

**Win an Exquisite Judson Studios Stained Glass Panel**

Charly Kemp  
 Membership Chair

Your membership in the Highland Park Heritage Trust brings many advantages, but this year it offers something new and exciting — a chance to win a one-of-a-kind stained glass panel from the local artisans at Judson Studios. One lucky member of the HPHT will take home a handcrafted, turn-of-the-century, panel



measuring approximately 11" x 19". This beautiful piece is valued at \$300 and comes with a description from Judson Studios for authentication. If you would like to see the panel in person, it will be available for viewing at our HPHT meetings the second Monday of each month.

Entering the drawing is easy! When you renew your membership you will receive one entry for the drawing that will be held on June 30, 2007. If you have already submitted your membership for 2007, you will automatically be entered. Anyone who joins as a new member is also automatically entered in the drawing so encourage your friends and neighbors who have been on your "possible members"

list to sign up today.

Members can also purchase additional entries for \$15 each. Simply note how many additional entries you would like on the membership form below and include that amount in your check made out to the Highland Park Heritage Trust.

If you have already sent in your membership, you can send in a check for additional entries. Please include a note indicating that the check is for drawing entries. Remember, only members of the HPHT may enter the drawing.

The Highland Park Heritage Trust would like to thank Judson Studios for the generous donation of the beautifully crafted panel. Their continued support of our organization is greatly appreciated.

**Members' Perk**

## PRESIDENT'S CORNER



### Ready? Set? Go!

Carmela Gomes

As we celebrate our 25<sup>th</sup> Anniversary, taking on the role of President of the HPHT gives me the phenomenal opportunity to learn from all of the wonderful people with whom I will be interacting.

For instance, on December 3, as the HPHT entry in the 62<sup>nd</sup> Annual Northeast Holiday Parade, I was given the opportunity to ride in Charlie Fisher's 1963 Valiant, shiny black with tufted red upholstery and push button transmission. Not only was that a treat but Charlie proceeded to tell me all about the buildings along Figueroa Street, in between our waves and "Merry Christmases", a private tour, no less!

On December 11, nearly 40 people (and 2 babies) gathered in my "casita" for a marvelous pot luck, caroling with Ann Walnum at the piano, and a that gift exchange where you never know what you're

going to end up with. Charlie generously presented me with a wonderful picture he had taken of that memorable car ride the previous week. What a surprise, and much better than a gavel! When we finally opened up our mystery presents from the gift exchange I was the proud recipient of another of Charlie's photos, the York Valley, circa 1900. And so, my education continues.

December 14, several of our members joined with the other organizations in sponsoring a community pot luck at the Ebell Club. Council Member José Huizar provided us with a definitive positive position on the place he sees the Southwest Museum holding in our community. We were treated to songs by members of the Changing Spirits Drum Circle, a Native American group from Long Beach. Their leader spoke of the role the Southwest Museum played in keeping his Black Foot culture alive as he became more and more cut off from his identity living in our homogenous Los Angeles community.

I cherish the role community organizations can take with our young people. We know that there is a special group of students from Franklin High School who provided help with the Lummi Day entry in the parade. Their teachers Messrs McCarthy, Donlavy and Shuton, provided the guidance so that three of the wonderful Tongva Creation puppets their

*Continued on page 4*

### Highland Park Heritage Trust

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Layout & Design: Carmela Gomes

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Please Email to: arroyoseco@hotmail.com or USPS to 140 S. Avenue 57, Los Angeles 90042

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Individual : \$20 \_\_ Family \$30 \_\_

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Renewal \_\_\_\_ New \_\_\_\_

## YORK BLVD TASK FORCE Carmela Gomes

"Not another task force!" you say. Charles Fisher and I showed up at the Highland Park on Wednesday, January 17, 2007, to give our input on the continuing saga of improving the economic feasibility of the York Boulevard Business Corridor. The meeting was called by Council Member José Huizar's office to answer the many queries about what happened to all the studies and the projected funds for improvement.

Several civic minded citizens were in attendance representing various organizations in the area including the Neighborhood Watch, Highland Park Neighborhood Council, Kiwanis, Highland Park Chamber of Commerce, and of course, Highland Park Heritage Trust.

