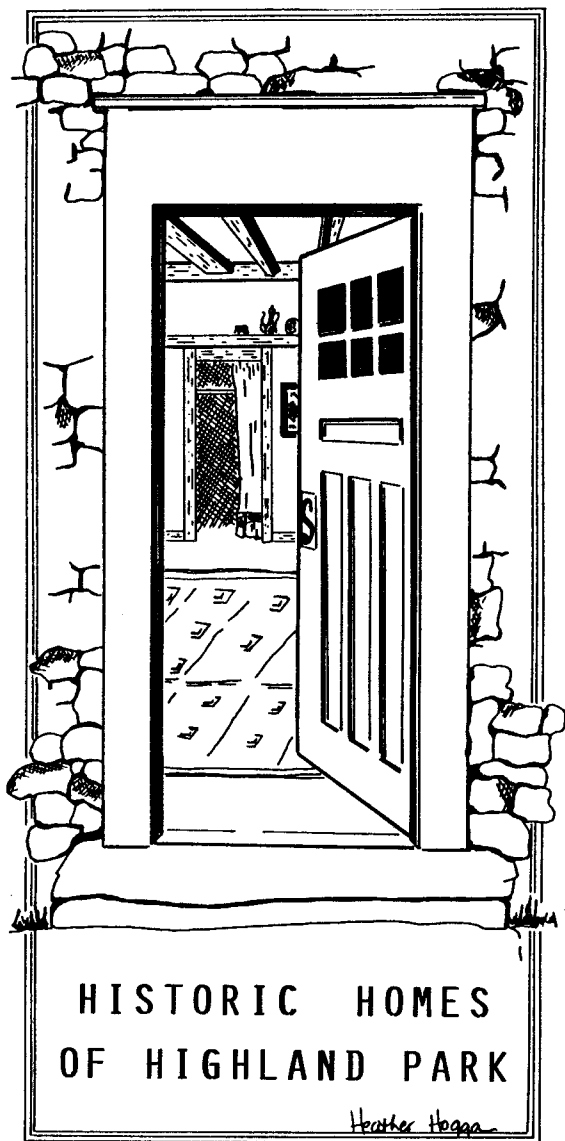


LANDMARKS--LOS ANGELES**HIGHLAND
PARK DISTRICT



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HIGHLAND PARK

A BRIEF HISTORY

The area of Northeast Los Angeles known today as Highland Park was originally the southeastern corner of the vast Rancho San Rafael which was broken up in the 1870's. In 1872 land speculators Andrew Glassell and A. C. Chapman purchased it for \$1.00 an acre. The name Highland Park comes from the Highland Park Tract laid out by Albert H. Judson and George W. Morgan in 1883. In 1886 Ralph Rogers and his associates filed their map for the nearby Town of Garvanza.

Development was not really begun, however, until 1887 when the promise of a passenger railroad caused land values to skyrocket. Most of Highland Park and Mount Washington was built up during the 40 years between 1890 and 1930.

In 1896 Highland Park became the first suburb to be annexed to the original City of Los Angeles boundaries. Garvanza followed in 1898. The reason residents favored annexation was a perceived need for law and order. The road from Los Angeles to the red light district in Garvanza and to Pasadena passed by Sycamore Grove, the site of several notorious beer gardens and roadhouses in the 1890's. The Arroyo in general was a favorite location for bandits who preyed on travellers.

It was the inability of Highland Park residents to control the situation that lead them to seek annexation to the City of Los Angeles with its efficient police force. The need for a reliable water system was another strong incentive.

As Highland Park grew, it was able to boast more noteworthy citizens and institutions. Charles Lummis, who was so important to the revival of interest in the Indian and Mexican eras of California history, built his home "El Alisal" here. The Occidental College campus was located at Avenue 50 and North Figueroa Street from 1898 to 1914. The Savoy Apartment building is all that remains today. The U.S.C. School of Fine Arts was housed for some years in the present Judson Studios building at 200 South Avenue 66.

