

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-1338-HCM

**HEARING DATE:** June 12, 2007  
**TIME:** 2:00 PM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 11025 Weddington Street  
Council District: 4  
Community Plan Area: North Hollywood-Valley  
Village  
Area Planning Commission: South Valley  
Neighborhood Council: Mid-Town North Hollywood  
Legal Description: Lot 9 of Block 3 of Lankershim  
Tract

**PROJECT:** Historic-Cultural Monument Application for the  
WEDDINGTON HOME

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

**APPLICANT:** Guy Weddington McCreary  
4167 Bakman Avenue  
Studio City, CA 91602

**OWNER:** JSM Construction Inc./ PR II of JSM NOHO Artwalk  
1244 6<sup>th</sup> Street  
Santa Monica, CA 90401

### RECOMMENDATION

**That the Cultural Heritage Commission:**

1. **Declare** the subject building a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, Manager  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

Edgar Garcia, Preservation Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Architect  
Office of Historic Resources

Attachments: March 9, 2007 Historic-Cultural Monument Application

## **FINDINGS**

The subject building reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the development of North Hollywood and the San Fernando Valley.

## **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.

## **DISCUSSION**

Built in 1904, this one-story residential building exhibits character-defining features of California Bungalow style architecture. The front-gabled wood-frame building has a half-length porch with square posts on the west façade, enclosing a centered entrance and window. The building's exterior features wood siding. The windows are double-hung and multi-paned with two bay windows. Later alterations to the subject property include the removal of siding on some portions of the façade.

The proposed Weddington Home historic monument was built by an unidentified builder or architect. The building was built for the Weddington family, who established the township of Lankershim in 1890. Moving from Iowa, Wilson C. Weddington purchased 22 acres of land on what is now Riverside Drive, Lankershim Blvd., and Weddington Street. He was later appointed postmaster and ran a general store and post office at an 1880-90s Queen Anne style home at the current site of the El Portal Theater (Historic-Cultural Monument No. 573).

Original assertions by the applicant stated that the subject building may be this very Queen Anne style home, remodeled and relocated to the current property site. Inspections and research determined that this is unlikely as the subject building bears little or no structural or architectural relationship to photographic documentation of the original Queen Anne-style home. Therefore, the original 1880-90s Weddington Home may have most likely been demolished. The period of significance for the subject building must then begin in 1904, a date for which there is documentation and which inspection of the home supports.

Although having some alterations, the current house is in good condition and retains character-defining features of the California Bungalow style. Interior features of the home still possess built-in cabinetry and decorative elements from 1904. The subject building, although not the original home of the Weddington family, still maintains its link to this noteworthy family, important pioneers in the development and growth of North Hollywood and the San Fernando Valley.

The Weddington Home property successfully meets one of the specified Historic-Cultural Monument criteria: reflects “the broad cultural, economic, or social history of the nation, State or community.” As a residential building built for one of the founding families and developers of

North Hollywood and the San Fernando Valley, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

**BACKGROUND**

At its meeting of May 3, 2007, the Cultural Heritage Commission voted to take the application under consideration. On May 17, 2007, the Cultural Heritage Commission toured the subject property.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-1338-HCM

**HEARING DATE:** April 19, 2007  
**TIME:** 10:30 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 11025 Weddington Street  
Council District: 4  
Community Plan Area: North Hollywood-Valley  
Village  
Area Planning Commission: South Valley  
Neighborhood Council: Mid-Town North Hollywood  
Legal Description: Lot 9 of Block 3 of Lankershim  
Tract

**PROJECT:** Historic-Cultural Monument Application for the  
WEDDINGTON HOME

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**APPLICANT:** Guy Weddington McCreary  
4167 Bakman Avenue  
Studio City, CA 91602

**OWNER:** JSM Construction Inc./ PR II of JSM NOHO Artwal  
1244 6<sup>th</sup> Street  
Santa Monica, CA 90401

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

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Architect  
Office of Historic Resources

Prepared by:  
**[SIGNED ORIGINAL IN FILE]**

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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:      March 9, 2007 Historic-Cultural Monument Application

## **SUMMARY**

Built in Iowa at an unknown date, this one story Eastlake-Revival residential building was moved to the area of North Hollywood in 1891 by Wilson C. Weddington to become the first farmhouse in the Lankershim/Toluca community. Heavily remodeled in 1904, the building now features California Bungalow style architecture. The front-gabled wood-frame building has a half-length porch with square posts on the west façade, enclosing a centered entrance and window. The building's exterior features wood siding. The windows are double-hung and multi-paned with two bay windows.