To his credit, Mr. Huizar had a sufficient number of his staff who are directly concerned with planning and economic development, as well as field deputies, so that when it came to the question and answer period, we were able to elicit definitive an-

swers.

Initially, Mr. Huizar explained that he was considering a placing a motion to for CRA money for benches, receptacles and trees specifically for the blocks between North Avenue 50 and 52. He also felt that this group would act as a design group and that he would hire a planner from some discretionary funds who would provide guiding steps and technical support. However, when questions were raised and comments were made about the extent of the changes that needed to be considered, the result was that the group was asked to act as a task force to help bring specific individuals into the discussion and develop a farther reaching decision for the corridor.

Some of the questions raised were about collaboration to help businesses and property owners, technical assistance through Small Business Association, involvement in a Business Improvement District,

*"...Mr. Huizar had a sufficient number of his staff....to elicit definitive answers."*

Historic Resources Survey, and, in other words, a definition of the overall vision for York Boulevard.

From these questions a common decision was made to have several things happen in order to support the process. The aforementioned staff members were told to assist in the gathering of names of some other individuals who should be considered for the Task Force, develop an Expo for small businesses through the new organization recently assigned to work with our area, provide for a Historic Resources Survey, enlist the help of Occidental College and Dr. Jan Lin, and work with the Task Force to create a series of charettes under the Planner's guidance.

Charlie Fisher and I will keep you posted because the community hope is that all will go well and be of value to both the economic and cultural health of the Historic York Valley, one of the Five Friendly Valleys.

## HPHT Partners with the Community Zenay Loera, Field Deputy, District 14, and Carmela Gomes

We are happy to report that Judy Baca and SPARC are working with the Greater Highland Park Community and ATT to restore and preserve the unique mural painted in 1977. Because the graffiti coating to the mural was incorrectly applied some five years ago, a restoration specialist must first determine the manner and cost of removing that coating. Once that is finished, the painting can be restored and the correct coating will be applied so that the mural can be easily kept up.

Judy Baca's stories of the development of the mural and the community reaction to the Latino family depicted at the bus stop are as charming as the mural itself. It was her suggestion that the Highland Park Heritage Trust act as the Archivist for those stories and pictures from the original painting of the mural since the organization is dedicated to history, education and recognition.



The time has come to remove the graffiti that is taking over the 30 year old Judy Baca mural on the ATT building on the corner of N. Avenue 56 and Meridian Street.

*Garvanza, continued*

There are presently 22 Historic Preservation Overlay Zones in the City of Los Angeles, with another 20 or so waiting to be established. The Garvanza H.P.O.Z. was originally initiated by former Councilmember Nick Pacheco, in 2002. The project has languished since then due to lack of funding for the historic resources survey that is required before the zone can be established.

H.P.O.Z. are Mt. Washington and York Valley. The H.P.O.Z. in Highland Park has proven instrumental in the revival of that community through the encouragement of restoration and the ability of the owners of historic structures to apply for Mills Act property tax contracts that give a substantial savings in property taxes as an incentive to restore and maintain those historic buildings.

Frederick M. Ashley House (HCM #402), the Robert Edmund Williams House {Hathaway Home for Children} (HCM #411), Garvanza Pumping Station and the Site of the Highland Reservoir (HCM #412), the George W. Wilson Estate (HCM #418) which was destroyed by fire in December 1989 and the Dr. Franklin S. Whaley Residence (HCM #528).

Other areas that have expressed an interest in an

Other Historic Cultural Monuments within Garvanza are the

**Operation Save**

**HPHT KIOSK NOW AVAILABLE AT THE HIGHLAND PERK**

**VHS "The House That Moved Twice" \$14.95**

**DVD "The Lure and Legacy of the Lower Arroyo Seco" \$19.95**

**Reprint of 1923 Pamphlet**

**"The Five Friendly Valleys: The Story of Greater Highland Park" \$5.95**

**Street Banners by Pearl Beach that hung on Figueroa Street \$50.00**

**LA County Route 66 Guide by Scott Piotrowski \$18.95**

**Donation in Cash or by Check made out to Highland Park Heritage Trust**

**Mission – History, Education and Recognition**

***Members are the life blood of an organization***

small learning community had produced for last June's Lummi Day Festival were carried down Figueroa to the delight of the throng of onlookers.