At the turn of the century, the Arroyo was an untamed, steeply sloping canyon. Surrounding the canyon were pasturelands and gently rolling hills. This picturesque semi-wilderness attracted proponents of the Craftsman ethnic, an outgrowth of Europe's Arts and Crafts movement. The physical embodiment of Craftsman tenets, the bungalow, became a symbol of the supposedly freer California lifestyle. The stress on good air circulation and integration of interior and exterior space accorded well with ideas that were already developing here. The new smaller, less ornamented house was said to be easier to clean. The bungalow may perhaps be seen as the beginning of the end for servants in middle class households. Signs of the Craftsman influence -- arroyo stone walls and columns, unpainted redwood shingles, low sloping roofs -- dominate the area to this day.



TUSTIN HOUSE

4973 NORTH FIGUEROA STREET
1912 - HCM #371

The Tustin House, along with the Herivel House (HCM #370), the Johnson House (HCM #369), and the Mary Field House (HCM #372), is located on what has often been called "The Terrace" because the homes are on a high bluff above Figueroa Street facing Sycamore Grove Park.

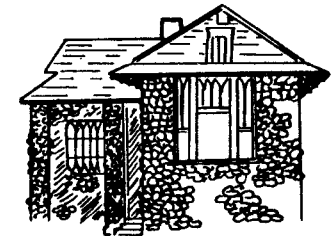
All four of these houses are of Craftsman architecture and have been lauded as "Craftsman Row" by Dr. Robert Winter, Occidental College professor and co-author (with David Gebhard) of Architecture in Los Angeles, A Compleat Guide.

Three of the four homes were designed by the firm of Meyer and Holler which is

credited with building such landmarks as Grauman's (Mann's) Chinese Theatre (1927), Egyptian Theatre (1922), West Coast Fox Theatre (1925), and Wilson Building (1929).

The Tustin House is the largest and most stately of the group. It was built by the widow of Columbus Tustin, founder of the Orange County City of Tustin. The house features a second-story balcony, a full length brick porch with an offset entrance, and exposed rafter ends.

Tremendous restoration work has been accomplished. The vestibule has been reopened; a second entrance on the front porch has been eliminated and the window which had been removed has been restored.



ARROYO STONE HOUSE

4939 NORTH FIGUEROA STREET
CIRCA 1899 - HCM #373

The Arroyo Stone House was built circa 1899 and is an unparalleled piece of construction. It is a one-story building constructed of arroyo stone from a nearby stream. The L-shaped structure features arroyo stone pillars on the porch and beveled glass windows highlighted by a segmented arch.

The inside has been basically unaltered except for the remodeling of the kitchen and bathroom. The built-in China cabinet in the dining room still retains the original hardware, and each of the glazed tiles on the fireplace is decorated with a flower or shell-like pattern.

Of particular note are the Batchelder tiles in the patio and garden area. These tiles, discarded in the early 1920's from the Batchelder factory, then located on the Arroyo Seco, were salvaged by Earle Voorhies, the son of the former owner.

HISTORIC-CULTURAL MONUMENTS

(Continued)

- HCM #338 - Drake House
220 South Avenue 60
- HCM #339 - Santa Fe Arroyo Seco Bridge
162 South Avenue 61 (approximate)
- HCM #366 - Latter House
141 South Avenue 57
- HCM #369 - Johnson House
4985 North Figueroa Street
- HCM #370 - Herivel House
4979 North Figueroa Street
- HCM #371 - Tustin House
4973 North Figueroa Street
- HCM #372 - Mary Field House
4967 North Figueroa Street
- HCM #373 - Arroyo Stone House
4939 North Figueroa Street
- HCM #374 - G.W.E. Griffith House
5915 Echo Street
- HCM #375 - Putman House
5944 Hayes Avenue
- HCM #376 - William U. Smith House
140 South Avenue 57
- HCM #377 - The Ollie Tract
199 South Avenue 57
- HCM #378 - Wheeler-Smith House
5684 Ash Street
- HCM #379 - Morrell House
215 North Avenue 53
- HCM #380 - Reeves House
219 North Avenue 53
- HCM #389 - C.M. Church House
5907 Echo Street
- HCM #392 - Treehaven
4211 Glenalbyn Drive
- HCM #393 - Wiles House
4224 Glenalbyn Drive
- HCM #394 - Bent/Halsted House
4200 Glenalbyn Drive
- HCM #395 - H. Stanley Bent House
4201 Glenalbyn Drive
- HCM #400 - Sun Rise Court
5721-5729 Monte Vista Street
- HCM #402 - Frederic M. Ashley House
740-742 North Avenue 66
- HCM #404 - Los Angeles Railway Huron Substation
2640 Huron Street
- HCM #411 - Robert Williams House (Hathaway House)
840 North Avenue 66
- HCM #412 - Garvanza Pumping Station and
Site of Highland Reservoir
420 North Avenue 62
- HCM #413 - Octogon House
Heritage Square, 3800 Homer Street
- HCM #416 - Ziegler Estate
4601 North Figueroa Street
- HCM #418 - George W. Wilson Estate
616 North Avenue 66
- Proposed - A.H. Judson Estate
4911 Pasadena Avenue Terrace
- Proposed - Arthur S. Bent House
161 South Avenue 49
- Proposed - Faith United Presbyterian Church
115 North Avenue 53
- Proposed - Mauer House
932 Rome Drive
- Proposed - Casa de Adobe
4603 North Figueroa Street
- Proposed - J.B. Merrill House
815 Elyria Drive



