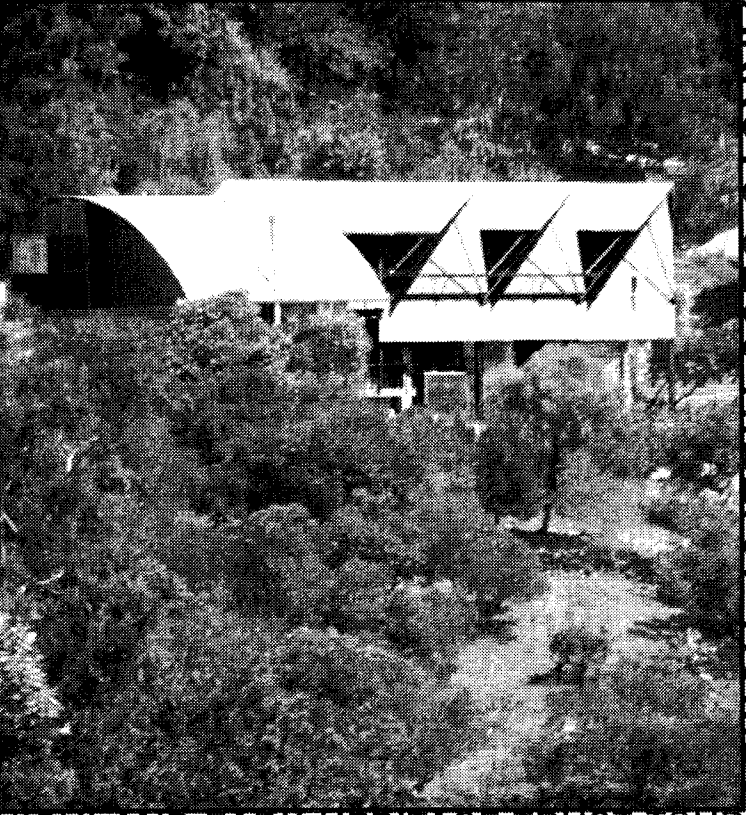


COMMUNITIES ON THE CREST:

SATURDAY, JUNE 10, 2000 • 10 AM TO 4 PM



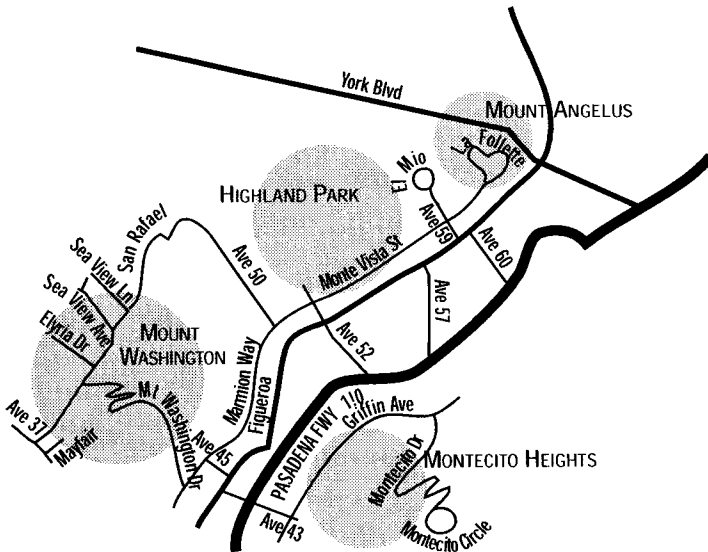
ARROYO SECO HILLTOP HOMES

HIGHLAND PARK HERITAGE TRUST TOUR

Highland Park Heritage Trust Tour

Communities on the Crest: Arroyo Seco Hilltop Homes

Saturday, June 10, 2000
10:00 a.m. – 4:00 p.m.



