



Our

# CORNERSTONE

## HPHT Annual Awards Event - Come One, Come All

Sept. 8th at Southwest Museum, Keynote Presentation by Dr. Robert Winter

The 14th Annual Highland Park Heritage Trust Awards Ceremony is shaping up to be quite a celebration and event. We are delighted to have Dr. Robert Winter as a special keynote speaker discussing the important role the Highland Park area played in the Arts & Crafts Movement.

There couldn't be a better setting with the chosen location - the Southwest Museum. The event is scheduled for Sunday, September 8 from 2-5 pm.

The main event will be the

presentation of HPHT's Annual Awards for outstanding actions that contribute to maintaining and improving the area's rich history and enhancing the environment through preservation, restoration, sustained maintenance, and/or rehabilitation efforts that are in keeping with the original building style and flavor of the community.

Come and check out this year's award winners, learn from a wonderful presenter about Highland Park history and culture, meet HPHT members and most of all enjoy some refreshments.

We will hopefully have copies of Dr. Winter's new book, "American Bungalow Style," available for purchase and signing by the author. If possible, please carpool. - Editor

## Community Better Served by Revised Blueline Project

The 90-day period, established in February, to resolve major community concerns with the Pasadena Blueline Light-rail project is over. On June 28th, the Metropolitan Transit Authority (MTA) board approved the revised project scope, with significant changes to the entire project.

These changes were based on input from a grueling community process of workshops and meetings between the MTA and the

See LIGHT RAIL, Page 5

## The President's "Corner"

### Wanna go for a Ride?

The last two months have certainly been the "just hold on 'cause they're gonna blur by" type. Our organization has been extremely busy and the positive accomplishments are well worth the energy expended.

What's been swirling

around, you ask? Our successful walking tour, MTA's Blueline Light-rail Project, petitions signed for Garvanza, planning more HPHT events and a ton of advocacy work on many important issues, such as St. Vibiana's Cathedral and the potential impact this issue will have on all preservation efforts in the

See CORNER, Page 5

See Page 3 Story on  
Our Historic  
Arroyo Seco Bridge

# HPHT is Buzzing with Activity: Now the News

## '96 Walk Tour Results

**A** warm and sincere round of applause to everyone who helped and attended this year's Annual Walk Tour. Thank you Pat Samson and Robert MacTavish for co-chairing the event and to each homeowner for opening their home for the day.

Although a modest attendance, the efforts paid off. The day proved to be a truly educational experience, learning about the Montecito Park section of Highland Park and its architectural style. This area is a true historic resource. And, clearly showed to all the sense of place and community. -Editor

### 1996 Officers

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Bob Ebinger

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## 'Garvanza' Progresses

**T**he efforts to recognize the historic Garvanza area of Highland Park are continuing. HPHT has successfully collected over 250 signatures supporting this outreach effort.

Committee co-chair Robert Brehler has requested a meeting with Councilman Alatorre's office to discuss this idea, submit signatures and hopefully begin a formal process of declaration.

- Editor

## National Heritage Area

**P**eter Heinze and Patricia Siesler are volunteer student interns from Germany working on base documentation for a proposed National Heritage Area in the vicinity of the Arroyo Seco. This project is supported by numerous organizations and facilitated by Jeff Samudio. HPHT is assisting this process by providing our gathered resources and documentation to this exciting project. - Editor

## Annual Calif. Preservation Conference Round-up

**F**our HPHT members attended the annual California Preservation Foundation conference in San Jose. The mission: to bring back home preservation intelligence from around the State. And, that they did.

Learning is always beneficial to our members and to our organization. The most exciting and tangible piece of information gleaned was grant opportunities which we are exploring and will report on in an upcoming edition. Does this keep you reading? - Editor

## Get Involved - Submit Your Candidate(s) for 1996 Awards; July 31st Deadline

**H**HPHT encourages all residents to participate in the process of nominating noteworthy structures that have contributed to our community.

The awards are given on the basis of an action which promotes neighborhood pride; can be seen and appreciated by the community and sets a standard in the greater Highland Park area for

preservation of our heritage.