The proposed Weddington Home historic monument was built by an unidentified builder or architect. The building was built for the Weddington family, who established the township of Lankershim in 1890. Moving from Iowa, Wilson C. Weddington purchased 22 acres of land on what is now Riverside Drive, Lankershim Blvd., and Weddington Street. He was later appointed postmaster and ran a general store and post office at the subject building at the current site of the El Portal Theater (Historic-Cultural Monument No. 573). In 1904, the building was moved to another location on Lankershim Blvd, and later moved once again to its current location in 1924.

The subject building may be significant as the family home of an important pioneers in the development and growth of the San Fernando Valley. Based on the current condition of the building, there may be some integrity issues with the building's architectural merit. Additional confirmation is also needed to confirm the timing and extent of alterations through possible research of permits and assessor's records.

Later alterations to the subject property include the extensive renovations in 1904 that converted the once Eastlake Revival style residential building to a California Bungalow style building.

## **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.

## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is 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 Historic Weddington Home and "Toluca Post Office"
2. STREET ADDRESS 11025 Weddington Street
- CITY North Hollywood, California ZIP CODE 91601 COUNCIL DISTRICT 4
3. ASSESSOR'S PARCEL NO. 2350-014-008
4. COMPLETE LEGAL DESCRIPTION: TRACT CENSUS TRACT 1253-005 TRA: 00042-CITY OF LOS ANGELES-44
- BLOCK 3 LOT(S) 9 ARB. NO. \_\_\_\_\_
5. RANGE OF ADDRESSES ON PROPERTY N/A
6. PRESENT OWNER \_\_\_\_\_ sold / in escrow to: JSM Construction, Inc.  
PR II OF JSM NOHO ARTWAL  
STREET ADDRESS 1244 6th Street E-MAIL ADDRESS: \_\_\_\_\_  
CITY Santa Monica STATE CA ZIP CODE 90401 PHONE (310) 393-7535  
OWNERSHIP: PRIVATE Private Ownership PUBLIC \_\_\_\_\_
7. PRESENT USE Residential dwelling ORIGINAL USE Residential dwelling

**DESCRIPTION**

8. ARCHITECTURAL STYLE Eastlake Revival  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
- The structure is in good physical condition and was being restored by the owner for their own residential use until it was recently purchased by a commercial development company, which is building large tracts of high-density residential developments surrounding the home. The new owner has indicated their intention to demolish the structure and to replace the building with new apartment buildings.
- This home is situated in the CRA redevelopment area of NoHo (North Hollywood). The home was moved from Iowa to North Hollywood in 1891. It was updated, enlarged and moved approximately 150 feet in 1904. On July 5, 1924 the family moved it again to the present site. Application seeks to preserve the historic dwelling.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