"Communities on the Crest: Arroyo Seco Hilltop Homes" is self-driven along a route that offers lush views of the Arroyo Seco to docent-led tours of ten hilltop homes in Mount Angelus, Highland Park, Mount Washington, and Montecito Heights. Houses range from historic structures listed in the National Register, to modest Spanish revival cottages, to modern masterpieces. The ten homes are representative of most of the architectural styles found in the hilltop neighborhoods of Northeast Los Angeles. From the turn of the century, when it was a steep, untamed canyon, the Arroyo Seco has metamorphosed into an eclectic urban community. It is the intention of the Highland Park Heritage Trust to provide an experiential definition of this unique area with our tour: "Communities on the Crest: Arroyo Seco Hilltop Homes" ☒

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Highland Park Heritage Trust

The Highland Park Heritage Trust is dedicated to the preservation of Los Angeles' Arroyo Seco communities of Highland Park, Garvanza, Mount Washington, Hermon, and Montecito Heights. As an all-volunteer, nonprofit community organization, our mission is to preserve and promote the historic character of greater Highland Park, to educate the general public about the historic and cultural significance of Northeast Los Angeles neighborhoods, and to recognize groups and individuals who contribute to this cause. Community outreach is accomplished through walking tours, award programs, special events, and printed materials, such as the newsletter, *Our Cornerstone*, and various brochures.

Originally founded as an offshoot of an ad hoc government-funded committee, the HPHT became a nonprofit corporation in 1982. In consort with the community, council offices, and other local organizations, the HPHT was instrumental in establishing the Highland Park Historic Preservation Overlay Zone (HPOZ). This is the largest historic district in the City of Los Angeles with over 2,000 contributing structures and the only HPOZ to encompass both residential and commercial buildings.

Since 1983, the HPHT has successfully nominated over fifty Los Angeles Historic-Cultural Monuments in the Highland Park area, in part, making the Northeast area the steward of a large percentage of all the historic resources listed in Los Angeles.

Accomplishments

- Annual architectural tour and awards ceremony
- Established largest historic district in Los Angeles
- Nominated over 50 structures as Los Angeles Historic-Cultural Monuments
- Created "Operation Save" after moving and rehabilitating two Victorian houses
- Received 1998 President's Award from California Preservation Foundation
- Produced "how-to" videos on preservation of historic houses
- Presented talks and books to local elementary schools through HPHT McAvoy Education Fund

THE HIGHLAND PARK HERITAGE TRUST

WOULD LIKE TO ACKNOWLEDGE

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MOUNT ANGELUS AND HIGHLAND PARK

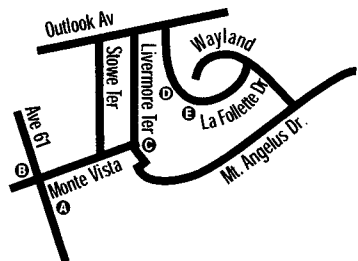
Highland Park was originally part of Rancho San Rafael and, although the land was sold in the 1870s, development did not begin until 1887 when news of a proposed railway ignited real estate speculation. Most of Highland Park and Mount Washington were developed between 1890 and 1930. Highland Park was the first area to be annexed to the City of Los Angeles; the reasons for the affiliation were linked to a perceived need for law enforcement the City could provide. Sycamore Grove was a hangout for robbers and thieves who were too pernicious for Highland Park civilians to control. Access to water also contributed to the impetus to annex.

Various luminaries took up residence in Highland Park and are remembered today because of the monuments to their contributions. Among them was Charles Lummis, who championed the cause of Native Americans and whose collection formed the basis for the Southwest Museum.

Key among the contributions to the American architectural heritage are the many Arts and Crafts style houses built after the turn of the century.

Adjacent to Highland Park, the community of Mount Angelus has a wide of array of architectural styles that are reminiscent of development in the 1920s. Unique to this hillside community, are stairways that offer an alternative for pedestrian traffic, while cars are left to climb the switchbacks on the hill. Often overgrown by lush foliage, each of these paths take on the stamp of the residents who live along them.

Mount Angelus



DIRECTIONS TO MOUNT ANGELUS HOMES:

- Begin at the Audubon Center, 6042 Monte Vista Street
- Continue east on Monte Vista to Livermore Terrace
- Left on Livermore
- Right on Outlook Avenue
- Right on La Follette Drive

Houses are both on the left side. Park on street.

