

VOLUME XXII, ISSUE 1, FALL 2022

# OUR CORNERSTONE



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## THE ICONIC HORSE AT ARROYO SECO STABLES RETURNS!

*By: JJ Jackman*

If you've driven, biked, jogged or strolled over the York Bridge in Highland Park very recently and cast your eyes towards downtown Los Angeles, you may have noticed that an iconic symbol of the area has returned after a year and a half absence. It's the newly restored and reinstalled horse statue high atop the barn at the Arroyo Seco Stables, located under York Bridge. The horse has been a fixture in Highland Park for over 40 years, but in February of 2021, a combination of a gusty breeze and failing adhesives toppled the fiberglass statue from the roof of the barn. It took some time between restoration, adhesives research and ubiquitous COVID delays, but on July 1, 2022 the beautifully repainted and restored statue was returned to his proper perch (*continued on page 3*)



*Miguel Gonzalez and company reinstall the statue, July 1, 2022.*

# A MESSAGE FROM PRESIDENT JAMIE TIJERINA



HPHT's 40th anniversary year has been flying by and we're happy to have had you along for the ride this year.

We kicked the year off early in January with our annual board retreat. This was the board's first in-person meeting in nearly two years since the COVID-19 pandemic began. We were so happy to safely find a way to be able to come together to be able to make plans for this big year.

Since then, we made plans to continue work on multiple HCM nominations for the year, we've joined efforts with other causes and organizations in the community and written letters of support and advisement on various issues, we've reopened our online gift shop, applied for grant funding, and much more.

Additionally, we've welcomed back many longtime members into our HPHT fold, and been joined by new community friends, including two new board members who you will meet in-print in this issue.

We're happy to present to you this issue of Our Cornerstone filled with updates, news, and history made right here in NELA.

A handwritten signature of Jamie Tijerina in a cursive script.



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Editors, Layout and Distribution:  
Jamie Tijerina, JJ Jackman, Eric  
Magallon, Samantha Andrel

Email proposed articles for future issues to [secretary@hpht.org](mailto:secretary@hpht.org)

Mail to:  
HPHT

P.O. Box 50894  
Los Angeles, CA 90050-0894  
[www.hpht.org](http://www.hpht.org)

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From Arroyo Seco Stables owner Briar Williams Corder: “The horse on the roof of the barn has been recognized by residents and commuters through Highland Park and South Pasadena for generations. My grandmother originally had the horse installed on the roof in 1979, so it has been up there as long as I can remember. When the horse came down in 2021, there was an outpouring of concern from the community, so I knew we needed to figure out how to return it to its rightful place.” Dr. Corder is the daughter of the late Terry Williams and the 3rd generation of the Williams family to own and operate the Arroyo Seco Stables.

The horse was manufactured by Bob Prewitt, who started his fiberglass business making horse trailers. To promote the trailers he created fiberglass horses to go in them. The trailers never really took off, but the horses really did, and Prewitt is now considered a legend of American roadside attractions and advertising. In addition to horses and dozens of other animals, he also created the “Giant Men” or “Muffler Men” – huge, hollow fiberglass statues over 20 feet tall in the shapes of cowboys, Uncle Sams, Native Americans, Vikings and most notably, Paul Bunyans. The Arroyo Seco statue was a Christmas gift to Charles and Margaret Williams from their daughter Damaris Williams Johnson in 1978. Dammy knew such a statue would help bring business to the stables, but she hadn’t yet figured out the best place for it when she and her husband purchased it from Prewitt and delivered the full-sized horse into the front hall of the Williams home on Thorne Street, complete with a huge Christmas bow around its neck. The top of the barn was quickly realized as the best place for maximum visibility, and the horse stood there proudly for several decades.

Prior to the unfortunate fall in 2021, the horse lived a mostly uneventful existence, save one kidnapping stunt in the late 80s by a group of pranking teenagers. They stood the horse in the back of a pickup truck to make their getaway, and a Highland Park resident who recognized the fleeing statue quickly alerted the police. The statue was found and returned unharmed, but the perpetrators were never caught.