**NAME OF PROPOSED MONUMENT** Historic Weddington Home and "Toluca Post Office"

10. CONSTRUCTION DATE: First assembled in No. Hollywood 1891 FACTUAL: ☒ ESTIMATED: ☐
11. ARCHITECT, DESIGNER, OR ENGINEER Unknown. Built in Iowa then moved to North Hollywood
12. CONTRACTOR OR OTHER BUILDER Unknown. See above.
13. DATES OF ENCLOSED PHOTOGRAPHS Current photo along with various historic photos of home.  
(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 Home moved from Iowa to No. Hollywood in 1891 (photo attached). In 1904 the home was moved, enlarged and received new facade (photo attached). In 1924 the home was moved to the present site. The Weddington family continued to live in the home until the 1930's. Most recent owner had partially completed historic restoration of the dwelling.
16. THREATS TO SITE: ☐ NONE KNOWN ☒ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT  
☐ ZONING ☐ OTHER \_\_\_\_\_
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)  
This is the first farm house in North Hollywood (Lankershim/Toluca), owned and occupied by the founding family of the community. Beginning in 1893 this structure served as the first U S Post Office for the community. This was the home of the prominent Weddington family who were crucial in the development of the E. San Fernando Valley and the community of No. Hollywood. They were early farmers, merchants (operating the general store), developers and bankers in the community. They donated much of the current community open space to the City.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Applicant (Guy Weddington McCreary) is a member of the Weddington family. Information is from family archives, CSUN archives, various public and private source materials.
20. DATE FORM PREPARED 02/10/2007 PREPARER'S NAME Guy Weddington McCreary  
ORGANIZATION N/A STREET ADDRESS 4167 Bakman Avenue  
CITY Studio City STATE CA ZIP CODE 91602 PHONE (818) 762-3998  
E-MAIL ADDRESS: \_\_\_\_\_

CITY OF LOS ANGELES

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page*

ARCHITECTURAL SIGNIFICANCE

THE Historic Weddington Home and "Toluca Post Office" IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT

Eastlake Revival ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND / OR

HISTORICAL SIGNIFICANCE

THE Historic Weddington Home and "Toluca Post Office" WAS BUILT IN 1892  
NAME OF PROPOSED MONUMENT YEAR BUILT

Wilson C. Weddington WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE Wilson Weddington was founding resident of North Hollywood (Toluca-Lankershim). Weddington was part of the large group of Iowa farmers that migrated to Los Angeles between 1875 & 1895. Weddington's Iowa farm house was disassembled and shipped via train to No. Hollywood, where it was re-assembled in 1891. The family moved it to the present site at 11025 Weddington Street in 1924. W. Weddington was appointed first Postmaster of the new "Toluca" Post Office in 1893 and would operate that first Post Office in his home. Weddington, in addition to farming, operated Lankershim's general store beginning in 1894.



## DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Historic Weddington Home and "Toluca Post Office" IS A one -STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Eastlake Revival, 9. Irregular PLAN residential dwelling  
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

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

IT'S 17. Gablet ROOF IS asphalt shingles Glass,  
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

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

THE ENTRY FEATURES A open porch with square posts and recessed,  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

single panel (not original) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE front porch and extending bay windows on both sides of home.  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

Original chimney was capped below existing roof line  
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

Various detailing and tactile decorations expected to period and style of structure  
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

N/A  
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A N/A - Application is to consider preservation of the main dwelling structure  
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE Interior items and detail normal and expected to period and style  
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.