DIRECTIONS TO HIGHLAND PARK HOMES:

- Continue on La Follette Drive to Wayland Street
- Right on Wayland Street
- Right on Mt. Angelus Drive back to Monte Vista Street
- Monte Vista Street to Avenue 59
- Right on Avenue 59
- Right on El Mio Drive

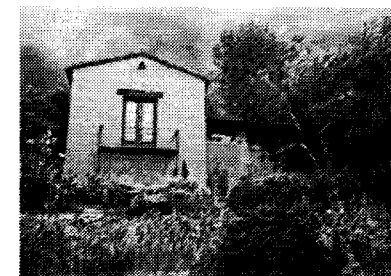
POINTS OF INTEREST ALONG THE WAY

- Ⓐ Department of Water and Power, 225 Avenue 61, across street from Audubon Center. Designed by architect Frederick L. Roehrig in 1916. Roehrig also designed the Green Hotel in Pasadena.
- Ⓑ St. Ignatius of Loyola Catholic Church and Rectory, 6043 Monte Vista. Gothic Revival basilica of formed concrete with stepped buttresses and a rose window over the entrance. Windows of the Rectory on Avenue 61 mimic Gothic stone mullions.
- Ⓒ Mural at 300 Livermore Terrace, by artists Jaime Ochoa and Jerry Ortega, took 18 months to complete. A depiction of agricultural and railroad workers flanked by two earth mother figures was completed Spring 2000.

CASA FOLLY

278 La Follette Drive
1927

Designed by architects Green & Hageman. Current owner is removing "modernization" efforts of previous tenants to restore the house to its original charm. Many rooms were divided, and hardwood floors were covered in parquet. Bathroom has original Malibu tilework; wrought iron railings and balconies decorate the exterior. From the living room, you can see the Southwest Museum, the Highland Theatre sign (relit in 1999), and Debs Park. In the front garden, large-scale sculptures by James Croak, and the hot tub and pond were added by the owner. This house illustrates the challenges faced by homeowners doing restoration work.



Ⓓ

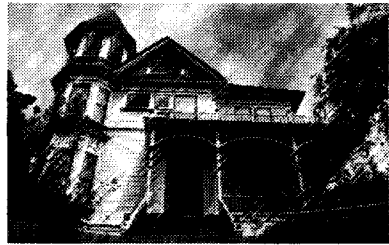
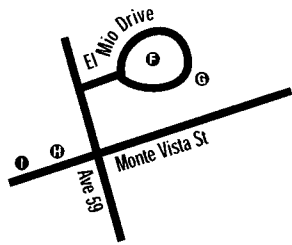
252 La Follette Drive
1927

Exterior is Spanish Revival, but many interior elements are Italianate or Craftsman style, notably, the fireplace with its landscape tiles. An example of restoration work-in-progress; note current owners have removed layers of sprayed plaster on walls and ceilings, and refinished floors to original hardwood. Window moldings in living room are original and beautifully preserved. Bathroom has unusual, original tilework. View from living room is obscured by trees, but upper patio looks out on downtown Los Angeles.



Ⓔ

Highland Park



F

DIRECTIONS TO HIGHLAND PARK HOMES:

- Monte Vista to Ave 59
- Right on Ave 59
- Right on El Mio

Please do not park in residence driveways.

DIRECTIONS TO MOUNT WASHINGTON HOMES:

- Completing the circle that is El Mio Drive, turn left at Ave 59
- Right on Monte Vista to Ave 50

EL MIO RESIDENCE (H-C Monument #142)

5905 El Mio Drive

1887

Excellent example of eclectic Queen Anne style of the Victorian period. This 3,800 sq ft residence has a polygonal tower on the third floor providing stunning, unobstructed views of the city. The combination of decorative elements including handmade spiral downspouts, checkerboard wood parquet floor in the dining room, fish-scale shingles on the exterior, carved wood ornamentation, six unique fireplaces, whistle-tube "intercom," and many other features explain its inclusion in the National Register of Historic Places. Current owners have surrounded the house with beautiful gardens and landscaping.

5924 El Mio Drive

1925

This house was originally built for Victor and Coral Spafard by C.W. Smith, the person living in the Victorian across the street. This Spanish Revival home, designed by the architect, Winder, has undergone many remodels and is being restored by its current owners.



G

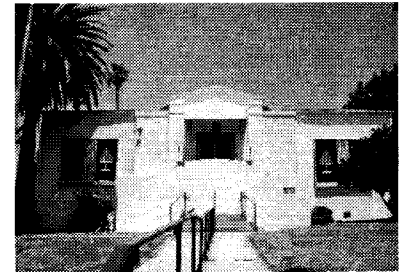
POINTS OF INTEREST ALONG THE WAY TO MOUNT WASHINGTON

G Highland Park Baptist Church, 5817 Monte Vista Street. Tudor Revival/Craftsman church built in 1911 on land in the Palm Terrace Tract owned by the Southern California Baptist Convention. The assessed value of the building in 1911 was only \$3,150. The Highland Park Baptist Church assumed ownership in 1923. This is one of the largest church complexes of this style in Los Angeles.