Nominations can be submitted at any time, using the form on page 3 (at right). Entry deadline is July 31, 1996. Thanks for the submissions already received! Final selection will take place in early August for presentation at the HPHT Awards Ceremony. Keep your eyes and minds open to celebrate and recognize our historic built environment. - Editor

## Historic Arroyo Seco Bridge: Fully Restored by Its 100th Year Centennial

**A**nother success story! The Arroyo Seco Bridge: an 1896 structure protected as a LA Historic-Cultural Monument (HPHT successfully worked to declare this structure in 1988.)

1996 marks many milestones for this structure:

- This year marks its 100 birthday.
- Now owned by the Metropolitan Transit Authority (MTA) and planned to be used in the Pasadena Blueline Light-rail project, the MTA also completes the restoration of the Arroyo Seco Bridge.
- After much negotiation with HPHT, the MTA is establishing a **permanent** anti-graffiti method that will not include the use of razor wire on the tower legs.

In an formal agreement just reached between MTA and HPHT, **temporary** razor wire may be used until the permanent solution (the use of steel security hooks placed

near the top of the legs) is in place. The hope is a short six-month period to accomplish design and installation (but no later than 3/97, when the razor wire must come down).

HPHT has entered ir.to this agreement after much negotiation and as a last resort. We never felt that razor wire was an appropriate material to be used on a historic structure (especially in a park environment) and that the display of razor wire in such a prominent location could send the wrong message about Highland Park to passer-bys.

You may have seen the May 24th Los Angeles Times article regarding this issue and HPHT is truly happy to report a workable resolution has been reached for our community.

Other agreements were also reached. MTA has erected a steel picket fence around the base towers and will work with HPHT to secure potential grant monies to upgrade the permanent fencing.

The MTA will also erect a monument, using two of the original granite bases, that will showcase the LA Historic-Cultural Monument plaque denoting it's historic significance.

As in the original historic restoration plans, the MTA will also paint their logo on the span of the bridge using the historic paint style of the old Santa Fe line.

Again, thanks to the MTA for their efforts to integrate the needs of our community with the Blueline project.

On a Side Note...

To commemorate the bridge's centennial and restoration, HPHT would really like to host a Community Event and is in the process of speaking with all appropriate City departments to do just that. We've tentatively scheduled September 28th for this event and will be planning feverishly. If you would like to be involved in any part of this, call Nicole Possert.

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### 1996 AWARD NOMINATION FORM

Property Address: \_\_\_\_\_

Owner's Name (if known): \_\_\_\_\_

Owner-occupied     Rental     Commercial

Submitted by (Optional): \_\_\_\_\_

Reason for Consideration (check one, please):

Accurate Restoration     Sustained Maintenance     Improvement During Past Year

Restoration of a Building Element     Monument Significantly Improved During Past Year

Other (Explain) \_\_\_\_\_

Please return to: HPHT - Award Nomination, P.O. Box 42894, Los Angeles, Calif. 90050-0894. Thank you!

## "Focus on People"

# Alfred Beck Chapman, The Seeds of the Community

By Charles J. Fisher

When Julio Verdugo lost his beloved Rancho San Rafael in 1869, the vast majority was acquired by Los Angeles lawyers Alfred Beck Chapman and Andrew Glassell, who had formed a law partnership shortly after the conclusion of the Civil War.

A. B. Chapman had first arrived in Los Angeles in 1861 after a military career of seven years. He was born on September 6, 1829 in the town of Greensboro, Alabama and was named after his maternal grandfather, Colonel Alfred Beck, a distinguished militia man. He continued the family's military traditions by graduating from West Point in 1854. His military service had brought him to California in 1858 where he was stationed at Benicia and later Fort Tejon in Los Angeles County.

In 1861 he resigned his commission and took up residence in Los Angeles where he studied law under Jonathan R. Scott, who had become his father-in-law in 1859. He then went into partnership with Glassell and three years later brought in Col. George H. Smith, formerly of the Confederate Army. Chapman also served as Los Angeles City Attorney and later as the District Attorney.

