



Our **CORNERSTONE**

OUR BRIDGE IS A WINNER!

Arroyo Seco Railroad Bridge Receives State-wide Award and Recognition

The recently completed rehabilitation of the Santa Fe Arroyo Seco Bridge has been awarded the 1997 Preservation Design Award by the California Preservation Foundation (CPF). As one of only 20 awards given to projects throughout the State, this certainly validates the significance of this landmark bridge, not only as a local resource but a historic treasure for all of California.

A delegation, led by HPHT President Nicole Possert, traveled to San Francisco to receive the award at a ceremony held at the newly restored Pacific Gas and Electric Headquarters. The Trust was well represented by Vice President Ann Marie Wozniak, Secretary Heather Hoggan, and members

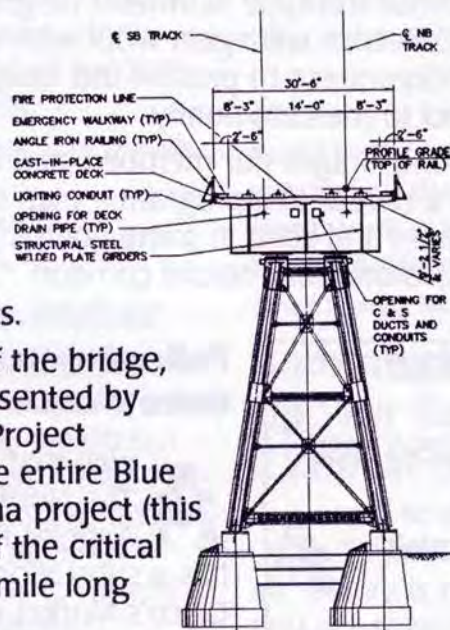
Charles Fisher, Frank Parrello and Michael Possert. Also attending the ceremony were two of our co-recipients.

The owner of the bridge, MTA, was represented by David Sievers, Project Manager for the entire Blue Line to Pasadena project (this bridge is one of the critical links in this 13-mile long transit project).

The project design engineers for the Arroyo Seco Bridge rehabilitation, Moffatt & Nichol Engineers, was represented by Dennis Drag and Dick Chan. In addition to MTA and Moffatt and Nichol, we shared these honors for the bridge with the contractor Kiewit Pacific, the Los Angeles City Cultural Heritage Commission, Managers of Transit Construction and Engineering Management Consultant. In a broader view, the Heritage Trust, as a

community voice for our "collective" historic resources, shares this honor with the entire community of Highland Park and with every person who appreciates the beauty of this structure when they pass under it!

TYPICAL SECTION
(BENT 5 SHOWN)
1"=10'



STAY TUNED... HPHT ENTERED
THIS PROJECT INTO THE
LOS ANGELES CONSERVANCY
AWARDS PROGRAM --
KEEP YOUR FINGERS CROSSED!

The California Preservation Foundation's Design Award represents state-wide recognition of the efforts of the Trust in preserving the Santa Fe Arroyo Seco Bridge. In presenting the award, CPF noted HPHT's early nomination of the bridge as a local monument and our successful advocacy of its reuse during the Environmental Impact Report process. In addition, the pro-

Culture Hits the "Windows" – Again Poetry in the Windows II

Poetry in the Windows II will again be presented by the Arroyo Arts Collective. Building upon the success of the first project in 1995, this program will bring poetry into the daily lives of thousands of passersby through the display of multilingual poem posters in the windows of the merchants along Figueroa Street in May.

Suzanne Lummis, well-known poet and a local resident, will serve as the literary coordinator. This program begins with a poetry competition and the selection of poems for viewing will then feature contemporary Southern California poets with an emphasis on those from the Northeast neighborhoods. The Arroyo Arts Collective will again work with the Highland Park Chamber of Commerce to present this unique, innovative cultural project to the community.

