

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CITY OF LOS ANGELES 3
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

GLEN C. DAKE
MIA M. LEHRER
OZ SCOTT

FEELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271

VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1272

JOHN M. DUCAN, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Date **MAR 04 2009**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2008-4384-HCM**
ORIGINAL ECHO PARK CLUBHOUSE
1004 NORTH ECHO PARK AVENUE

At the Cultural Heritage Commission meeting of January 15, 2009, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

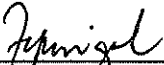
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Barron
Seconded: Commissioner Dake
Ayes: Commissioners Barron, Dake, Louie
Absent: Commissioners Lehrer, Scott

Vote: 3-0



Feely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

/rm/fcp

Attachment: Staff Report with Findings

c: Councilmember Ed P. Reyes, First Council District
Bishop of Protestant Episcopal Church: Owner
Echo Park Historical Society: Applicant; Charles J. Fisher, Representative

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-4384-HCM

HEARING DATE: January 15, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1004 N. Echo Park Avenue
Council District: 1
Community Plan Area: Silverlake-Echo Park-
Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater Echo Park Elysian
Legal Description: Lot 31 of Block 1, South Part of
the Montana Tract

PROJECT: Historic-Cultural Monument Application for the
ORIGINAL ECHO PARK CLUBHOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Bishop of Protestant Episcopal Church
1004 N. Echo Park Avenue
Los Angeles, CA 90026


APPLICANT: Echo Park Historical Society

**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

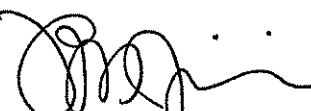
RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: August 30, 2008 Historic-Cultural Monument Application
ZIMAS Report

FINDINGS

1. The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Craftsman-style institutional architecture.
2. The building is associated with a master builder, designer, or architect, as a work by the architects Sumner P. Hunt, W. Wesley Eager, and Silas Burns, of the firm of Hunt, Eager, & Burns.
3. The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the early development of Echo Park and the community of Echo Park.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Original Echo Park Clubhouse as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1908, this one-story building exhibits character-defining features of Craftsman architecture. The cross-gabled T-shaped plan building has a pitched roof, wide open eaves and bargeboard. A large exterior chimney bisects the front elevation, flanked by two sets of multi-lite casement windows. Additional windows are also multi-lite casement windows. The exterior is clad in horizontal drop wood siding. A porch is located on the side elevation to the right of the main façade, consisting of a wood post railing situated under the overhanging eaves. A side entrance is located in this area. An additional exterior chimney is located in the back elevation of the subject building. Significant interior spaces include a large high-beamed recreation room.

The architects of the proposed Original Echo Park Clubhouse historic monument were Sumner P. Hunt, W. Wesley Eager, and Silas Burns, of the firm of Hunt, Eager, & Burns. All three noteworthy architects are responsible for several Historic-Cultural Monuments (HCMs). The subject building was built originally as the Club House for Echo Park (HCM #836) for the City of Los Angeles Department of Recreation and Parks and was located in the playground area. It was later moved to a lot adjacent to Echo Park in 1925 and served as the home of the Echo Park Mother’s Club and other community organizations. In 1964, the International Church of the

Foursquare Gospel purchased the property, later selling it to the Episcopal Church in 2002. The Original Echo Park Clubhouse appears to be one of the earliest intact buildings constructed for the Department of Recreation and Parks. The subject building may also be a rare example of the use of the Craftsman style for institutional purposes.

Alterations to the subject property include the 1925 move, relocation of entrances, and some interior modifications.

DISCUSSION

The Echo Park Clubhouse property successfully meets three of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," 2) reflects "the broad cultural, economic, or social history of the nation, State or community," and 3) is associated with a master builder, designer, or architect. As an institutional building designed in the Craftsman style by a noteworthy architectural firm and reflective of the development of Echo Park, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of November 6, 2008, the Cultural Heritage Commission voted to take the application under consideration. On December 4, 2008, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Original Echo Park Clubhouse building property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment

through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-4384-HCM

HEARING DATE: November 6, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1004 N. Echo Park Avenue
Council District: 1
Community Plan Area: Silverlake-Echo Park-
Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater Echo Park Elysian
Legal Description: Lot 31 of Block 1, South Part of
the Montana Tract

PROJECT: Historic-Cultural Monument Application for the
ORIGINAL ECHO PARK CLUBHOUSE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Bishop of Protestant Episcopal Church
1004 N. Echo Park Avenue
Los Angeles, CA 90026


APPLICANT: Echo Park Historical Society

**APPLICANT'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042


RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation do not suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: August 30, 2008 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1908, this one-story building exhibits character-defining features of Craftsman style architecture. The cross-gabled T-shaped plan building has a pitched roof, wide open eaves and bargeboard. A large exterior chimney bisects the front elevation, flanked by two sets of multi-lite casement windows. Additional windows are also multi-lite casement windows. The exterior is clad in horizontal drop wood siding. A porch is located on the side elevation to the right of the main façade consisting of a wood post railing situated under the overhanging eaves. A side entrance is located in this area. An additional exterior chimney is located in the back elevation of the subject building. Significant interior spaces include a large high-beamed recreation room.