The law practice proved to be quite profitable and soon Chapman and Glassell found themselves among those who could speculate in the

California real estate market as more and more of the large ranchos were broken up and sold in tax sales and foreclosure auctions.

Besides San Rafael, Chapman and Glassell purchased land in Pasadena, the San Fernando Valley and in what was to become Orange County in 1889. In the latter area, they mapped and founded the town of Richland in 1871. They soon changed the name of that town to Orange, which was a name that was supposedly chosen in a poker game (although some historians dispute that method).

In 1871 both Chapman and Glassell each contributed \$10,000 toward the capitalization of Los Angeles' first successful bank, the Farmers & Merchants Bank of Los Angeles.

The sheriff's sale of the Rancho San Rafael occurred on April 1, 1869 and the purchase price was \$58,750, which made up the entire Rancho San Rafael and Rancho La Cañada with the exception of the land previously conveyed by Verdugo to J.L. Brent and Jesse D. Hunter. Verdugo had also previously traded the Providencia Rancho, which makes up most of Burbank, to Chapman's father-in-law, J.R. Scott.

Immediately after the sale, Chapman deeded back to the Verdugo family the two home adobe's and 200 acres

around Julio Verdugo's home.

The San Rafael property was leased out to sheep herders during the wool boom of the 1870s and the land became home for over 15,000 sheep.

When the big land boom of the 1880s hit, Chapman and Glassell decided it was time to sell their Highland Park holdings. They sold the land to fellow attorneys George W. Morgan and Albert H. Hudson, who had recently purchased and subdivided what is now Mt. Washington and Cypress Park from the heirs of Jesse D. Hunter. As of this writing, it has not been determined who actually named Highland Park. It is possible that name first appeared before the sale to Morgan and Judson.

After the death of his first wife, Chapman married a daughter of the late Col. W.H. Stephens. He was an Episcopalian and politically, a very active Southern Democrat.

In the late 1860s Chapman had bought a 1,740 acre portion of the Rancho Santa Anita. In 1879 he had retired there and spent the rest of his life as a self-described horticulturist, maintaining considerable acreage in citrus trees. It was there that he passed away from a heart attack on January 16, 1915, at the age of 85.

**CORNER** (Con't from pg. 1) future. And, this is the short list! (Read other stories for specifics on our efforts.)

Believe me, the efforts will continue. Take note that this newsletter has expanded again, with even more content, to 8 pages. (A regrettable apology for it's tardiness in reaching you; not a habit, I promise.) It's my hope that you will enjoy this publication and that it serves as a vehicle to better communicate HPHT's activities with all members and readers.

I ask, in return, that you spread the word about HPHT and ask people to join our

organization. Please pass along this newsletter to interested people (or call me and I'll mail out copies). Our membership base must continue to increase. What a bargain -- 6 issues of relevant and fresh news about the preservation and revitalization of the Highland Park area for \$15 each year. Just one new member from each of you would double our membership. (When we achieve this goal, this newsletter will add photos and become even



more eye-catching and exciting). My pitch is complete.

Best to everyone for an exciting summer,  
*Nicole*

## LIGHT RAIL (Con't from pg. 1)

communities along the project route. In Highland Park area, we had a very active contingent representing many community groups and all of our elected officials were extremely involved (thankfully!)

So where does this ever-evolving project stand today? The highlights are:

- Project budget is set at \$803.4 million with a target opening date of 2001. (It runs from downtown Union Station out to Sierra Madre Blvd. in Pasadena.)
- **Stations:** 3 locations in Highland Park (at French Ave., Southwest Museum at Marmion Way, and Avenue 57) The French Avenue Station will be reconfigured to keep French Avenue open.
- **Station Design:** Southwest Museum station will be one of 3 destination stations along entire route and retains all of its original design features. The other two stations will have cost-cutting design revisions. A new Design Task Force has been established to finalize these designs with

the MTA over the next month. These revisions are far less intrusive than the original cost-cutting proposals.