HPHT strongly encourages our members and the entire community to be a part of this program -- plan to take a stroll down Figueroa Street and soak in some poetry in the context of our wonderful historic commercial corridor! *- Editor*

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Police Substation Now at Galco's Old World Market

Await that's worth it! The Northeast Los Angeles Police now has a substation operating at Galco's Market on York Blvd. Thanks to the kindness of the market and John Nese, our community has an important new asset to assist the local police force. *- Editor*

Highland Park Chamber of Commerce Installation

A heartfelt congratulations goes to the newly installed Chamber President Lora Mora. And a job well done to immediate past president Ron Crabtree. HPHT looks forward to our continued work together. *- Editor*

"Preservation Comes Home"

Remember to mark your calendars now for the 22nd Annual California Preservation Conference, being held in Pasadena on May 29 - June 1st.

The conference features educational sessions focusing on neighborhood conservation and architectural history, economic development and technical issues in preservation. HPHT board member Charlie Fisher is working on a program committee to develop a session on HPOZ's (more details to come...)

The gala dinner always features a fun program, "Three Minute Success Stories," which HPHT hopes to present the story of our own Arroyo Seco Railroad Bridge.

Our organization is a Participating Organization for this conference. If you're interested in volunteering, please let us know. It is our hope that HPHT members will support this conference by attending and adding to our community's base of knowledge in historic preservation!

The DoubleTree Hotel in Pasadena's historic Civic Center is the conference site. For more information, you can visit the conference web site online (<http://www.jspub.com/~jsp/preserve/cpf-conf.html>), call CPF (510) 763-0972 or call HPHT. Hope to see you there! *- Editor*

HPHT Membership Report

I am very happy to report that well over half of our members have already renewed for 1997.

It is this continuous renewal of membership that keeps our organization alive and makes possible our programs and our educational endeavors such as the House and Walking Tour and brochures on various issues such as stuccoing and the HPOZ.

It also ensures the continued publication of this newsletter, "Our Cornerstone," which has become a vital

part of our visibility and allows us to keep you, our members, informed of what is happening in our neighborhoods and on issues that directly or indirectly affect you.

Your renewal shows continued support of our ongoing task of maintaining the cultural and historical uniqueness of our great community.

A hearty "THANK YOU" to each and everyone of you who have joined or re-joined the Trust for 1997.

- Anne Marie Wozniak

HPHT Walking Tour?

Traditional May Date Turns to November

With progress comes change. HPHT traditionally hosts our annual walking tour in May, celebrating National Preservation Week. 1997 will shift course a little as HPHT will co-sponsor with the Arroyo Arts Collective (AAC) a tour in November. Building upon AAC's annual "Discovery Tour," HPHT will assist in developing a strong architectural component.

Why the change? Two sound reasons: first, HPHT would like to focus on the Annual Preservation Conference at the end of May in Pasadena (see page 2 for details). As a Participating Organization in this important state-wide conference

we will need our members to attend and/or volunteer; and second, honestly we do not have someone with the desire to lead this event successfully at this time. (A problem systemic to all volunteer organizations.)

By joining forces with the AAC, both organizations will create a superior event that serves to educate people about the integration of art and architecture in our community. And that **IS** a strong component of our heritage in the Northeast.

The date is set. November 22 and 23 with the details currently being developed. If any member is interested in working on this event, please call me at 255-3408.

- Nicole Possert, Pres.

Bridge Wins Award

(Con't from pg. 1)

ject was recognized for its overall scope of work: disassembling the structure, moving it to the adjacent park, and reassembling it back in place over the freeway.

The recognition of our efforts by this prestigious organization (CPF) is something we can all feel proud of. The awards committee would like to express our appreciation to all the members. Each has contributed to the success of this project either by your direct involvement or by your continued support of the organization. Hard work does pay off. Keep up the good fight!

- Frank Parrello, Awards Committee Chair

Community "Clean Up" on Sat., March 22nd at 8:30 a.m.

Call to all residents - a Community Clean up day is happening and you are urged to take a morning to make your community shine. HPHT is participating with Congressman Xavier Becerra, the MTA, both of our City Councilmembers, the Chamber of Commerce, Tree People, Clean & Green and Hollywood Beautification.