CHARLIE CHAN'S

SEAFOOD RESTAURANT AND MARKET
5570 NORTH FIGUEROA STREET
CIRCA 1920

The building that now houses Charlie Chan's was built in the early 1920's and is the oldest building on the four corners. It was originally Commercial Bank of Los Angeles, a firm later purchased by Bank of America. After Bank of America opened its new office down the street in the mid-1960's, the building was occupied by a beauty college and later used by Aquarius Plastic Fabricators.

The building was renovated for adaptive reuse and brought up to earthquake code. The seismic reinforcement was incorporated into the design of the restaurant rather than being hidden. Burglar bars were removed from the lower windows, and paint was removed from the upper windows. A beautiful tile floor was installed.

A photograph collection on display at the restaurant provides a pictorial history of early Highland Park.



EL MIO HOUSE

5905 EL MIO DRIVE
1888 - HCM #142

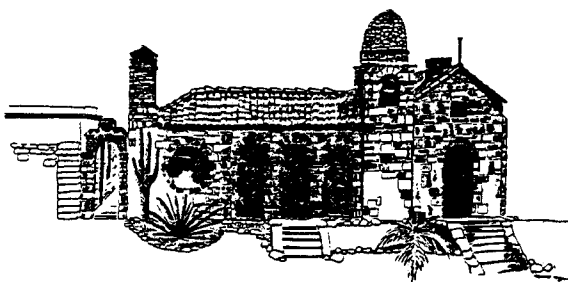
The El Mio House, which was added to the National Register in 1982, is one of the few "Painted Ladies" in Highland Park. It was built for Judge Hatch in 1888 and remains an architectural masterpiece.

It is a two-story Queen Anne Victorian built on a hill overlooking Highland Park, and even though the panorama has changed over the years, it is still a dramatic scene from the third-story polygonal tower.

A verandah partially circles the house on two sides, and its supportive arches are highlighted by fretwork. The front door still retains its beautiful stained glass windows as does the transom above.

The house is being restored to its original plans, including removing a second-story bathroom and a sunporch addition on the kitchen.

A six-color paint scheme has been completed on the exterior, and the overgrown hillside is being tamed.



ABBEY SAN ENCINO

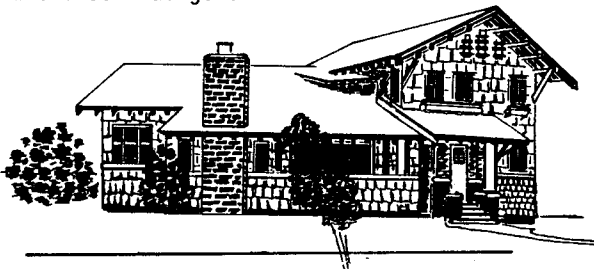
6211 ARROYO GLEN
1915 - HCM #106

At one time known as "The Castle," this striking architectural piece stands as testament to the Arts and Crafts Movement that sprang up along the Arroyo Seco during the teens and early 1920's.