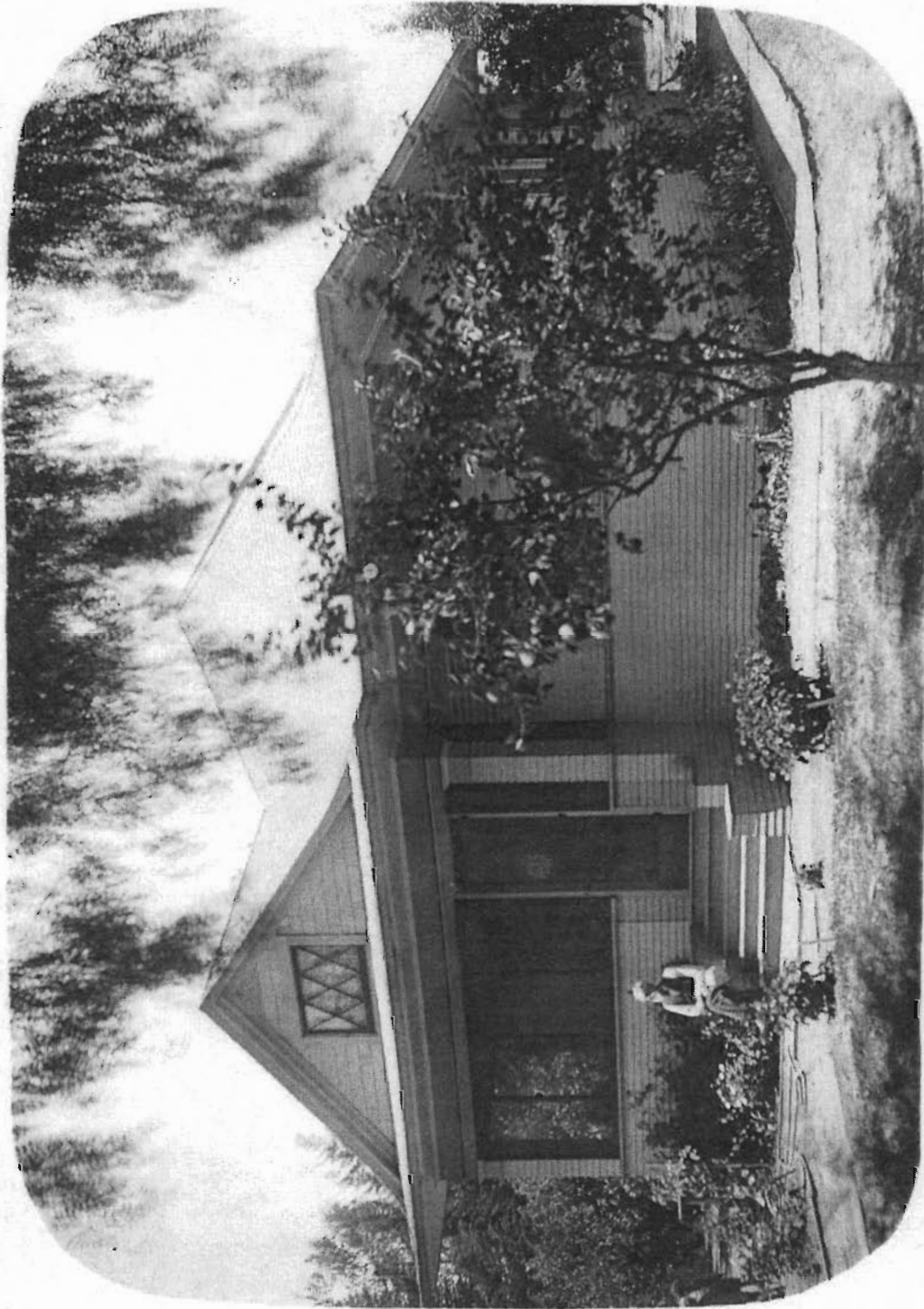
IMPORTANT LANDSCAPING INCLUDES N/A  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS



The Weddington family home and Toluca Post Office – Approx. 1893. Fred Weddington is pictured to the left of the home in a buggy. His father, Wilson C. Weddington, is on the porch. Mary Weddington, also on the porch, was Wilson's wife and Fred and Guy Weddington's mother. Guy Weddington is pictured to the right of the home with a team of horses. The Post Office was moved in 1894 to the Weddington General Store (previously the Wilcox General Store).