The MTA has committed to adding the Arroyo Seco Bridge and Park to the list of places to clean. This award-winning Monument needs our help. So COME ON DOWN!

- Editor

Alert: Monument Watch!

By Nicole Possert

Notice some recent changes? I am introducing a new column to focus on the Los Angeles Historic-Cultural Monuments (HCM's) that pepper the horizon of the Northeast.

Since 1983, HPHT has successfully nominated over 50 Historic-Cultural Monuments, making this area the steward of a large percentage of all the historic resources listed and protected throughout all of Los Angeles.

Members and readers should know which properties are Monuments but more important be informed about these treasures. Most of the news is good, but what is of concern is in the "not so good" category. So here's the first five that come to mind:

"El Mio House" **at 5905 El Mio Drive**

AN IMPOSING TWO-STORY QUEEN ANNE AND EASTLAKE RESIDENCE CONSTRUCTED IN 1885.
HCM #142 (DECLARED 4/75)

After being vacant for over a year, this Victorian on the hilltop was bought by Tim and Mari Parker. The deal just closed and they have begun to move. Thanks and Welcome to Highland Park!

"Yoakum House" **at 140 S. Avenue 59**

THIS LARGE TWO-STORY TUDOR REVIVAL HOUSE WAS BUILT IN 1915 FOR FATHER FINIS EWING YOAKUM, THE FOUNDER OF A HALFWAY HOUSE CALLED PISGAH HOME.
HCM #287, (DECLARED 1/85)

This home in the Echo-Hayes area sadly had a fire recently. The second story and roof was damaged. We extend our hearts to the owners and await the repair work to begin promptly. How can we help?

"Drake House" **at 220 S. Avenue 60**

THIS STRUCTURE IS A WELL-PRESERVED, TWO-STORY MIDWESTERN-STYLE FARMHOUSE WITH EASTLAKE INFLUENCES, ORIGINALLY BUILT IN 1894.
HCM# 338, (DECLARED 1/88)

Exciting to know that our own members are engaged in a manageable project. The most noticeable activity is the new paint job currently under way. But the porch is also being repaired. Thanks go to Heather Hoggan, Frank Parrello, Bob Ebinger and Robin Hoggan.

"Robert Edmund Williams House" **at 840 N. Avenue 66**

AKA, THE HATHAWAY HOUSE, IS A TWO-STORY CRAFTSMAN HOUSE BUILT IN 1905 BY OWNERS AND PROMINENT LOCAL ARCHITECTS ROBERT EDMUND WILLIAMS AND ROBERT F. TRAIN. THE STAINED GLASS WAS DESIGNED BY JUDSON STUDIOS.
HCM #411 (DECLARED 1/89)

Hathaway has embarked on an extensive improvement program to strengthen and

revive this structure. The roof was replaced. Earthquake retrofitting is being done to improve safety. The old growth of ivy was removed from the the house to assess the stone work and to repair and replace some exterior shingles. The house will be repainted in period colors. Also, the Judson Studios are redoing the leaded glass windows and replacing a missing panel of decorative stained glass in the front entrance. They did the original work -- isn't it great that the legacy continues?

Work began in October 1996 and hopefully the entire project will be complete this year. We salute the Hathaway Center for its appreciation of this resource.

"Highland Theatre Bldg." **at 5600 N. Figueroa St.**

THIS THREE-STORY CONCRETE STRUCTURE WAS DESIGNED IN 1924 BY NOTED THEATER ARCHITECT L.A. SMITH IN A MOORISH STYLE. IT IS THE ONLY REMAINING THEATER ON WHAT WAS ONCE PASADENA AVENUE.
HCM #549, (DECLARED 10/91)

As an anchor building in our historic commercial corridor, the Los Angeles LANI program and the owner are giving a new look and a vibrant feel of energy to this building through a new coat of paint. Watching this transformation is wonderful and rewarding.

BOX DENOTES THE DESCRIPTION OF HISTORIC RESOURCE AS LISTED IN THE LA HISTORIC-CULTURAL MONUMENT REGISTER.

