition**

BY HALL LEIREN  
 Times Staff Writer

**HIGHLAND PARK** — What has been called possibly the best surviving example of the picturesque residences of the Los Angeles upper crust in the late Victorian period is threatened with demolition.

A Cultural Heritage Board spokesman said Monday it lacks the \$10,000 needed to move the house from its present location at Ave. 45 and Figueroa St. to Heritage Square, east of a Pasadena Freeway near Ave. 40, and the attorney of the owner said the building will be razed when a legal road block against the demolition permit expires.

"There is a very real danger the house will be destroyed by demolition," Diana Welch, executive secretary of the Cultural Heritage Board, said.

**Ill Will**

"We have the power to block demolition for 300 days after a permit is applied for but after that the only thing we could have to rely on would be the good will of the owner."

And there may be a lot less good will toward the board on the part of the owner, Miss Olena Johnson of Santa Monica, and her attorney, Gordon Lund, than the board would like to think.

"This blocking of the permit amounts to a confiscation of property rights without compensation," Lund said. "I don't go along with the idea that they should have the ability to stop us from doing anything for one year while they scratch around for money. It is unfair."

He said the property could be more easily sold if the house were removed.

"We applied for a permit to demolish and we will do so as soon as we can," he said.

**Resentful**

However, he said he believed Mrs. Johnson would give the Cultural Heritage Board the house if it would move it off the lot.

However, Mrs. Johnson said she is resentful of the action by the board and that she does not know if she would in fact give the board the house.

The 10-room house at 4425 N. Figueroa St. was built about 1890 and bought from the original owner in 1901 by an aunt of Mrs. Johnson, she said.

It has been empty for the past three years.

Miss Welch said that while the house is now a paint-peeling pigeon roost, it is probably still one of the best surviving houses of its kind in the city.

She said the prime significance of the structure is that in its exuberant ornamentation and detailing it best embodies, in one example, the most typical features of its period.

The wood frame building—whose style has been described as "picturesque eclectic"—has exterior clapboard siding, accented with fish scale shingles, and cast plaster ornaments around the main facade windows and pediments.

It has highly ornate brick chimneys and a corner turret crowned with a giant copper fleur-de-lis.

The interior was heated by four fireplaces. Large quantities of ornate, hand-carved wood decorate the house inside and out, and make it an excellent example of the craftsmanship of the time. Some of the interior hardwood paneling remains and original gildings fixtures may still be seen, Miss Welch said.

**Until July 18**

She said the permit to demolish the house was applied for July 11 of this year and blocked by the board on July 22. Under city ordinance demolition can be blocked until July 18, 1970.

However, Miss Welch said, the board hopes to meet with prospective buyers and try to persuade them to donate at least part of the cost of transportation to Heritage Square.

She said it would cost about \$10,000 to move it and demolition would cost about \$2,500.

If a buyer would donate the amount it would cost to demolish the building it would pay a good part of the moving cost," Miss Welch said.

However, she said that at present the board has no money for moving the building.

**No Buyers**

Lund said he has no prospective buyers for the house. In commenting on the proposal that the cost of demolition be donated for moving the house to Heritage Square, he said:

"One of the first things that an owner would want to know would be how long it would take them to raise the rest of the \$10,

000 Miss Welch says they need. It could take a long time."

Miss Welch said the board has begun a fundraising campaign for just such a purpose but admitted she does not know when the necessary money can be raised.

She said another problem facing the board is the vandalism of the old house.

Door knobs, mouldings, novel porcs, wood carvings, bits of stained glass, fireplace mantles, plumbing fixtures and other pieces of period hardware, have been stolen over the years from the Castle and the Saltbox, now relocated in Heritage Square from Bunker Hill.

"These objects are priceless now that the old dears are being restored," she said.

**All Forgiven**

Miss Welch said the board is appealing for the return of the objects and that "all will be forgiven" if they are turned in.

In fact, according to board member W. W. Robinson: "Far from being regarded in a poor light, people who once swiped but now return these objects will be considered benefactors."

Only the Castle and the Salt Box are located at Heritage Square now but both houses need major restoration.

Although no schedule has been set, Miss Welch said she hopes to have the majority of a projected 10 restored Victorian residences in place by 1975.

Eventually Heritage Square is expected to become a place of gas lamps, horse-and-buggy traffic and period costumes that will take visitors back into the Los Angeles of the 1890s.



JACK BOETTNER / Los Angeles Times

Patricia Whitaker, city restoration coordinator, in front of Anaheim's historic Backs house.