These are the type of young people I look forward to enticing to learn more about these marvelous Arroyo Seco communities we live in and, in turn, mentor the students

in the middle and elementary schools to attain "a sense of place".

The Board of the Highland Park Heritage Trust has been looking at the multi-faceted role the organization has taken on over the last 25 years. We have been discussing what is in store for the coming years and considering the role all the members in the organization can assume, in

no matter how small a way.

It's the opportunity to give input and ideas, express thoughts and learn while you are involved, that make an organization a living, vibrant part of the community and we know that going to another meeting isn't necessarily the way you need to be involved. The HPHT is only as important as its members and I believe that with your help my tenure as president will be a fruitful one.



## Garvanza H.P.O.Z. Back on Track Charles J. Fisher

The establishment of a new Historic Preservation Overlay Zone in Garvanza is finally starting to move forward with the aid and blessing of 14<sup>th</sup> District Councilmember, José Huizar. On December 2, 2006, Huizar, and several staff members toured the area at the invitation of the Garvanza Improvement Association and the H.P.H.T.

The Councilman was taken to two sites that have been threatened with development and a late 19<sup>th</sup> Century house that had been worked on by an unscrupulous contractor. The owner of the latter house recently won a court judgment against the contractor and his lender and will now be working to correct the damage done to the house.

He also toured a restored Craftsman and the 1887 vintage McClure Residence, which is Los Angeles Historic Cultural Monument No. 107.

The McClure Residence was the home of Wilbur F. McClure, who was one of the original directors of the Garvanza Land Company that subdivided the area in 1886. McClure was to go on to become the California State Engineer and went on to such projects as Hoover Dam. The McClure tunnel in Santa Monica is named for him.

The house has recently under-

gone an extensive restoration and is again a showpiece of mid-Victorian elegance. Originally built for McClure by local contractor, Thomas Fellows, the house's design may have been the work of the celebrated architect, Joseph Cather Newsom, who did several projects for the Garvanza Land Company, including the one that later be-

and stated that the H.P.O.Z. "must happen".

Garvanza would become the second H.P.O.Z. in the area, joining the Highland Park H.P.O.Z. that was established in 1994 through the efforts of the H.P.H.T. and others.



**Garvanza Tour December 2, 2006** 2006 F: Charlie Fisher, Anne Marie Wozniak, Bill Baker, Arianna Acosta, Rosa Rivas R: Nancy Wyatt, Tina Gullota, José Huizar, Charles Miller, Teresa Acosta (photo by Luis Hernandez)

A small portion of Garvanza, South of York Boulevard, is presently a separate non-contiguous part of the Highland Park zone. It contains the National Register listed Judson Studios, HCM No. 62 and the somewhat altered Andrew Glassell Jr. Residence, which

came Miller's Hall (demolished in 1959 for a parking lot.). Later in his career, Newsom designed the Mission Revival Greenshaw Residence on the hill across the street from Church of the Angels, which is Los Angeles City Historic Cultural Monument No. 565.

Huizar also visited an early farm house that dates from the inception of the Garvanza Community. The Councilman lives in a historic home in Boyle Heights and is working toward an H.P.O.Z. in that area. He agreed that Garvanza is also an important historic neighborhood

was built in 1885 and was the first home in Garvanza. That small area will be transferred over to the Garvanza H.P.O.Z. once it is established.

In 1997 the H.P.H.T. was successful in re-establishing the Garvanza community name, which had almost disappeared after World War II. Signs were set up at several locations that now designate the community.

*Continued on page 4*

## No Settlement Reached in Wolford Case

Charles J. Fisher and Robin Scherr

The Highland Park Heritage Trust (“H.P.H.T.”) and the Friends of the Wolford Monument (“Friends”) have withdrawn the California Environmental Quality Act (“CEQA”) lawsuit related to a proposed new single family house adjacent to the Wolford House, City of Los Angeles Historic-Cultural Monument No. 614, on Mt. Washington. The 1951 Wolford House located at 4260 Sea View Lane was designed by renowned architect James De Long in the organic tradition of modern architecture. The parties were unable to secure a meaningful settlement agreement that would protect the integrity of the Wolford Monument. Despite the strong merits of the CEQA lawsuit, H.P.H.T. and the Friends were unable to litigate because of the lack of funds.