H

I Temple Beth Israel, 5711 Monte Vista. Built c. 1920 as a conservative synagogue, it has remained so to this day.



I

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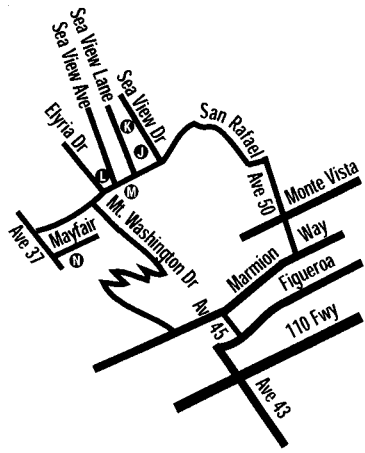
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Avenue 64 at York Blvd.

MOUNT WASHINGTON

Mount Washington was originally the hunting and grazing land of the Gabrielenno Indians. In 1784, the Spanish, who occupied the area, granted a large parcel to José Maria Verdugo who used the land for grazing livestock. The Verdugo family maintained control of the area throughout Mexican dominion and well into the time when the United States took possession in 1848. It was nature, not politics, in 1861 that was responsible for the changes that led to the establishment of the area known today as Mount Washington. A devastating drought caused the Verdugos, along with many other California rancheros, to borrow heavily and ultimately lose their property to creditors.

Building began in the 1880s, but the first subdivisions — and the streets, schools, and water systems to support them — were not added until 1905. Los Angeles — with its superb climate and economic opportunities — attracted a steady stream of visitors and new residents. When the Mount Washington Hotel was built in 1908, a 2,900-foot incline railway was added to carry guests and prospective customers to the summit; this attraction was intended to stimulate sales, as well as a means of transportation. The Hotel became a favorite haunt of Hollywood stars and celebrities; but ultimately proved unprofitable. It was sold to the Self-Realization Fellowship in 1925 and now serves as their international headquarters.



DIRECTIONS TO MOUNT WASHINGTON HOMES:

- Monte Vista to Ave 50
 - Right on Ave 50
 - Left on San Rafael
- Follow the signs to stay on San Rafael, which is a winding road
- Right on Sea View Lane to 4163 (Minster House)
 - Continue (drive or long walk) to 4252 (Scholfield House; no visitors before 11 a.m.)
- Return along Sea View Lane to San Rafael
 - Right on San Rafael
 - Right on Elyria to 815 (Merrill Residence, first house) or
 - Left at Elyria and San Rafael to Self-Realization Fellowship
- U-turn on Elyria to San Rafael
 - Right on San Rafael to Ave 37
 - Left on Ave 37 to Mayfair
 - Left on Mayfair to 3736 (Schmalix Residence)

To exit and proceed to Montecito Heights homes

- U-turn on Mayfair
- Right on Ave 37 to San Rafael
- Right on San Rafael to Mt. Washington Dr.
- Right on Mt. Washington Dr. (long winding road) to Marmion
- Left on Marmion to Ave 45
- Right on Ave 45
- Right on Figueroa, left on Ave 43 across Pasadena Fwy

Ⓜ POINT OF INTEREST ALONG THE WAY

Self-Realization Fellowship International Headquarters. The former Mount Washington Hotel (serviced by the Los Angeles-Mt. Washington Railway) was purchased by the religious order in 1925. It is open to visitors from 9 to 5 on Saturday.

MINSTER RESIDENCE (H-C Monument #611)

4163 Sea View Lane
1911

One of the first houses built on Mount Washington, this Craftsman-style house was used as a sanitarium by its first owner, which may explain the unusual solarium, with a view of Eagle Rock and Occidental College. Joseph Minster, who purchased the house in 1920, was a *Los Angeles Times* reporter and the former editor/publisher of *Gourmet Magazine*. Minster did much to improve the area, including paving San Rafael Avenue after his car slid off the road in the rain. He became known as the “Mayor of Mount Washington,” and referred to himself as the “one-eyed minister.” The house is 4,125 sq ft, which includes a 1,700 sq ft basement, and a full kitchen downstairs.



