



Our

# CORNERSTONE

## 1996 Walking Tour in "Montecito Park"

**An Historic Craftsman Bungalow  
Neighborhood Situated Just East of  
the Arroyo Seco**

**M**ark your calendar, tell your friends, and come to HPHT's Twelfth Annual House and Walking Tour on Saturday, May 18th. This year's tour will take us to the Montecito Park neighborhood, located just east of the Arroyo Seco on the bluff overlooking the Heritage Square Museum.

Montecito Park, which is located within the Highland Park Historic Preservation Overlay Zone (HPOZ), has mostly Craftsman-style homes built in the decade before the first World War, with a few Spanish Colonial Revival duplexes from the 1920s mixed in for good measure. A small commercial area at Griffin Avenue and East Avenue 43 helps this area retain the early 20th Century look.

The area was primarily

developed by The

Mutual Home Building Corporation and a sales brochure from 1911 states: "The corporation was organized primarily for the purpose of improving and developing Montecito -- transforming it from rich pasture land to a highly desirable and exclusive home community." Plans included "an electric scenic railway... winding its way to the topmost point; a magnificent tourist hotel and a distinctly high-class restaurant of the Japanese Pagoda style of architecture." The area did not develop as this brochure forecasted, but indeed developed in a manner which produced a series of wonderful historic homes.

In recent years, home restoration has started to take hold, giving the neigh-



*Artist rendering from 1911 Mutual Home Building Corporation sales brochure of a home on Griffin Avenue. This represents the style of homes featured in the Montecito Park area and on the walking tour.*

borhood a new look and pride.

The docent-led tours will provide historical and architectural facts about the neighborhood and 5-6 homes will be open for interior viewing. Two houses along the route are also past HPHT award winners. Come see for yourself!

Tours will start at 4418 Griffin Avenue every half hour beginning at 10:00 am with the last tour leaving at 3:00 pm. The donation is \$7.50 for adults and \$5.00 for senior and students.

But remember, docents can enjoy a no-charge tour plus a free box lunch. Help is still needed as walking tour guides, interior docents, refreshment preparers/servers, ticket sales, member-

## Police Outpost Planned at Galco's

**A**n overdue need in our community is getting real attention, as a Police Outpost is being established on the corner of York Blvd. and Avenue 57. Thanks to John Nese of Galco's Market, this facility has been donated and currently being renovated for police use. The police outpost, not to be confused with a sub-station, is a rest facility and will provide a spot for our police officers to fill out reports, phone into Northeast headquarters and take off their shoes. Eventually, this outpost will have full computer services.

No word on the official opening date but drop by Galco's Market and thank John - the friendliest butcher in Los Angeles. My personal thanks, John. - B. Ebinger

## Garvanza Project: Signatures Sought

**T**he first step of reintroducing the historic name of Garvanza is 95% complete - a solid group of volunteers has diligently spent time gathering support signatures to begin this process.

If you live in Garvanza and

haven't signed, please call Bob Brehler at 255-2150. We'll have more to report in the next issue. - Editor

## New Faces on the Block

**A** new market has opened at the corner of Aldama, Milwaukee and Baltimore in Highland Park. What was once a nondescript structure has been transformed into a bright, cheery building, painted a mediterranean white with colorful signage in red, yellow, green and blue. The corner facade boldly announces the market's presence with large red letters - MERCADA LUPITA. A fruit and vegetable logo lends a whimsical touch to the frontage. Large windows with green trim and a green metal awning add to the friendly atmosphere. Drop by and tell the owner, Ana Argueta, what a great addition her market brings to the neighborhood.

## Tour on May 18th: An Exploration of Historic Highland Park

(Con't from page 1)

ship/merchandise sales, and the ever-popular set up and clean up.

Please call co-chairs Pat Samson (223-4895) or Robert MacTavish (258-4782) to volunteer or for any questions you may have.

### HELP STILL NEEDED

#### FOR WALK TOUR!

"Stay Informed, Get Involved"  
(How bad could it be?)

### 1996 Officers

#### *President:*

Nicole Possert (255-3408)

*Vice President:* Anne Marie Wozniak (255-2849)

#### *Treasurer:*

Pat Samson (223-4895)

#### *Secretary:*

Ben Fisher (225-4508)

### 1996 Directors

Robert Brehler

Bob Ebinger

Charles Fisher

Heather Hoggan

James Kerswell

Robert MacTavish

Virginia Neely

Linda Phelps

Denise Sims

Another pleasant new face on the block is the house at 473 North Avenue 56. What had been intended as a stucco-over has now been made into a charming home that fits into the overall historic flavor of Highland Park. Although we can not consider this renovation a historic restoration (due to the retention of aluminum windows), the replacement of rotten clapboards, new wood window moldings, a new roof, and a bright yellow with blue/green trim paint job adds a freshness to the Avenue 56 corner. Worth a stop! Again, this is an excellent example of the HPOZ in action, working to protect our historic resources in the Northeast. - B. Ebinger

## September 8th: HPHT Annual Awards Ceremony with Dr. Winter

The date is set for the 14th Annual Highland Park Heritage Trust Awards Ceremony on Sunday, September 8th. A special keynote speaker, Dr. Robert Winter, has accepted our invitation to speak and hopefully to sign his new book, "American Bungalow Style". Mark your calendars now!