The architects of the proposed Original Echo Park Clubhouse historic monument were Sumner P. Hunt, W. Wesley Eager, and Silas Burns, of the firm of Hunt, Eager, & Burns. All three noteworthy architects are responsible for several Historic-Cultural Monuments (HCMs). The subject building was built originally as the Club House for Echo Park (HCM #836) for the City of Los Angeles Department of Recreation and Parks and was located in the playground area. It was later moved to a lot adjacent to Echo Park in 1925 and served as the home of the Echo Park Mother's Club and other community organizations. In 1964, the International Church of Foursquare Gospel purchased the property, later selling it to the Episcopal Church in 2002. The Original Echo Park Clubhouse appears to be one of the earliest intact buildings constructed for the Department of Recreation and Parks. The subject building may also be a rare example of the use of the Craftsman style for institutional purposes.

Alterations to the subject property include the 1925 move, relocation of entrances, and some interior modifications.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the staff of the Office of Historic Resources determines that although the application is complete, the property is not significant enough to warrant further investigation as a potential Historic-Cultural Monument.

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT ORIGINAL ECHO PARK CLUBHOUSE
2. STREET ADDRESS 1004 N. ECHO PARK AVENUE (1630 BELLEVUE AVENUE PRIOR TO 1925)
CITY ECHO PARK ZIP CODE 90026 COUNCIL DISTRICT 13
ASSESSOR'S PARCEL NO. 5404-019-015
3. COMPLETE LEGAL DESCRIPTION: TRACT SOUTH PART OF THE MONTANA TRACT, AS PER MAP FILED IN BOOK 13, PAGE 73 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
BLOCK 1 LOT(S) 31 ARB. NO. N/A
RANGE OF ADDRESSES ON PROPERTY 1002 THROUGH 1004 ECHO PARK AVENUE AND 1005-1009 N. LAGUNA AVENUE
4. PRESENT OWNER BISHOP OF PROTESTANT EPISCOPAL CHURCH
STREET ADDRESS 1004 ECHO PARK AVENUE
CITY LOS ANGELES STATE CA ZIP CODE 90026 PHONE (213) 282-2840
OWNER IS: PRIVATE X PUBLIC
5. PRESENT USE OFFICES ORIGINAL USE LOS ANGELES RECREATION DEPARTMENT CLUBHOUSE

DESCRIPTION

6. ARCHITECTURAL STYLE CRAFTSMAN
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT ORIGINAL ECHO PARK CLUBHOUSE

10. CONSTRUCTION DATE: FACTUAL 1908 (MOVED IN 1925) ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: SUMNER P. HUNT AND A. WESLEY EAGER
12. CONTRACTOR OR OTHER BUILDER: EUREKA PLANNING MILL COMPANY
13. DATES OF ENCLOSED PHOTOGRAPHS APRIL 30 AND AUGUST 4, 2008
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS: THE STRUCTURE APPEARS TO BE INTACT ON EXTERIOR, EXCEPT FOR THE RELOCATION OF SOME ENTRIES AT THE TIME OF THE MOVE. THE MAIN RECREATION ROOM IS PRESENTLY AN OFFICE. THERE MAY BE SOME INTERIOR MODIFICATIONS AS USES HAVE CHANGED. ONLY ELECTRICAL PERMITS FOUND AFTER MOVING PERMIT CHANGES.
16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THE ORIGINAL ECHO PARK CLUBHOUSE IS THE OLDEST EXISTING LOS ANGELES RECREATION DEPARTMENT CLUBHOUSE IN THE CITY. IT WAS BUILT IN 1908 AND DESIGNED BY THE FIRM OF SUMNER P. HUNT AND W. WESLEY EAGER. SILAS BURNS JOINED THE FIRM DURING THE CONSTRUCTION OF THE BUILDING AND MAY HAVE HAD A SOME INPUT ON THE DESIGN AS WELL. THE CRAFTSMAN BUILDING PROVED TOO SMALL BY THE 1920S AND WAS REPLACED BY THE PRESENT BUILDING, WHICH WAS DESIGNED BY ALLIED ARCHITECTS. THE ORIGINAL BUILDING WAS SOLD TO THE ECHO PARK MOTHERS CLUB, WHICH HAD USED IT FOR THEIR MEETINGS SINCE 1912. THEY MOVED IT TO ITS CURRENT LOCATION ON A DONATED LOT IN 1925. IT LATER BECAME THE MEETING LOCATION FOR THE ECHO PARK WOMEN'S CLUB AND LATER THE NORTHEAST LA LIONS CLUB. IT WAS SUBSEQUENTLY OWNED AND USED AS OFFICES BY THE INTERNATIONAL FOURSQUARE CHURCH (ANGELUS TEMPLE) AND THE EPISCOPAL CHURCH WHICH IS THE CURRENT OWNER. OTHER THAN THE MOVE AND THE LOSS OF SOME DOWNSTAIRS AREA THAT IT HAD IN THE PARK, THE BUILDING REMAINS ESSENTIALLY INTACT. THE CLEAR ASSOCIATION WITH ECHO PARK AS WELL AS THE SUBSEQUENT ASSOCIATION WITH OTHER ORGANIZATIONS MAKES IT AN IMPORTANT HISTORICAL RESOURCE. IT IS ALSO ONE OF THE EARLIEST EXTANT BUILDINGS THAT WAS SPECIFICALLY BUILT FOR THE CITY OF LOS ANGELES, AS WELL AS THE WORK OF A MASTER DESIGNER.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, LOS ANGELES TIMES ARTICLES.
20. DATE FORM PREPARED AUGUST 30, 2008 PREPARER'S NAME CHARLES J. FISHER
ORGANIZATION ECHO PARK HISTORICAL SOCIETY, STREET ADDRESS 140 S. AVENUE 57
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE ORIGINAL ECHO PARK CLUBHOUSE IS A 1 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