The Abbey San Encino, named after the California Oak, was started by Clyde Browne in 1915. Browne was the painter for Occidental College and also printed a limited number of books on the old hand press he later set up in the Abbey. His building of the Abbey San Encino was a culmination of his love of Medievalism and his new found love of the California Missions.

Although it took over ten years to realize his dream, his efforts were well worth it. The stones used in the building include some found on or near the site, as well as others that had been collected from ruined buildings, monasteries, and castles in Europe. The original name was Oldstone Abbey after a medieval monastery.

Browne's love of Medievalism is evident in the design of the Abbey. The highlight is a buttressed "sanctuary" area with a chapel containing a 15-foot tall pipe organ. Arched and stained glass windows and a red tile roof complete this architectural gem.



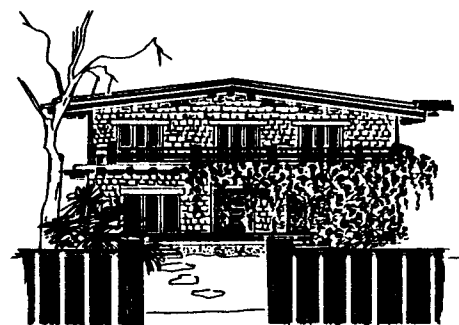
J. B. MERRILL HOUSE

815 ELYRIA DRIVE
1909 - PROPOSED FOR HCM

The J. B. Merrill House, located on Mount Washington, is another excellent example of shingle-style Craftsman architecture. H. M. Patterson was the architect; he also designed the J. A. Merrill residence located next door which was later destroyed by fire. He is credited with other structures in Mount Washington and with the First Congregational Church (1914) in downtown Long Beach.

The Merrill House was built in 1909 (the same year as the Marsh House) at a cost of about \$10,000.

As J. B. Merrill was an accomplished organist, the house was originally designed to accommodate a huge pipe organ. The organ was removed in the 1920's, and the largest window in the living room was installed at that time. The absence of the organ in no way detracts from the openness and beauty of the stately two-story living room with its original inglenook and mezzanine balcony.



ROBERT MARSH HOUSE

3825 SAN RAFAEL AVENUE
1909 - PROPOSED FOR HCM

This large Craftsman house was built in 1909 and is believed to have been used as the summer residence of Robert Marsh, who subdivided the top of Mount Washington. Marsh and his partner, Arthur St. Clair Perry, were also the founders and builders of the Los Angeles and Mt. Washington Railway and the prestigious Hotel Mt. Washington. The funicular railway operated for ten years -- from early in 1909 to its last descent on January 9, 1919 -- and carried passengers from the base of the hill at Avenue 43 and Marmion Way to the lavish Hotel Mt. Washington.

This 4,000 to 5,000 square foot house is one of the most impressive examples of a California bungalow in the overall Highland Park area. All of the original woodwork, such as moldings and plate railings, is still intact and has been stripped and refinished. The original brick fireplace with its alternating brick pattern design is still in use.

Of special note are the cabinets on the north side of the living room. These are an addition to the house and were built under the supervision of architectural students interning at the Gamble House in Pasadena.



HOTEL MT. WASHINGTON

SELF-REALIZATION FELLOWSHIP
3880 SAN RAFAEL AVENUE - 1909

The former Hotel Mt. Washington, built in 1909, now serves as the international headquarters for Self-Realization Fellowship. The Hotel was founded and built by Robert Marsh and his partner, Arthur St. Clair Perry, who also operated the Los Angeles and Mt. Washington Railway which carried people from the base of the hill to the elegant hotel during the time the area was considered rural and somewhat inaccessible.

During its short but glamorous existence, the hotel served as a get-away for early celebrities of society, sports, and motion pictures. It was renowned for its grand Fourth of July fireworks displays, tennis tournaments, baseball games, and unobstructed view of Catalina Island. The original tennis courts remain.

The former railway electric powerhouse, which held the grip wheel that pulled the cars along the moving cable under the planking, has been converted into offices by Self-Realization Fellowship, and the original confection bar and waiting room at the intersection of Avenue 43 and Marmion Way is now a private residence.