Annual awards are presented 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.

HPHT encourages all residents to participate in the process of nominating noteworthy structures that have contributed to our community in these ways. 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 below. Entry deadline is July 31, 1996. 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*

## 1995 Award Winners Deserve a Bit More Recognition and Praise

To highlight the meaning and spirit of HPHT's annual awards program, a recap of two (of nine) 1995 award-winners is printed here. Take a tour one beautiful Saturday and look at:

### 239 East Avenue 38

This charming two-story Victorian, located in Morgan's Sycamore Grove Tract, is in its full glory with a brand new paint job. A beautiful shade of salmon highlighted by a light green trim sets off the house's intricate detailing. The windows are offset by inner black trim and four large dormers with fish-scale siding crown this well deserving award winner.

### 206 East Avenue 41

This transitional house, also in Morgan's Sycamore Grove Tract, received an award for sustained maintenance. The graceful hipped roof punctuated by two large eyebrows are reminiscent of the Victorian era; whereas, the clapboard siding, arroyo stone columns and support brackets under the roof are more Craftsman-like. Everything from the freshly painted wooden fence surrounding the property to the meticulously kept yard and home exemplifying proud and caring owners.

More excerpts from the 1995 winners to follow. Hopefully this will inspire good nominations for the 1996 program. *- AM Wozniak*

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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!

## **Jesse D. Hunter, the Mormon Ranchero**

*By Charles J. Fisher*

**M**t. Washington and Glassell Park were at one time a part of the Rancho San Rafael, which was granted to Jose Maria Verdugo in 1784. In 1844, a portion of San Rafael was granted to Jose Maria Aguilar by Mexican California Governor Miguel Michetorena. Aguilar named his new grant "Cañada de los Nogales" or "Canyon of the Walnuts," in reference to the large stands of California Black Walnut trees that still grow throughout the hills of his grant.

This land was acquired in 1853 by Los Angeles attorney Louis Granger, after the title had been confirmed by the United States Land Commission that had been formed to review all of the Spanish and Mexican land grants in California.

Three years later, Granger was to trade his entire ranch for the first brick house to be built in the city of Los Angeles, along with a payment of one thousand dollars.

The man who had purchased Cañada de los Nogales from Granger was Jesse D. Hunter, who had lived and worked in California since arriving in San Diego with the so-called "Mormon Battalion" in 1846.

Jesse D. Hunter was born on January 6, 1806 to an old line Kentucky family. He had received a very good education for that early frontier period and had made his mark as a school teacher and attorney. When not performing the former functions he was a farmer. He married Keziah Brown of Illinois around 1825 and erected a log cabin in Kentucky.

A large muscular man, Hunter was an early convert to Joseph Smith's Church of the Latter Day Saints. He was hand-picked by

Brigham Young, along with four others, to serve as a Captain in the Iowa Volunteers, which soon became known as the "Mormon Battalion" due to the common religious belief of all of the unit's volunteers.

Captain Hunter, accompanied by his son William, who had enlisted as a drummer boy marched on to California, through Santa Fe as the commander of Company B of the battalion. He did have one altercation with his commanding officer in which he had failed to obtain permission for a trip to Santa Fe and was ordered to march at the rear of his company for a time, but otherwise had a clean record with his service and re-enlisted for six months of garrison duty while waiting for his wife and other children to arrive by wagon train and ship from Salt Lake City, via San Francisco, the following year.

By 1852, the Hunter family was living in the Mormon settlement of San Bernardino, but after Brigham Young decided to abandon that outpost, they moved to Los Angeles where Hunter, who now sported a full beard similar to the one that Young had, opened the first kiln-fired brickyard in the city. An early public commission was for the first brick jail in Los Angeles. Hunter built his brick home at the corner of Main and Third Street. The brick yard was a financial success. An accident in handling a dump car forced him to use a cane for the remainder of his life.

He soon decided that it was time to retire from the brick business. He deeded his home to Louis Granger on September 10, 1854 and moved his family to a small adobe located at Cañada de los Nogales. This structure still existed in 1922 and is believed to be located behind a larger adobe built in 1921 on

Cazador Street in Glassell Park. The family, stayed there for several years until a new, larger house was built closer to the Los Angeles River.

In 1859, Hunter purchased the southern tip of the Rancho San Rafael from Julio Verdugo, giving him ownership of the remainder of present-day Mt. Washington and all of Cypress Park, along with his holding of Glassell Park and a portion of Glendale.