*Dammy Williams Johnson with the horse she purchased for her parents in 1978 – photo taken in October 2021 at Arroyo Seco Stables during the memorial celebration of Johnson’s brother, Terry Williams.*



*Charles & Margaret Williams with their Christmas gift in the front hall of the Williams home on Thorne Street, December 1978*

Several members of the community and the Arroyo Seco Stables worked diligently on this restoration:

- Pamela Perkins, who restored and repainted the statue. She is a boarder at the stables and an LAUSD art teacher.
- The Corder family – Briar, her husband Matt and their daughters Zoë and Morgan, who experimented with adhesives to successfully bind steel brackets to fiberglass horse hooves.
- Casey Steel (Zoë Corder’s soccer coach in Fair Oaks) who fabricated and welded the new brackets.
- And finally to the brave souls who brought the statue up onto the roof on that hot July day and bolted it in place: Miguel Gonzalez (an employee of Arroyo Seco Stables for over 30 years), and Arroyo boarders Gilberto Pinedo, Angel Morales and Juan Martinez.



*Pam Perkins, a boarder at the Arroyo Seco Stables and an LAUSD art teacher, restored the horse.*

The Highland Park Heritage Trusts thanks this dedicated group for their efforts bring back this iconic Highland Park landmark. Be sure to beep and wave next time you cross the York Bridge!

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## MEET OUR NEW BOARD MEMBERS



**KASEY CONLEY:** I am thrilled to be the newest member of the Highland Park Heritage Trust Board! About four years ago I decided to make a career change and started looking into the parts of my life that I always enjoyed exploring in my free time; history, architecture, and the stories that our old buildings tell. It was then that I stumbled upon Historic Preservation as a career path and I was sold! I received my Masters of Heritage Conservation from the University of Southern California in 2019 and went on to work in private consulting for nearly 2 ½ years after graduation. I now work as an Associate Historic Preservation Planner for the City of Glendale. I am excited to be working alongside the brilliant board members at Highland Park Heritage Trust and an enthusiastic community to help preserve the history of this great neighborhood!



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**WILL POWERS:** Will is originally from Somerset, KY, and is currently a junior, Diplomacy and World Affairs major at Occidental College. Since moving to Highland Park, Will has been active in community activism, serving as a policy advisor to the LA Sunrise Movement and as an associate for the Greater Los Angeles Education Foundation. Will hopes to leverage these professional experiences and his personal experiences on the board to bring a youth voice into community-based activism.

# PRESERVING HIGHLAND PARK'S NATURAL HERITAGE

*By: Tim Brick*

Once a lovely stream flowed through Highland Park. The North Branch tributary of the Arroyo Seco drained virtually all Highland Park. Trout frolicked in the stream all the way up to York Blvd. Sycamore Grove Park was found on its banks as it flowed into the Arroyo stream headed toward the Los Angeles River. Eighty years ago, Los Angeles buried the stream beneath the park. Now the LA Bureau of Sanitation tragically is working to pipe the stream into LA's sewer system.

The Arroyo Seco Foundation is calling upon Los Angeles City Council Member Gilbert Cedillo to take immediate action to stop the destruction of Highland Park's greatest environmental treasure, the North Branch tributary of the Arroyo Seco in Sycamore Grove Park.

Several months ago, the Los Angeles Bureau of Sanitation began construction on the "Los Angeles River and Arroyo Seco Low Flow Diversion Program," a \$13.5 million series of projects to pump the dry weather flow from local streams and storm channels into the sewer system.

"Stealing the North Branch's dry weather flow will be the last nail in the coffin of this historic stream," says Tim Brick, Managing Director of the Arroyo Seco Foundation.

The North Branch is the most important urban tributary of the Arroyo Seco, which in turn is a tributary of the Los Angeles River. Eighty years ago, the historic stream was channeled into a concrete box culvert which flows beneath the streets of Highland and the park. The Bureau of Sanitation sewer project will capture the dry weather flow from the stream and send it into a pipe to the massive sewer system that runs through Los Angeles. When it reaches the Hyperion sanitation facility near Los Angeles Airport, the water will be treated and shipped out into the Pacific Ocean.