**Background** The Scovilles purchased the Wolford Monument and the adjacent Tabor property in 1999. In 2000, the owners obtained an irregular lot line adjustment which transferred the lower garden portion of the Wolford property to the vacant lot. The result of this action was to bisect the existing patios and brick privacy walls Monument, contributing elements to the Monument’s historic status. The Friends later determined that this city action was not processed in accordance with CEQA.

The Scovilles retained architect Michael Maltzman to prepare plans for the new house. While a permit application was filed, the project was abandoned in 2002. While the neighbors approved the owners’ request to waive widening the street, the proposed plans were never reviewed by the public.

The Scovilles then hired designer Ivan Kadey to develop a new scheme for the house. In 2005, the Department of City Planning issued a notice of project permit determination which raised substantial concerns by the neighbors and historic preservation organizations leading to three appeals to the East Los Angeles Area Planning Commission by neighbors, James and Marilyn De Long, and the H.P.H.T. filed in October 2005. Upon the notification of the ELAPC’s determination to deny the appeal, the parties then filed an appeal of the environmental decision to the City Council which was also denied. This action then prompted the H.P.H.T. and the Friends to file a CEQA lawsuit which would protect the significance of the Wolford Monument in the public interest.

All but one of the homes in west Sea View Lane were designed by or remodeled by James De Long, a student of Frank Lloyd Wright. All of the homes share a number of character-defining features that reflect their development in the immediate pre- and post-World War II period. For example, the houses sit in repose, are of modest size and scale, and are sited on large lots that promote living in a natural setting. De Long was born and raised in Eagle

## HPHT in Northeast Holiday Parade

Charles J. Fisher

We are well into the New Year, but the Christmas Parade happened after we last went to press. In the past the Trust has run floats and antique cars with the main theme being the preservation of our heritage.

This time, our newly elected President, Carmela Gomes, rode in the writer’s recently restored 1963 Plymouth Valiant convertible, being closely followed by former H.P.H.T board member, Tim Parker in a 1931 Ford panel truck.

Parker had found the truck on eBay and flew up to Portland Oregon, where he met the

Washington State based truck’s seller and then drove it back to Highland Park. The truck label on the sides is “Mt. Rainer Delivery” showing its recent home in the Evergreen State.

President Gomes was absolutely thrilled with the Valiant and especially enjoyed the fact that car has its original push button automatic transmission. A bit over a



week later, she was presented with a framed picture of herself in the car ready for the parade.

The parade has been held annually most years from 1935 through the present. The H.P.H.T. participation started in the 1980’s and has been ongoing since then with only a couple of exceptions.

It is a chance to get out there and remind the community that we are here and we intend to continue our mission of education and preservation of our local history and monuments.

# RENEW TODAY

VOLUME XII ISSUE 1

Rock. He formerly lived in Mt. Washington and now resides in Pasadena.

**CEQA Lawsuit** The H.P.H.T. became involved when it was learned that the City of Los Angeles had approved the project without any of the environmental review that is required under the CEQA. Ordinarily a single family house is exempt from CEQA review, but there are a few exceptions. One is if the new project *may* have an adverse impact on a historic site or structure. The word "may" is key, as this means that it does not have to be a known threat, but merely the possibility of one, in which case the analysis under CEQA would determine if a threat exists and then what can be done to minimize or eliminate the threat, if it is found.

The CEQA appeal was pressed on two grounds. The first was that the design of the new structure adversely impacted the Wolford House itself and the neighborhood in general, due to its massing and proximity to the Wolford House, among other things. The second was that the City of Los Angeles, by issuing a "categorical exemption" for the project, had failed to comply with the requirements of CEQA. The H.P.H.T. filed under the second ground only because it has been observed that the City has made a common practice of ignoring CEQA in cases involving small projects such as single family home, even though the law says that they must do CEQA review.