When the partition of the Rancho San Rafael occurred in 1869, the court confirmed that Hunter was the legal owner of all the land he had acquired. The court also failed to differentiate the Rancho Cañada de los Nogales from Rancho San Rafael. This oversight appears to be the first instance in a series of events that ultimately led to Cañada de los Nogales being lost in the shuffle and ultimately never recorded in Los Angeles County, even though the patent was issued by the federal government on May 4, 1882.

Captain Hunter died in August of 1877 at the age of 71. His wife Keziah continued to live on the property until she passed away on January 12, 1889. Both Hunters are buried at Rosedale Cemetery.

In 1882, Mrs. Hunter had sold the areas now known as Mt. Washington and Cypress Park to Los Angeles attorneys and real estate speculators George W. Morgan and Albert H. Judson, who subdivided the land as the "Hunter Highland View Tract." Three years later these men were to also purchase and subdivide Highland Park.

## Proposed New Development in HPOZ: Jack-in-the-Box

The future of the lot at Figueroa Street and Avenue 43 remains unclear at this time. A proposed Jack-in-the-Box drive-thru has brought serious opposition from the community, the HPOZ Association and Councilman Hernandez's office.

The basic, sterile design was proposed (to the HPOZ Association board) with absolutely no flexibility from Jack-in-the-Box on alternative architecture design that would compliment our his-

toric community.

But at the same time, Jack-in-the-Box was in negotiation with South Pasadena for a location and were *working with* the City Planning staff on a historic Craftsman architectural design - a glaring contradiction to statements made to our community. Isn't our neighborhood worthy of this design too? The company representatives did not provide design options and misstated their case to the HPOZ

Association. The Council office has expressed their dissatisfaction and we now need a response from Jack-in-the-Box. We hope an equitable solution can be reached, as it would be great to see that corner developed - but with a vision consistent with the historic neighborhood (which they obviously could do).

- B. Ebinger

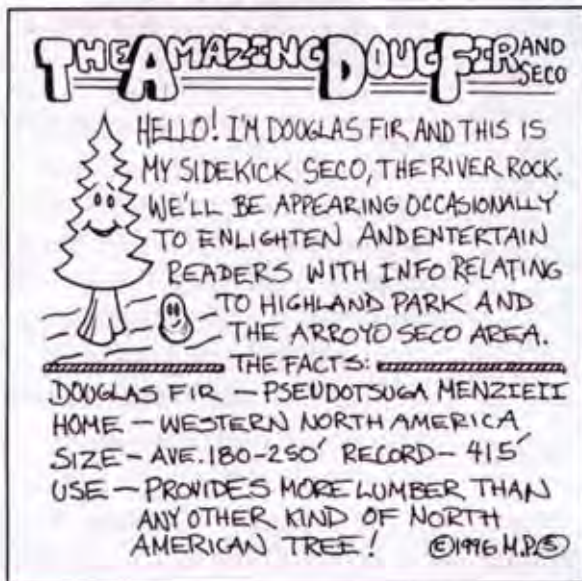
## Blueline Light Rail Update

A 90-day timeframe to resolve all of the outstanding community issues regarding this light rail project was mandated by the MTA Board in February. Every week since, much energy and devotion by members of our board have been spent working on these issues. The two highest priorities for Highland Park are:

- Serious issues surrounding the Marmion Way Corridor (from Avenue 50 - 61) including speed of the train, street closures and safety.
- Final design and look of our Stations.

The community is still in negotiation on all issues, with the hope of resolution within the 90-day timeframe. The next issue of this newsletter will have a feature article outlining the results of this process.

In the meantime, if you want to be involved or more informed, please call Nicole Possert, Bob Ebinger or Charlie Fisher. - Editor




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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 *COMMUNITY*, 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 July/August 1996 issue is June 5, 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

### MAY

12-18 Nat'l Preservation Week

18 HPHT Walking Tour in the Montecito Park area.  
10 am - 3pm Starts at 4418 Griffin Avenue.

18 Southwest Museum Re-opening of the Tunnel.  
11-5pm

19 Museums of the Arroyo Day:  
■ Arts & Crafts Along the Arroyo at Lummis Home 11-5

■ Video/Book Debut of "Museums Along the Arroyo" at all Museums: Heritage Square, Lummis Home, Southwest Museum, Pasadena

Historical Society and The Gamble House. Free admission to all museums.

30 Annual Preservation Conference, San Jose, CA

### JUNE

10 HPHT Business/General Membership Meeting at Arroyo Books, 7 pm

14 The Thorsen House of Greene & Greene Exhibition opens in Berkeley, CA (thru 8/18)

### SEPTEMBER

8 HPHT 14th Annual Awards Ceremony --  
Keynote speaker is Dr. Robert Winter