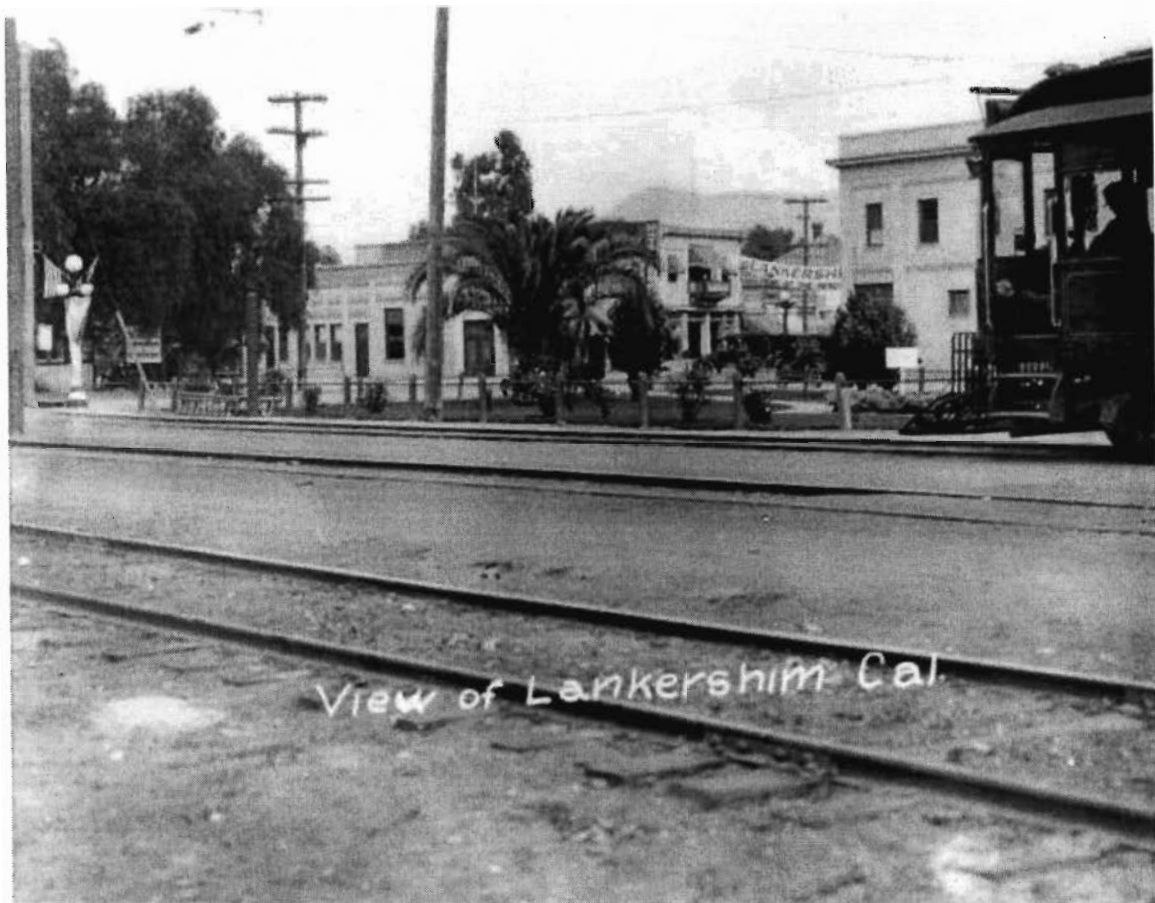
WILSON C. WEDDINGTON

WEDDINGTON HOUSE

APPROXIMATELY 1910



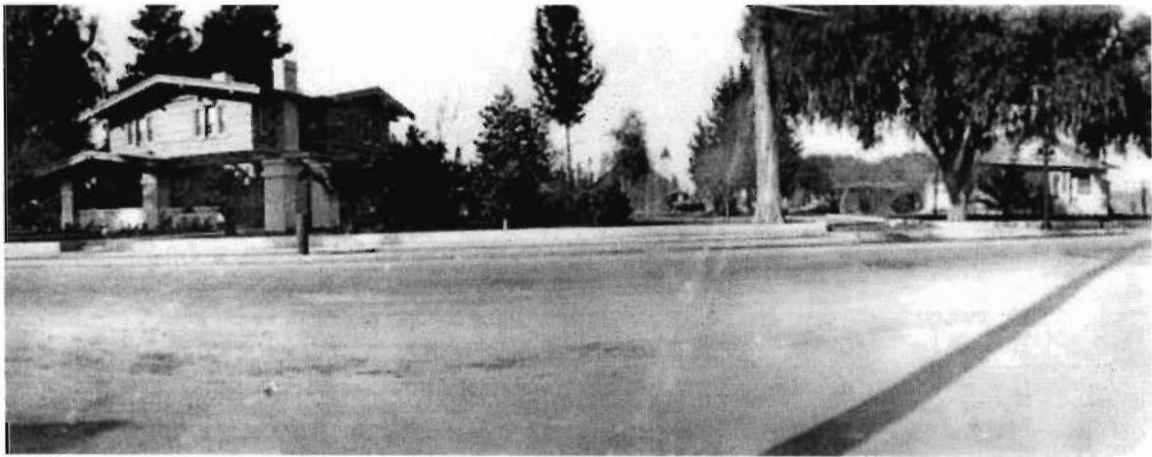
The Weddington Family – approximately 1889 – taken in Storm Lake Iowa just prior to moving to Los Angeles. Left to right: Mary Weddington (seated), Guy Weddington (standing), Wilson Weddington (seated) and Fred Weddington (standing).