The Arroyo Seco Foundation was founded more than one hundred years ago by Charles Lummi to protect and promote the Arroyo Seco, a twenty-four-mile canyon and stream that connects the San Gabriel Mountains to downtown Los Angeles as it flows through the Angeles National Forest, Pasadena, South Pasadena, and Northeast Los Angeles. Lummi built his arroyo stone home just downstream from Sycamore Grove Park.

In recent years, Sycamore Grove Park has been identified in several major studies as the best candidate for stream restoration in the Los Angeles section of the Arroyo Seco. "How can we teach young people to value water and use it wisely when Los Angeles is putting this major stream into the sewer?" Tim Brick asks.

The Bureau of Sanitation claims that its project is to clean up polluted runoff, but that ignores the problem that Los Angeles has created with its massive channelization of all the streams and the Los Angeles River. Those channels collect all the urban gunk and pollution and direct it to the Pacific Ocean. An integrated watershed management program that carefully considers stream and habitat restoration and conservation along with flood protection and water quality would use nature-based solutions to clean up the streams and protect the ocean. "Let's restore this historic stream as a lasting legacy for the youth of today and for future generations," Brick says.

More information about the Sycamore Grove Park project and the petition to Councilmember Cedillo can be found on ASF's website: <https://www.arroyoseco.org/SycamoreGrovePark.htm>

# QUICK NEWS CORNER

On December 7, 2021, Rosty Peruvian Food hosted the first public fundraiser to support the Historic Garvanza Coalition's Transit Oriented Communities appeal of the proposed project at Ave 64 and Garvanza.

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On January 12, 2022, the LA City Council voted to declare the Nishiyama Residence/Otomisan Japanese Restaurant in Boyle Heights a Historic Cultural Monument in the City of Los Angeles. The nomination was prepared and submitted by Boyle Heights Community Partners. HPHT sent in a letter of support earlier in the process and we are happy to see that this important historic place has now been officially recognized.

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On June 8th, 2022 Board President Jamie Tijerina gave a talk with Dr. Margaretta Lovell at the California Preservation Foundation conference about the work being done by her and by colleagues at the Highland Park Heritage Trust to mitigate the long-term effects of redlining in Highland Park.

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On June 24, 2022, the LA City Council voted to declare the Throop House in Garvanza a Historic Cultural Monument in the City of Los Angeles. The nomination was prepared by Charlie Fisher and submitted by the Highland Park Heritage Trust.

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*Échale Ganas: The Villa's Tacos Story* celebrated it's one year anniversary at the Highland Park Independent Film Festival at the Highland Theatre on September 8th. After one year of screening at film festivals, academic conferences, television broadcasts, and online, the Villa family has found their own success in winning the second L.A. Taco Championship in a row as well as receiving a \$100,000 grant for their future business endeavors. For updates and previews, please visit [www.echaleganasfilm.com](http://www.echaleganasfilm.com).

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On November 9th, 2022, the LA City Council voted to declare the Queen of Elysian Heights, 2004 North Echo Park Avenue / 1553 West Ewing Street a Historic Cultural Monument in the City of Los Angeles. The nomination was prepared and submitted by Charlie Fisher.

# NELA ARCHIVES HAVE A NEW HOME AT OCCIDENTAL COLLEGE

By: *Jamie Tijerina*

Representatives from each Oxy, HPHT, and ERVHS met in January, March, and November to discuss next steps for the move of the NELA newspaper archive from a shared storage unit in Eagle Rock to a new home at Occidental College by the Fall of 2022.

The team discussed options as well as locations within the Occidental College libraries where the archives could permanently be housed.

The items were successfully moved in November of 2022 to their own space in the Occidental College Libraries. Here is a taste of just a few shelves of the archive, with decades worth of issues of the Eagle Rock Sentinel. Kevin Mulroy, Julie Tanaka, and Brian Chambers of the Occidental College Libraries executed the move.

Updates about this effort, as well as a final year's rent to cover storage costs while the move was coordinated, were made possible by a Neighborhood Purpose Grant from the Eagle Rock Neighborhood Council in 2021.