New Faces on the Block

By Robert Ebinger

This month's new face is located in the Highlands neighborhood at 521 North Avenue 53. This 1910 Craftsman bungalow, with an asymmetrical front porch, is owned by Paul Marshall and Aletha Rogers who bought this house in late 1995 after having rented in the neighborhood for several years. The face lift they have performed on their home is remarkable. This single-story house now sports a three color paint scheme. Using Dunn Edwards architectural finishes: pastoral red (brick), flax seed, and tamborlane (mauvis).

The clapboard siding is flax seed. Tamborlane and pastoral red highlight the two windows asymmetrically framing the front door. The fascia board is pastoral red as are the modest bases and capitals on the three flax painted wood columns. The columns, replaced by the former owner, seem small in scale: they might have originally been tapered with a broader base.

The front door is oak with four vertical beveled light panels. The latticed vent under the main roof and the horizontal louvered vent on the pediment porch roof are accented with tamborlane. The stepped brick chimney is flax seed with a two-coarse brick cap painted pastoral red.

The yard is landscaped with a variety of plants (gardenias, hibiscus, camellias, roses, freesia, azaleas), wine cup magnolia trees and succulents. A boomerang shaped bark walk adds a note of humor to the grassy area.

All in all a most pleasant ambiance to a very charming Craftsman home. Make a point to drive by and admire what time, patience and ingenuity can accomplish.

**That's all for this issue!
See you around our historic neighborhood.**



Preservation Works:

Jack in the Box Begins New Construction

For those of you who don't drive Figueroa Street every day, heads up on the new construction within the HPOZ boundaries. Yes, the Jack in the Box that was approved by the HPOZ Association Board is shooting up quickly. At the corner of Avenue 43 and Figueroa Street (an important entrance into our community from the Arroyo Seco Parkway) an abandoned structure is being replaced with a "Craftsman" style eating establishment. Go take a look! - Editor

"Focus on People"

Albert H. Judson - the Birth of a Community

By Charles J. Fisher

Highland Park, founded in 1885, was actually a modern speculative venture. But its two founders, George W. Morgan and Albert H. Judson, decided to stake out their futures by building homes for themselves as well as

subdividing the land for sale.

Albert H. Judson was born in Portland, Chautauqua County, New York, on September 21, 1838. He received his early education in Portland and then attended the Fredonia Academy for several terms. After graduating, he taught

school and followed civil engineering for a time.

Ultimately, he opted for the legal profession and attended the Albany School of Law for one term and was admitted to the New York Bar in 1860. He then began his legal

See JUDSON, Page 6

Albert Judson

(con't from p.5)

profession in Fredonia in 1861. He continued his practice for ten years and then came to California, settling in San Leandro (Alameda Cty.)

He set up a law practice there and also edited the Alameda County Gazette until May 1873, when he relocated to Los Angeles. He quickly re-established his legal practice and opened up the first title abstract business ever established in Los Angeles. This business, originally known as Judson and Flemming, was to revolutionize the title business in California by beginning the practice of issuing Certificates of Title. This certificate guaranteed the authenticity of the title abstract on a given property. Prior to this innovation, all title transactions were handled by attorneys who would take care of the various functions of title transactions including establishing correct ownership by deed research, identifying any liens and mortgages against the property and recording the documents required for transfer, a method that is still in use in many states today.

Judson's Certificate of Title guaranteed the accuracy of the abstract. This business, which eventually brought in several other partners, including County Recorder J.W. Gillette and attorney Frank Gibson. The company, eventually known as the Abstract and Title Insurance Company was to later merge with the Los Angeles Abstract Company and form Title Insurance Trust, a venerable institution that would remain at the forefront of the title business for over eight decades.

In 1866, Judson married 19-year-old Sarah A. Fairman of Elmire, New York. They had seven children: Albert S. (1869), Suzie F. (1872), Carl Da Lee (1875), William B. (1877), Harry Fairman (1879), Faith Aileen (1880) and Clarence B. (1884).