The growing town of Lankershim, California, approximately 1912. Shown is town square. Behind train car is the Lankershim (North Hollywood) train station. Above the "Lankershim" banner (center) is the roof crest and chimney of the Weddington house. Cahuenga Peak is seen beyond.



The Weddington General Store, Lankershim/Toluca, California. Approximately 1894.



1922 – Historic Weddington home (far right) – moved two years later to 11025 Weddington Street. Shown at corner of present Weddington Street and Lankershim Blvd.





Photo of the Weddington Rancho and town of Lankershim/Toluca, approximately 1893. The Weddington house is in the center of the photo, with Lankershim School beyond. Weddington General Store is shown lower left center of photograph. In distant upper left corner are Cahuenga Peak and Cahuenga Pass.



**City of Los Angeles  
Department of City Planning**

03/04/2007

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

11025 W WEDDINGTON ST  
11025 1/2 W WEDDINGTON ST

**ZIP CODES**

91601

**RECENT ACTIVITY**

None

**CASE NUMBERS**

ORD-162937-SA605  
YD-8583-YV

**Address/Legal Information**

PIN Number:	171B173 256
Area (Calculated):	8,757.1 (sq ft)
Thomas Brothers Grid:	PAGE 563 - GRID A2
Assessor Parcel Number:	2350014008
Tract:	LANKERSHIM
Map Reference:	M B 16-114/115
Block:	BLK 3
Lot:	9
Arb (Lot Cut Reference):	1
Map Sheet:	171B173

**Jurisdictional Information**

Community Plan Area:	North Hollywood - Valley Village
Area Planning Commission:	South Valley
Neighborhood Council:	Mid-Town North Hollywood
Council District:	CD 4 - Tom LaBonge
Census Tract #:	1253.20
LADBS District Office:	Van Nuys

**Planning and Zoning Information**

Special Notes:	None
Zoning:	C4-2D-CA
Zoning Information (ZI):	ZI-1048 North Hollywood Redevelopment Project Community Commercial See Plan Footnotes North Hollywood
General Plan Land Use:	None
Plan Footnote - Site Req.:	No
Additional Plan Footnotes:	No
Specific Plan Area:	No
Design Review Board:	No
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Eligible
CRA - Community Redevelopment Agency:	North Hollywood Redevelopment Project
Central City Parking:	No
Downtown Parking:	No
Building Line:	5
500 Ft School Zone:	Proposed: East Valley New High School #1B

**Assessor Information**

Assessor Parcel Number:	2350014008
Parcel Area (Approximate):	8,755.6 (sq ft)
Use Code:	0100 - Single Residence
Building Class:	D55B
Assessed Land Val.:	\$107,259
Assessed Improvement Val.:	\$36,266
Year Built:	1904
Last Owner Change:	12/18/06
Last Sale Amount:	\$2,000,020
Number of Units:	1
Number of Bedrooms:	3
Number of Bathrooms:	2

Building Square Footage:	1,878.0 (sq ft)
Tax Rate Area:	42
Deed Reference No.:	No

**Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	3.66261 (km)
Landslide:	No
Liquefaction:	Yes

**Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Valley
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	North Hollywood

**Public Safety**

Police Information:	
Bureau:	Valley
Division / Station:	North Hollywood
Report District:	1549
Fire Information:	
District / Fire Station:	60
Batallion:	14
Division:	3
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:** YD-8583-YV

**Required Action(s):** YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE

**Project Description(s):** Data Not Available

## **DATA NOT AVAILABLE**

ORD-162937-SA605