The Hotel Mt. Washington was used for a time as a boys' school and as a convalescent hospital for World War I wounded before it was acquired in 1925 by Paramahansa Yogananda, founder of Self-Realization Fellowship. The Fellowship has found an adaptive reuse that does not destroy the ambiance of this once-grand hotel. The structure is basically unaltered except for the enclosure of an upper open balcony.

Savoy Apartments
121 North Avenue 50 (former
Occidental College Hall of Letters)



HISTORIC-CULTURAL MONUMENTS

DECLARED BY THE CITY OF LOS ANGELES

****Also Listed on the
National Register of Historic Places**

HCM #22 - Palms-Southern Pacific Railroad Depot
Heritage Square, 3800 Homer Street

HCM #40 - Hale House **
Heritage Square - 3800 Homer Street

HCM #62 - Judson Studios
200 South Avenue 66

HCM #65 - Valley Knudsen Garden-Residence
Heritage Square, 3800 Homer Street

HCM #68 - Charles Lummis Residence (El Alisal)
200 East Avenue 43

HCM #98 - Mount Pleasant House **
Heritage Square, 3800 Homer Street

HCM #105 - Hiner House
4757 North Figueroa Street

HCM #106 - Abbey San Encino
6211 Arroyo Glen

HCM #107 - Queen Anne/Eastlake Residence
432 North Avenue 66

HCM #108 - Beaudry Avenue House
Heritage Square, 3800 Homer Street

HCM #142 - El Mio House **
5905 El Mio Drive

HCM #143 - Queen Anne Cottage
6028 Hayes Avenue

HCM #245 - Lincoln Avenue Church Building
Heritage Square, 3800 Homer Street

HCM #269 - Mount Washington Railway Depot
200 West Avenue 43

HCM #274 - Northeast Police Station **
6045 York Boulevard

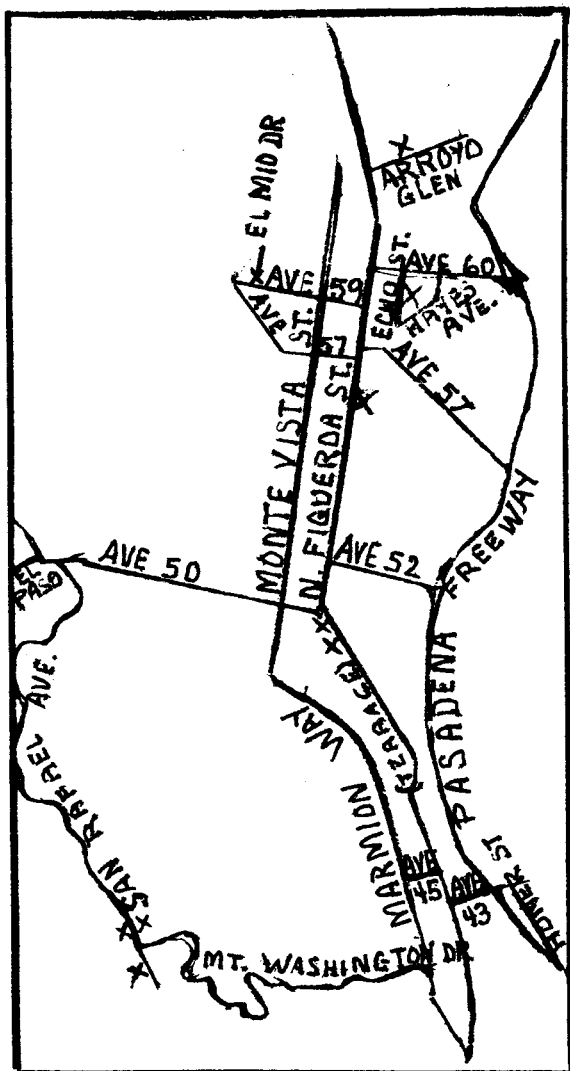
HCM #282 - Mason Building
104 North Avenue 56

HCM #283 - Southwest Museum
234 Museum Drive

HCM #284 - Highland Park Ebell Club
131 South Avenue 57

HCM #287 - Yoakum House
140 South Avenue 59

(Continued Inside)



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