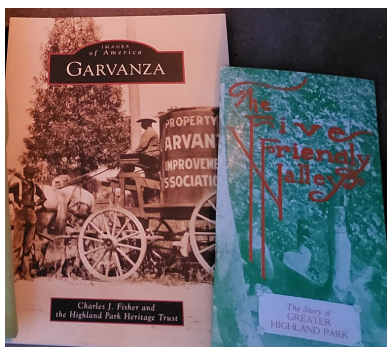


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## HPHT BOOKS ARE AVAILABLE AT POP HOP!

Looking for a special holiday gift or the perfect book for your coffee table? You can now pick up copies of "The Five Friendly Valleys" and "Images of America: Garvanza" at our local bookshop, the Pop-Hop Books and Print.

Pop-Hop Books and Print is located at York Blvd. and Ave 50 (5002 York Blvd., 90042)



## END OF YEAR CHARITABLE GIVING

For your charitable giving in 2022, would you consider a contribution to the Highland Park Heritage Trust? We are an I.R.C. 501(c)(3) non-profit and your donation to our General Fund or the Diana Barnwell Fund is tax deductible and will help our organization continue to fulfill its mission and persevere through the ongoing COVID-19 pandemic and beyond.



You may Donate via Pay Pal or mail in a check to the address on page 2 of *Our Cornerstone*

# GETTING A GRANT FOR YOUR ADU PROJECT

*By: Anthony Dedousis, CEO of Revival Homes*

ADUs — accessory dwelling units, also known as backyard cottages or casitas — are a fast-growing source of new housing in Highland Park and throughout the Los Angeles area. Some families are building ADUs to house a relative or friend; others to rent to a tenant; and others for additional living space. ADUs create more affordable housing opportunities in a city where housing costs are high and rising.



But building an ADU can be an expensive undertaking: we at Revival Homes estimate that costs can range from \$100,000 to \$300,000, depending on size and style. That’s a hefty chunk of change, which is why most people use a mortgage or home equity loan to pay for construction.

Fortunately, the California Housing Finance Agency (CalHFA), an agency of the state government, recently launched the ADU Grant Program. This program can put real money in your pocket if you’re planning on building an ADU. The grant provides up to \$40,000 per homeowner to help offset some of the costs of the typical ADU project. Since the \$40,000 is a grant, not a loan, homeowners never have to pay it back.

To qualify, homeowners have to be earning less than \$180,000 per year, be living in the home (you’ll have to sign an affidavit certifying that you occupy the property), and continue living there during construction. Both single-family and multifamily homes (like a duplex) qualify. Investment properties and homes that are owned by an LLC aren’t eligible. After the ADU is completed, it can be used for any purpose except for short-term rentals or Airbnb.

The grant money can be used to pay for pre-development (“soft”) costs, including site prep, a property survey, architectural designs, soil tests, structural engineering and energy reports, and permitting fees. If you get a loan to finance the ADU, you’re also allowed to use the grant money to reduce the interest rate on your loan (also called “buying down points”). You’re not allowed to use the grant money to pay for the “hard” costs of construction — essentially, building materials and labor.

To access the grant money, you’ll need to work with a CalHFA-approved nonprofit, called a “Special Financing Grant Program Participant”, to manage the funds. The Program Participant will ensure that you qualify for the grant, access the grant money, and put it in a third-party escrow account, along with your loan or cash savings. Once your project starts, this escrow account will then be used to make payments to your architect and general contractor as project milestones are met.

HPP Cares is a Program Participant active in our area - you can connect with them at [hppcares.org/adu/adu.php](http://hppcares.org/adu/adu.php).

If you want to learn more about the CalHFA ADU Grant Program, or want to discuss your ADU project with an expert, email Anthony Dedousis at [anthony@revivaladu.com](mailto:anthony@revivaladu.com). You may also visit the Revival Homes website at [revivaladu.com](http://revivaladu.com).