There are three levels of CEQA review. After an initial assessment is made, it is determined which level is appropriate. The first is called a "Negative Declaration", which is made when no impacts are deemed to be present. The second is a "Mitigated Negative Declaration, which specifies what actions must be undertaken to minimize or eliminate any negative impacts. Even the applicants attorney admitted that had CEQA been required, the Scoville's would most likely have to perform some sort of mitigation to their plans to lessen the impact. The third level is the Environmental Impact Report, which is required if the impact is so great that it cannot be easily dealt with. The EIR is a through document that must explore all impacts and offer mitigations and alternatives to resolve the negative impacts.

The H.P.H.T. believes that the issues with the project could have been easily resolved through the CEQA process. Once all administrative remedies at the City had been exhausted, the H.P.H.T. and the newly formed Friends sought a resolution through legal means. The first step was to try to resolve the issues of the design mitigation. The H.P.H.T. did not directly participate in that portion because it did not deal directly with the CEQA requirements.

The Friends and the owners eventually hit an impasse over several issues in the mitigations. Another issue, involving the possible altering of the boundaries for the Monument itself was of concern for the H.P.H.T., which had originally nominated the Wolford House for monument status in 1994.

The Friends finally declined to enter into the proposed agreement and the H.P.H.T. concurred. The decision was made to ask for a dismissal of the case without prejudice, as the H.P.H.T. wishes to remain open to dealing with the overall CEQA issues in the future.

The following communication was sent to the H.P.H.T. board to clarify the organizations position on this matter:

"The H.P.H.T. and Friend entered into litigation on behalf of the Wolford Monument together. We agreed that the Friends would take the lead and drive decisions on the first cause of action specific to the Wolford Monument and that HPHT would lead and drive decisions on the second cause of action specific to the patterns and practice of the City of LA on CEQA.

"HPHT supports the decision of the Friends on the first cause of action to not accept settlement and withdraw the case.

"On the second cause of action, HPHT has now decided to withdraw this cause of action.

"We want to be very clear as to the reasoning behind this decision. We now understand that the City won't be as open or amenable (as we hoped and previously thought) to cooperative solutions for CEQA reform. And, we simply do not have the financial resources to fully litigate this cause of action at this time.

"Withdrawal does not preclude or diminish HPHT's desire to seek REAL reform on how the City implements and complies with CEQA. The Wolford Monument case is one of the best and most blatant examples of the City not following the law. That will not change by withdrawing from this specific litigation.

"This action is intended to strengthen and broaden our ability to seek successful CEQA reform in the City. HPHT needs to reach out to others and together, through a broad-based city-wide coalition, raise sufficient ire to induce advocacy and sufficient financial resources to support successful patterns and practice suit against the City."

Best regards,

Nicole and Charlie, on behalf of Highland Park Heritage Trust"

**CALENDAR OF UPCOMING HPHT & COMMUNITY EVENTS**

- April 9** HPHT General Membership Meeting 7PM Board Meeting 7:55PM Ramona Hall
- May 5** Lummis Day "Cinco de Mayo" Themed Fund Raiser at Heritage Square Museum, 6:30 to 9PM, tickets \$35
- May 14** HPHT General Membership Meeting 7PM Board Meeting 7:55PM Ramona Hall
- May 19** California Art Club, Painting Patron's Exhibit, "**Wild Things**", Artists' Reception, Women's City Club of Pasadena, 160 N. Oakland Ave, Pasadena, 5-7PM, Exhibit runs through October 31, 2007
- May 20** MOTA Day Free entrance to 5 museums in the Arroyo
- June 3** Lummis Day 2nd Annual Event, Poetry at the Lummis Home and Gardens at 11AM, Walk up the Arroyo 12:30 Music and Dance Program, Community Booths and Food Vendors at Sycamore Grove Park 1PM to 6PM
- June 11** HPHT General Membership Meeting 7PM Board Meeting 7:55PM Ramona Hall
- June 30** **Drawing for Judson Studio Panel** (location to be announced)



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**Highland Park Heritage Trust  
25th Anniversary 1982—2007**