Judson was to enter into several real estate ventures at this time.

The first, known as the Judson Tract, was located south of Adams Boulevard and is now bisected by the Harbor Freeway. Along with his partners, Gillette and Gibson, he did several subdivisions in the Boyle Heights area near the eastern boundary of Los Angeles.

Tragedy struck in June 1876, when a serious influenza epidemic hit the Judson household. This led to the deaths of two of the children, 7-year-old Albert and 4-year-old Suzie. This event was to contribute to Judson re-evaluating some of his real estate ventures. The Protestant cemetery in Los Angeles, then located on top of Fort Moore Hill, where the School Board buildings are today, was overcrowded and poorly maintained.

This situation prompted Judson to establish the Los Angeles Cemetery Association and lay out Evergreen Cemetery later that year. Evergreen became the first private cemetery in Los Angeles and is still governed by the association that Judson ran as president in 1876.

One quote attributed to Judson at this time was a reference to the slow land sales in the Boyle Heights tracts: "If we can't sell land to the living, why not sell it to the dead?" Accordingly a highly visible and successful advertising campaign touted Evergreen as a "magnificent new city of the dead."

By 1882, Judson was to enter into a new real estate venture with a new partner, George W. Morgan. They purchased what are now the communities of Mt. Washington and Cypress Park from Kaziah Hunter, the widow of Jesse D. Hunter. Judson and Morgan subdivided the Hunter Tract in June 1882 and filed it as the Hunter Highland View Tract. (Note: the original map of this tract is presently owned by this author.) This subdivision appears to be the first use of the word "Highland" in this area.

Three years later, Judson and Morgan subdivided the Highland Park Tract which they had purchased from A. B. Chapman and

Andrew Glassell.

In September 1885, the Judsons lost another child with the death of 4-year-old Faith. When illness struck one of the sons, the Judsons opted to leave Los Angeles for the open spaces of the San Geronio Valley in San Bernardino County.

Judson had already sold his interest in the title business in 1884, though he continued as its legal council, until this latest move, when he opted to retire from the legal profession. He was there to help establish the San Geronio Water Company, which then subdivided the town, now the City of Highland.

With the construction of the Los Angeles and San Gabriel Railroad through Highland Park in 1886, things began to look better for the fledgling community. The town of Garvanza, which had been established just northeast of Highland Park by the Rogers brothers, was growing even faster. Judson was content to let Morgan handle his interests in Highland Park. They had split their land holdings and Morgan had re-subdivided his portion in smaller lots.

In 1888 the land boom that had caused values to soar in Southern California came crashing down to a grinding halt, causing the highly inflated land prices to plummet. Many of the subdividers went broke, unable to sell the land for what they had bought it for.

The Highland Park land had been a good investment, but the slow economy was taking its toll. The Judsons returned to the area and soon settled in Pasadena. The partners entered into several plans to bolster Highland Park land sales. One was an attempt to build what was known as a "dummy railroad," which was to consist of a steam locomotive designed to look like an electric car line. This venture was serious enough that they were soon bought out by the Southern California Railroad, which was the Santa Fe subsidiary that now ran the Los Angeles and San Gabriel line up the Arroyo Seco. The Santa

Fe agreed to establish and maintain a passenger station in Highland Park. In 1890, the competing Los Angeles Terminal Railroad, which ran under various names until 1969, was built.

In 1893 Judson hired architect Carroll A. Brown (who did the Stimpson Residence on Figueroa near Adams Blvd.) to design a house at what eventually became 5100 Pasadena Avenue (or North Figueroa Street). It was demolished in the 1940s. The Judsons did not move into this home and it was later deeded to their son, William.

Financial reverses caused by the poor economy had begun to put a strain on the Judson marriage. In 1893, in order to protect his family, Judson deeded all of his Highland Park holdings to his wife. She then began the work of filing a new subdivision in what is now known as Sycamore Terrace.

They named it the Chautauqua Tract, in honor of the New York County of their birth and named the little street "Fredonia Avenue" (now known as Sycamore Terrace). The roads within this tract were all to be private.