# MCCLURE HOUSE ARCHITECT IDENTIFIED

*By: Charlie Fisher*

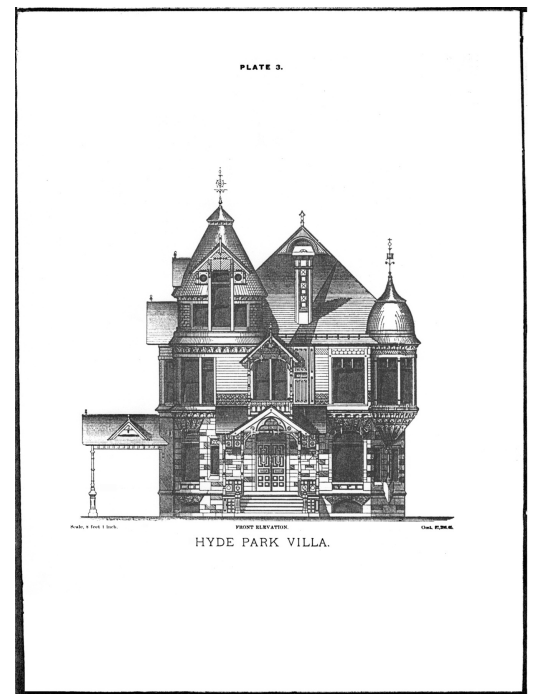
The grand Queen Anne Victorian house on Avenue 66 in Garvanza has always been the subject of speculation as to who may have designed it. Declared Los Angeles Historical Cultural Monument No. 107 in 1972 it was listed with no history and no name as well as no clue as to who the architect was.

The official text from what was then the Cultural Heritage Board read as follows:

RESIDENCE, 432 North Avenue 66, Highland Park. This structure built circa 1890 has distinctive architecture and a pleasant setting. It is a good example of the mixture of Queen Anne and Eastlake styles. Declared 11/15/72.

This type of description was the norm for many of the early monuments, when all it took was a letter stating essentially “This is a really nice old house. It should be a monument.” There were dozens of early monuments with similar wording. The exception being Modernist homes, which had been well documented by historians, such as the late Easter McCoy or those where the history was already known, such as the Hiner House or the Abbey San Encino which were designated during the same time period.

However, this house and others had now caught the eyes of historians who sought to unravel their hidden stories. The house found its way into the second (and all subsequent) editions of David Gephard and Robert Winter’s “Architecture in Los Angeles” guide in 1977 as the “Munger House”, after the second owner. Still no mention of an architect. Later editions attributed the house to Bradbeer and Farris, a famed partnership that was formed in 1893, six years after the house, now known to have been built in 1887 for about \$10,000, was constructed. James Bradbeer arrived in Los Angeles around 1890, but Walter Farris was working as a draftsman for architect Joseph Cather Newsom at the time the house was built. It has also been attributed to Newsom as well.



Newsom designed several buildings for the Garvanza Land Company, including Millers Hall and some spec housing, possibly the Dr. Smith House that was recently restored by Brad Chambers.

Still the elaborate Victorian on Avenue 66 remained a historic enigma. Eventually research revealed the home's original owner as Wilbur Fiske McClure, who was the surveyor of the Town of Garvanza and a partner in that venture as well. McClure sold the house to the Munger Family in October 1893 and moved to Denver Colorado. A civil engineer, he later returned to California and ultimately become the California State engineer, overseeing the construction of a number of major dams throughout the state. It's identity restored the house is now referred to as the "McClure House".

Still no sure identity on the home's architect until this year. In May 2022 the author received an email from fellow historian Craig Bobby, who lives in Ohio. Bobby has been researching Chicago-based architect George Garnsey, who had published a book of his house plans in the 1891. One plan, listed as the "Hyde Park Villa" is the spitting image of the McClure House. The design had been previously published in an 1885 architectural periodical.

There are several examples of the house in the Midwest and one in Canada that is a mirror image of the plan. Ours is the only one on the West Coast presently documented. One of the homes is in Waupaca, Wisconsin and was built by lumberman Caleb Shearer in 1892. Known today as the Shearer-Cristy House, it was added to the National Register in 1983.