- **Marmion Way Corridor (Avenues 50 - 61):** Many significant scope changes were agreed to including,
  - 1.) The elimination of significant numbers of property takes (which was of paramount concern to HPHT since these homes are contributing structures to the HPOZ). This was achieved by placing a 4' steel picket fence in the center of the transitway instead of ugly fencing on both sides.
  - 2.) Speed of the train - 20 mph maximum (it was 45 mph). The train goes back to "street running mode." This creates a safer and more neighbor-friendly system running within this corridor. Also reduces noise and vibrations levels.
  - 3.) Avenues 51, 53, and 55 will remain completely open.
  - 4.) A continuing process to work out all the myriad of details associated with this corridor.

# New Faces on the Block

By Robert Ebinger

A house whose obscurity was enhanced by a forlorn appearance behind overgrown foliage has been turned into an historic gem by John Nese of Galco Market.

The 1900 Victorian Cottage at 3727 Marmion Way can't help but lift up the soul of any preservationist to new highs and bring a smile to everyone's face. This restoration is remarkable. What was once a drab, peeling white facade has been turned into a mini painted lady.

Five colors now punctuate various architectural elements. The clapboard siding is mauve with white trim around the windows, front posts and railings. Yellow accents a dental frieze over the windows and around the belt fascia board. Blue highlights the bottom window frames, dormer spandrels, and front door. A red/brown adorns the cripple wall, the belt course brackets, transom, shingle dormer, and window frames.

Original shrubs, trees and roses have been pruned. Additional garden amenities will include bougainvillea and star jasmine gracing and disguising the not so historic chain link fence.

A fanciful pleasure for your eye to behold. This house is the first of many John plans to resurrect from benign and not-so-benign neglect. It is also for sale.

One of my favorite homes in Highland Park has a new owner and paint job. The triangular lot at 5701 Aldama with a small cottage (bordered by Aldama, Avenue 57 and Hub Street) has always caught my eye.

The new owner has replaced old rotted wood siding and trim with similar-sized wood. Painted a bright white color with a lime green trim for both house and garage, this house is a quaint addition to this residential neighborhood.

To report and possibly publish your favorite "New Face on the Block," call Bob Ebinger (257-0060).

## Newest Southwest Museum Board of Trustee

In an effort to forge a new working relationship with the communities of Mt. Washington and Highland Park, Southwest Museum Board President Michael Huemann has opened a new Trustee position. This Trustee will facilitate better community representation and involvement on a board level. After HPHT nominated three candidates for consideration, Diana Barnwell has recently been elected to fill this important role. As the Museum continues to develop its future plans, this role is a vital link between the Museum and the communities. CONGRATULATIONS DIANA!

## Two Exhibits Open at Southwest Museum; Community Reception and Weekend Events...

On Friday, July 19, 1996 from 7-9:30 p.m. the Southwest Museum will host a reception for their two new exhibitions "Portraits in Clay: Photographs by Sandra S. Smith" and "Ruins to Revival: Pottery from the Village of Mata Ortiz." Sandra Smith's photographs document the work of 17 contemporary Mata Ortiz potters including that of Juan Quezada. Come and meet this master potter, either Friday or at his weekend demonstrations.

In addition to refreshments, reception activities include a performance by the Southgate Middle School Folklorico Dancers and a drawing for a piece of Mata Ortiz pottery (open to new and renewing members).

This community and members reception will kick off the shows grand opening and a weekend celebration including pottery sales, lectures and demonstrations. Walter Parks the author of "Miracle of Mata Ortiz" will speak, sign books; and, with Herman Knechtle and Adalberto Perez Meillon, two well-known fine pottery dealers, have ceramics to sell. All weekend activities are free with paid Museum admission.

See calendar (pg. 8) for all event details. - F. Parella/H. Hoggan

## Blueline, Blueline, Blueline - What's the Big Deal?

By Nicole Possert

Since February, the MTA Blueline Light-rail project has been a tremendous time and energy drain for myself, Bob Ebinger, Charlie Fisher and many other community members.

Why, I ask, did I put myself through all of the meetings and what seemed like "billions and billions" of hours discussing and fighting for revisions to the proposed light-rail project? My main role was to preserve the historic structures that might have been taken along the route. But it ran deeper than that.