## Close-Up

# Old Anaheim House May Be Moved

By JACK BOETTNER, *Times Staff Writer*

Six years after Ferdinand Backs came to Anaheim in 1867 and opened the town's first furniture store and undertaking parlor, he built a wood-frame house behind his store on Los Angeles Street, now Anaheim Boulevard.

In 1875, Backs married Louisa Werder, whose family was among the German immigrants who founded Anaheim in 1857. Over the years, the Backses raised seven children in the Italianate-style home, which now is in the middle of the city's massive downtown renewal project.

Commercial and residential structures have been leveled throughout the area to pave the way for redevelopment, but so far city officials have spared the 110-year-old house because of its historical significance. It's listed in the National Register of Historic Places.

Now, they would like to see the house moved to Heritage Square, less than a mile away, where it could be placed near the 114-year-old Hippolyte Cahen house.

The Heritage Square area is bounded by Cypress Street on the north, an alley on the east, Lincoln Avenue on the south and the Santa Fe railway on the west.

The Redevelopment Agency's staff currently is studying a \$147,000 proposal from Mary Ferguson of Los Angeles that is considered "ideal" by Patricia Whitaker, city restoration coordinator.

Ferguson's plan is to move the two-story, bay-windowed Backs home from its current location at 215 N. Claudina St. to Heritage Square and to restore it. Ferguson says she wants to use the

1,800-square-foot house as a permanent residence for her elderly mother, two children and herself.

While conducting a tour of the boarded-up house, Whitaker said Ferguson's offer had been given second priority of six received by the agency. When the first fell through for lack of financing, her offer moved to the top of the list.

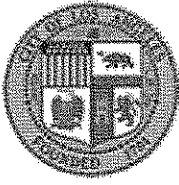
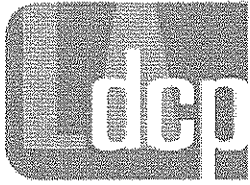
"We had about 200 lookers," Whitaker explained, "but only six proposals. Now we are working only with Ferguson. She already has preliminary loan approval, verbally, and that was one of the main things we were looking for."

During the tour, Whitaker pointed out such features as a steep mahogany staircase, the cellar and attic, two porches, the bay window, high ceilings, narrow windows and even a small door for bringing ice into the kitchen. The house, which has three bedrooms and two parlors and is one of the oldest in the city, has been vacant for about two years.

Ferguson's \$147,000 proposal includes \$68,000 for rehabilitation, \$48,000 for the Heritage Square land (\$3,000 above the minimum), \$10,000 for moving, \$20,000 for site improvements and \$1,000 for the house, according to Whitaker.

The buyer would be required to open the house for historic-homes tours sponsored by the Anaheim Historical Society and would also be required to live in the house for a period of time set by the agency.

The agency paid \$32,000 for the Backs house and \$80,000 for its 6,000-square-foot lot.



City of Los Angeles  
Department of City Planning

8/24/2011

PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

3800 N HOMER ST

**ZIP CODES**

90031

**RECENT ACTIVITY**

[Q]OS-1XLD-HPOZ, ORD-180403  
DIR-2010-604-CWC  
CHC-2011-2206-HCM  
ENV-2011-2207-CE

**CASE NUMBERS**

CPC-2010-943-HPOZ  
CPC-2008-1182-ZC  
CPC-2003-1501-CA  
CPC-1992-283-HPOZ  
CPC-1990-596-GPC  
CPC-1989-177-IPRO  
CPC-1988-722-ICO  
CPC-1986-826-GPC  
ORD-180403  
ORD-175891  
ORD-172316  
ORD-169776  
ORD-169446-SA510  
ORD-166216-SA2954  
ZV-1980-143  
ZA-1980-143  
ENV-2010-944-CE  
ENV-2008-1183-MND  
AFF-57781

**Address/Legal Information**

PIN Number	144A223 668
Lot/Parcel Area (Calculated)	181,398.3 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID A6 PAGE 595 - GRID B5 PAGE 595 - GRID B6
Assessor Parcel No. (APN)	5207006900
Tract	CITY LANDS OF LOS ANGELES
Map Reference	M R 2-504/505 PAT 3-64/65
Block	None
Lot	PT "UNNUMBERED LT"
Arb (Lot Cut Reference)	None
Map Sheet	142-5A223 144A223 144A225

**Jurisdictional Information**

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Arroyo Seco Lincoln Heights
Council District	CD 1 - Ed P. Reyes
Census Tract #	1994.00
LADBS District Office	Los Angeles Metro

**Planning and Zoning Information**

Special Notes	None
Zoning	[Q]OS-1XLD-HPOZ
Zoning Information (ZI)	ZI-2399 Northeast Los Angeles Hillside ZI-2129 East Los Angeles State Enterprise Zone
General Plan Land Use	Open Space
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	Highland Park - Garvanza
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None

CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Hillside Elementary School
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	5207006900
Ownership (Assessor)	L A CITY 3800 HOMER ST LOS ANGELES CA 90031
Ownership (City Clerk)	CITY OF LOS ANGELES, DEPT. OF REC. & PARKS 200 N MAIN ST #1290CHE LOS ANGELES CA 90012
APN Area (Co. Public Works)*	6.650 (ac)
Use Code	8842 - Art Center Museum
Assessed Land Val.	\$67,882
Assessed Improvement Val.	\$0
Last Owner Change	02/45/67
Last Sale Amount	\$0
Tax Rate Area	4
Deed Ref No. (City Clerk)	895
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	1.75763 (km)
Landslide	No
Liquefaction	Yes

#### Economic Development Areas

Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	East Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative	None

#### Public Safety

Police Information	
Bureau	Central
Division / Station	Hollenbeck

Reporting District	401
Fire Information	
Division	2
Batallion	2
District / Fire Station	1
Red Flag Restricted Parking	No

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2010-943-HPOZ
Required Action(s):	HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Descriptions(s):	HIGHLAND PARK HPOZ EXPANSION - ADDITION OF PARCELS FROM THE GARVANZA ICO BOUNDARIES.
Case Number:	CPC-2008-1182-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	THE PROPOSED PROJECT INVOLVES A ZONE CHANGE OF APPROXIMATELY 1,100 PARCELS WITHIN THE MT. OLYMPUS, PARADISE HILL, ROSE HILL, EL SERENO, MONTEREY HILLS, FLAT TOP AND ELEPHANT HILL NEIGHBORHOODS ("PROPOSED REZONING AREA") FOR THE ADDITION OF D AND Q CONDITIONS, WHILE MAINTAINING THE SAME GENERAL PLAN/COMMUNITY PLAN LAND USE DESIGNATIONS OF OPEN SPACE, PUBLIC FACILITIES, MINIMUM RESIDENTIAL, VERY LOW RESIDENTIAL, LOW RESIDENTIAL, AND LOW MEDIUM I & II RESIDENTIAL.
Case Number:	CPC-2003-1501-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	REVISIONS TO THE HPOZ ORDINANCE IN CONJUNCTION WITH THE PRESERVATION PLAN PROCESS
Case Number:	CPC-1992-283-HPOZ
Required Action(s):	HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1990-596-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	
Case Number:	CPC-1989-177-I PRO
Required Action(s):	I PRO-INTERIM PLAN REVISION ORDINANCE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1988-722-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO-FOR HIGHLAND PARK COMM. IN THE 14TH COUNCIL DISTRICT-TO PROHIBIT ISSUANCE OF DEMOLITION PERMITS UNLESS DIR. GRANTS AN EXCEPTION IN WRITING AFTER DETERMINING STRUCTURES DO NOT HAVE HISTORIC VALUE & PROHIBIT ISSUANCE OF BLDG. PERMITS UNLESS DIR. GRANTS EXCEPTION IN WRITING AFTER DETERMINING DENSITY, SCALE & CHARACTER OF PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	ZV-1980-143
Required Action(s):	Data Not Available
Project Descriptions(s):	TO PERMIT THE USE AND MAINTENANCE OF A TEMPORARY PARKING AREA FOR 10 VEHICLES TO SERVE THE "HALE HOUSE" IN HERITAGE SQUARE, WITHOUT THE IMPROVEMENTS REQUIRED BY SECTION 12.21-A,5 AND 6 OF THE ZONING CODE, FOR A TERM PERIOD OF THREE YEARS.
Case Number:	ZA-1980-143
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2010-944-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HIGHLAND PARK HPOZ EXPANSION - ADDITION OF PARCELS FROM THE GARVANZA ICO BOUNDARIES.
Case Number:	ENV-2008-1183-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	THE PROPOSED PROJECT INVOLVES A ZONE CHANGE OF APPROXIMATELY 1,100 PARCELS WITHIN THE MT. OLYMPUS, PARADISE HILL, ROSE HILL, EL SERENO, MONTEREY HILLS, FLAT TOP AND ELEPHANT HILL NEIGHBORHOODS ("PROPOSED REZONING AREA") FOR THE ADDITION OF D AND Q CONDITIONS, WHILE MAINTAINING THE SAME GENERAL PLAN/COMMUNITY PLAN LAND USE DESIGNATIONS OF OPEN SPACE, PUBLIC FACILITIES, MINIMUM RESIDENTIAL, VERY LOW RESIDENTIAL, LOW RESIDENTIAL, AND LOW MEDIUM I & II RESIDENTIAL.