The Judsons then contracted with architect George H. Wyman to design a large house that was not only for them to live in but to serve as a focal point for the new tract in Highland Park as a whole. Wyman, who was riding high because of his design for the recently completed Bradbury Building, was chosen as he appeared to have the necessary vision to design an outstanding house in this pastoral setting.

The Judsons moved into their new home in 1895 and things began to pick up. In 1896, Sarah Judson sold several acres at Highland and Pasadena Avenues (now Avenue 50 and Figueroa Street) to Occidental College for a new campus to replace a facility destroyed by fire in Boyle Heights. The first building, later known as the "Academy Building" was completed the following year.

Land sales and building permits began to pick up as the Highland Park area was annexed to the City of Los Angeles in 1895.

In 1898, Judson met the 25-year residency requirement and joined the Pioneer Society of early California. That year, however, was to mark the end of Judson's life of accomplishments.

As the Spanish-American War began, 18-year-old son Harry became one of the many volunteers from Los Angeles that joined the United States Army to fight for his country. Harry was assigned to the artillery and sent to the Presidio in San Francisco for training and deployment. There, he was struck down by a typhoid epidemic that ravaged the base and died on September 22, 1898, just two days after his nineteenth birthday. His mother was there at the time serving as a volunteer nurse.

Shortly after Harry's death, the Judsons filed for formal separation, although they were to remain married. The property was again deeded to Sarah, this time with an irrevocable grant deed and Albert moved out of the house. In 1901,

Sarah Judson sold the Wyman-designed house to Elizabeth Young Gordon, wife of John A. Gordon, a professor at Occidental College. Sarah had a smaller house built nearby that still stands on Sycamore Terrace.

After the separation, Albert Judson returned to his law practice and managed to eke out a living, staying with son William for a time as well as several rooming houses until his death. He died on December 6, 1906 from a form of paralysis. Sarah Judson passed away on July 27, 1923 at 75.

Years later, the Highland Park Heritage Trust found itself in a pitched battle to save the George Wyman-designed house on Sycamore Terrace, when the owner suddenly decided to tear it down for apartments. After a three year battle, which saw the structure declared a L. A. Cultural-Historic Monument in 1989, the home was demolished on the eve of the 1992 Los Angeles riots after the Building and Safety Dept. reinstated a three year old demolition permit.

Albert Judson's legacy can be seen throughout Southern California, through communities such as Highland Park, Evergreen Cemetery, where he now rests, and the modern title business that is used by many thousands of people daily. For many years he was virtually forgotten, but without his vision, it is doubtful that Highland Park would be the historic community that it is today.



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

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

Name(s): _____

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Phone: _____ I am interested in volunteering.

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

Calendar of Upcoming Events

MARCH

- 15 Southwest Museum is the setting for "Chamber Music in Historic Sites" at 1:30 and 3 p.m. Reserve at (310) 440-1351.
- 16 Grand Opening of the Eagle Rock Community Cultural Center (restored Library) Call 254-5295 for details
- 16 Lecture at Central Library on "Bringing Law to LA: Gibson, Dunn & Crutcher, 1870-1931" by Bruce Toor; 2 pm; free and open to public
- 22 Community "Clean Up" (see pg. 3) Senior Center; 8:30 a.m. RSVP at 922-6338**
- 25 Town Hall with Congressman Becerra, Occidental College

APRIL

- 8 Local Elections VOTE
- 14 HPHT Business Meeting from 7-9 pm**
- 26 Opening of Exhibit at Southwest Museum, "Story Weavers: Contemporary Navajo Basketry;" through July 6th
- 27 Bungalow Heaven Tour, (818) 585-2172

MAY

- 3 Southwest Museum 90th Anniversary Gala
Poetry in the Windows II - along Figueroa Street. Sponsored by Arroyo Arts Collective
- 29 - June 1 CPF State Preservation Conference (see page 2 for details)**

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Our **CORNERSTONE**, 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 May/June 1997 issue is April 15, 1996. Please mail to our P.O. address.