It was a community issue; a people issue. This rail line will forever impact so many facets of our community life – good or bad. And, if that's going to happen, it should be for the overall improvement of Highland Park. That might not have been the case, had all of us not been so involved and ensured, as best we could, that this rail line SERVES our community and will become a part of our community. Six months ago, I don't think that was the case; now I have optimism.

I personally thank the devotion and time of all of our elected leaders and staffs (Ed, Dan, Bill, Jim) for the efforts put forth – without them working on our behalf in the political arena, changes would not have occurred! The communities along the project path forged a working relationship that really helped shape a better project for every community. I got to know many wonderful people who I look forward to working with for many years (until the Blueline's in operation, at least.)

I also thank the "new" MTA – Mr. Drew for his leadership and conviction to "community assets"; Jim de la Losa, Dave Sievers and Frank Barbagallo and the platoon of staff and consultants (Steve, Larry, Alan, Linda, Katherine) for listening and making it happen; and finally, without the urban design expertise and facilitation efforts of Fred Glick, Doss Mabe and Lisa Padilla, the community process would not have been successful.

We've concluded Round 1 (well, for many, Round 22). There's much work still to be done and we look forward to continuing a working and successful relationship as '96 progresses and we roll towards 2001!

## LIGHT RAIL

(Con't from pg. 5)

These are all major, major changes that should create a light-rail system that better serves our community.

HPHT is pleased with the progress to-date. It's no where near complete or a done deal. There are still many minor (though relevant) issues to be worked through. We predicated our support on the continuing work with the urban design consultants and that is also now a reality.

It will take the on-going work of many dedicated souls to continue this new working relationship with the MTA.

The community wins, the MTA wins and the reality of riding mass transit is a little closer. Many updates to follow!  
- Editor

Whew! This edition was packed.

We've received letters and comments from community members which will be reprinted in the next issue.

Your comments are always welcome!

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### HELP STRENGTHEN THE PRESERVATION OF OUR COMMUNITY - BECOME A MEMBER OF HPHT:

\$15 (Individual)     \$25 (Family)     \$35 (Sponsor)     \$50-149 (Benefactor)     \$150+ (Corporate)

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_  I am interested in volunteering.

Please make check payable to **Highland Park Heritage Trust** and mail to: P.O. Box 42894, Los Angeles, CA 90050-0894.

Our **COMMUNITON**, is the newsletter for the Highland Park Heritage Trust, a non-profit community organization.

Editor: Nicole Possert

The deadline for all editorial submissions for the September/October 1996 issue is August 10, 1996. Please mail to our P.O. address (below).

**Advertising Policy:**

Advertisements will be accepted for this publication by advertisers who are in keeping with the intention and goals of this organization. Contact Nicole Possert (255-3408) for ad submission and rates.



P.O. Box 42894  
Los Angeles, CA  
90050-0894

## Calendar of Upcoming Events

### JULY

Thorsen House of Greene & Greene Exhibit. Open thru 8/18, (800) 342-5552.

19-21 Southwest Museum

Three Day Event (pg. 6):

■ Fri. 7/19: Two Exhibitions open Preview Reception, 7-9:30pm. RSVP 221-2164 by 7/16. (Carpool)

■ Sat. 7/20 from 11-5: Sale of Mata Ortiz pottery; lecture on history of Mata Ortiz by Walter Parks at 11:30; Pottery demonstration by master potter Juan Quezada from 12:30-3:30.

■ Sun. 7/21 from 11-2:30pm: Family Day with Mata Ortiz Pottery. Juan Quezada demonstration from 11-2pm with kids invited to explore working with clay; Folklorico Dancers at 2pm.

25 HP Chamber "Community Mixer" with Alatorre and

Villaraigosa, 6pm at 6152 N. Figueroa (Senior Ctr.)

**31 Deadline: Submissions for HPHT Annual Awards**

### AUGUST

**12 HPHT Business/General Meeting at 7 pm at Arroyo Books.**

4-11 N. Calif. Arts & Crafts Week. Call (415) 599-3326.

### SEPTEMBER

**8 HPHT 14th Annual Awards Ceremony: Keynote speaker is Dr. Robert Winter at Southwest Museum from 2-5 pm. (See story p.1)**