## DATA NOT AVAILABLE

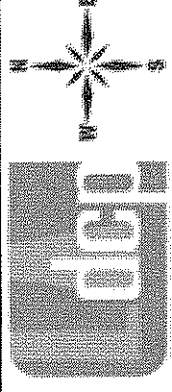
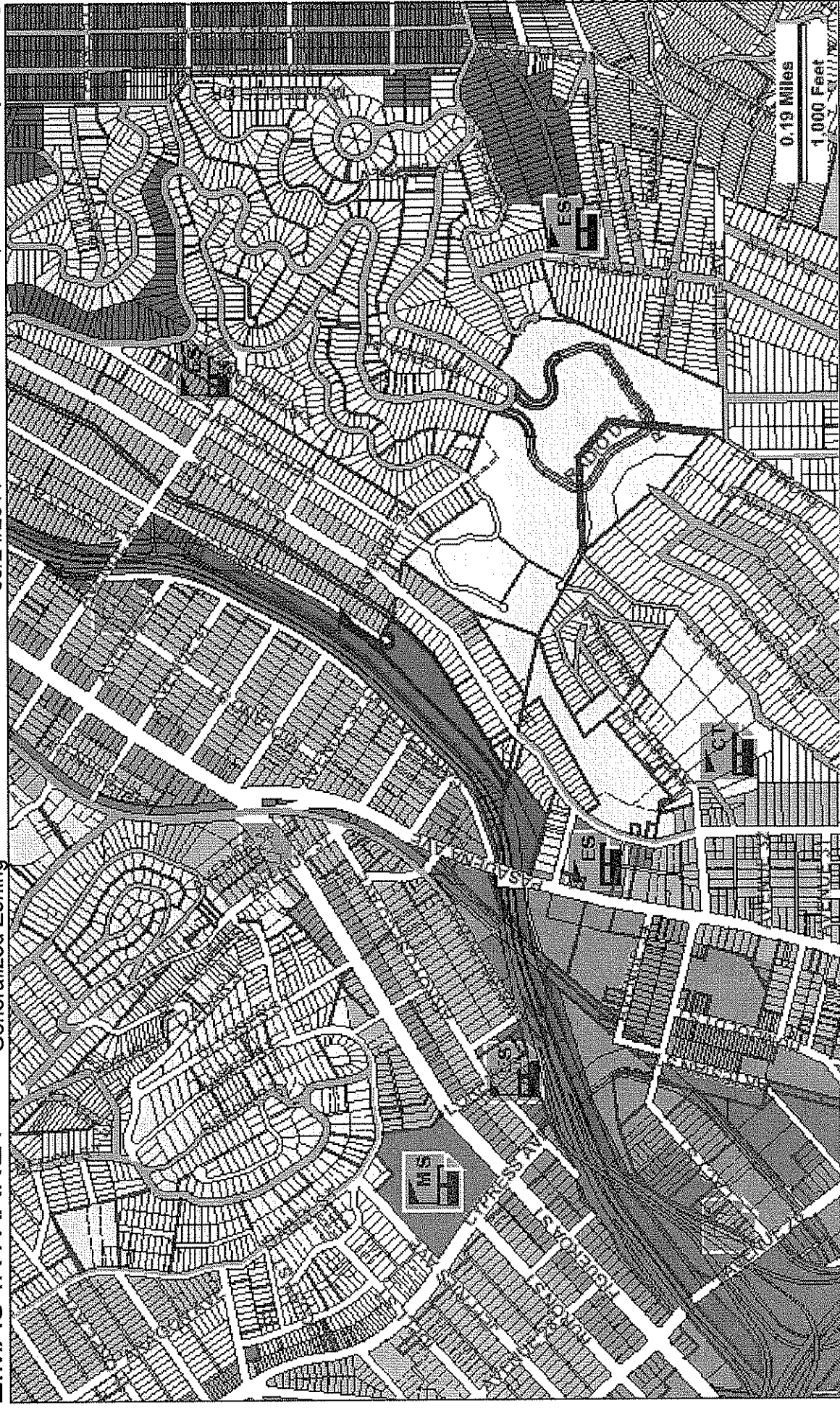
ORD-180403  
ORD-175891  
ORD-172316  
ORD-169776  
ORD-169446-SA510

ORD-166216-SA2954  
AFF-57781

08/24/2011

Generalized Zoning

ZIMAS INTRANET



Tract: CITY LANDS OF LOS ANGELES

Block: None

Address: 3800 N HOMER ST

Lot: PT "UNNUMBERED LT"

Arb: None

APN: 5207006900

PIN #: 144A223 668

Zoning: [Q]OS-1XLD-HPOZ

General Plan: Open Space