Ⓜ

SCHOLFIELD HOUSE (H-C Monument #613)

4252 Sea View Lane
1952–53

This International-style house was designed by James DeLong, a student of Frank Lloyd Wright, for the current resident, a visionary real estate developer in the area from 1946. The small (779 sq ft, as the owner wished) home is given grandeur and dignity by the architectural details. A 90-foot-long brick terrace runs the length of the front facade, which is purposely angled to the street and respects the natural contours of the land.



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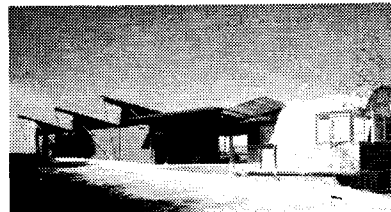


L

J.B. MERRILL RESIDENCE (H-C Monument #483)

815 Elyria Drive
1909

One of the first three houses built on top of Mount Washington, this shingle-style Craftsman was designed to accommodate a large pipe organ. Mr. Merrill was an accomplished musician and hosted lavish parties and gave concerts to entertain his guests. (The organ was removed in the 1920s when the largest window in the living room was installed.) Materials to build the house were hauled up the hill by mule team. Unusual features include the inglenook and the obtuse-angled second wing. The current owners have furnished the house with authentic period art and furniture.



N

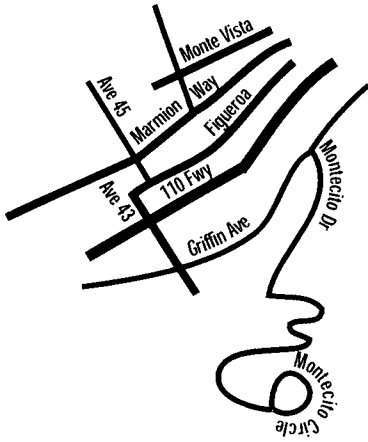
SCHMALIX RESIDENCE

3736 Mayfair Drive
1998

This modern house, designed by Highland Park architects, Fung + Blatt, is a family residence for four, and a painting studio for the owner/artist. Outstanding in its use of industrial components, an unusual juxtaposition of materials, and a building program that addresses fully the unique needs of the occupants, the house pays homage to local vernacular architecture. However, the spirit of the Craftsman tradition is also acknowledged in the handwork required to build this contemporary addition to the Mount Washington landscape.

MONTECITO HEIGHTS

Montecito, “small mountains,” refers to an area in the northwest corner of the original Pueblo grant that defined the limits of the City of Los Angeles. In 1863, Dr. John S. Griffin (for whom Griffin Avenue is named) and John G. Downey (ex-Governor of California) purchased 2,000 acres of land on this mesa for grazing sheep. In 1910, the Mutual Home Building Corporation was organized to develop “Montecito,” described in a 1911 brochure for potential investors as “incomparably the most practical, delightful and conveniently situated living place in Los Angeles for the business man.” No hyperbole is spared in the advertisement for subdivided lots at the “unusual elevation” of 450 to 800 feet, which “assures purity of air and freedom from smoke, dust and noise of the city — and affords one of the most magnificent and forever unobstructible views to be had in Southern California.” Plans for the community included an electric railway, a hotel, and a restaurant in “Japanese Pagoda style architecture.” Whereas some of these improvements were realized in Mount Washington — the community across the Arroyo — Montecito Heights became only a residential community, without the amenities envisioned by its first developers.



DIRECTIONS TO MONTECITO HEIGHTS HOMES:

- Ave 43 over Pasadena Freeway
- Left on Griffin Avenue
- Right on Montecito Drive
- Proceed up long, winding road, past radio tower to Montecito Circle

DI SABATINO RESIDENCE

1339 Montecito Circle
1997



O



Complete remodel by the architects/owners with the addition of an at-home office. Original 1950s house was demolished to its footprint and fireplace, and a new structure was built on the foundation. An open, integrated plan with minimum enclosures (doors only on bathrooms and closets) to allow spaces to flow into one another. There is visual alignment of the studio fireplace, the hot tub, and the LA Observatory. Landscape-in-progress; fences, trellises all owner-designed.



P

1343 Montecito Circle
1922

Extensive addition/remodel of 1922 spec house (compare to 1347 two doors down, which is how the house looked before the remodel). Owner expanded the one-story, 1,200 sq ft cottage to a 2-story, 3,000 sq ft residence and added a deep swimming pool and cabana, a rooftop jacuzzi, a master bedroom with cathedral ceilings, and a third floor tower with a view of the Hollywood sign.



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