CRAFTSMAN, T-SHAPED PLAN CLUBHOUSE STRUCTURE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A WOOD CLAPBOARD FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS GABLED ROOF IS COVERED WITH COMPOSITION SHINGLES, GLASS AND WOOD,
ROOF SHAPE (SEE CHART)) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

MULTI-PANE CASEMENT AND TRANSOM WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A A RECESSED PORCH WITH DOORS TO RECREATION ROOM AND REAR SECTION.
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A WOODEN WITH MULT-LITE WINDOWS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE WIDE OPEN EAVES WITH BARGEBOARDS. THE ROOFING SLATS ARE EACH SET INTO THE
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

BARGEBOARDS FORMING A DECORATIVE ELEMENT. LARGE EXTERNAL BRICK CHIMNEYS ARE LOCATED AT THE FRONT
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

AND REAR OF THE STRUCTURE. THE CHIMNEY ON THE FRONT FACADE IS CENTERED AND FLANKED BY TWO SETS OF
ORNAMENTAL WOODWORK SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

TWO MULT-LITE CASEMENT WINDOWS TOPPED BY TRANSOM WINDOWS. THE WOODEN PORCH IS SITUATED ON THE
VERTICALITY, FORMALITY OR INFORMALITY, GARDEN WALLS, ETC.

RIGHT SIDE OF THE STRUCTURE SURROUNDED BY A WOOD POST RAILING. THE MAIN FORWARD GABLE STRETCHES
ADDITIONAL DEFINING ELEMENTS

FROM FRONT TO REAR, WITH THE TRANSVERSE GABLED "T" WING AT THE REAR. THE REAR OF THE MAIN GABLE IS
ADDITIONAL DEFINING ELEMENTS

SURROUNDED BY THE REAR ROOF PLANE. A DECORATIVE KEYSTONE ELEMENT IS IN THE CENTER OF THE FRONT GABLE END IS
ADDITIONAL DEFINING ELEMENTS

FOUND ON THE BARGEBOARD AND OTHER DECORATIVE ELEMENTS ARE FOUND ON THE FRONT CHIMNEY. THE OVER ALL SIMPLE
ADDITIONAL DEFINING ELEMENTS

DETAIL AND CLEAN LINES OF THE BUILDING ARE TYPICAL OF THE MINIMALIST RUSTIC NATURE OF THE EARLY CRAFTSMAN LOS
ADDITIONAL DEFINING ELEMENTS

ANGELES CITY RECREATION DEPARTMENT BUILDINGS. THE STRUCTURE IS SET BETWEEN RETAINING WALLS ON THREE SIDES.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF NONE
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE HIGH BEAMED RECREATION ROOM AT THE FRONT OF THE
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING, MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS.

BUILDING AND SEVERAL SMALLER CLUB ROOMS AND A KITCHEN AT THE REAR OF THE STRUCTURE, BASED ON AN EARLY
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

SITE PLAN OF THE BUILDING.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE ORIGINAL ECHO PARK CLUBHOUSE IS AN IMPORTANT EXAMPLE OF

NAME OF PROPOSED MONUMENT

CRAFTSMAN

ARCHITECTURAL STYLE (SEE LINE 8)

ARCHITECTURE

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE ORIGINAL ECHO PARK CLUBHOUSE WAS BUILT IN 1908

NAME OF PROPOSED MONUMENT

YEAR BUILT

CRAFTSMAN ARCHITECTURE AND SUMNER P. HUNT

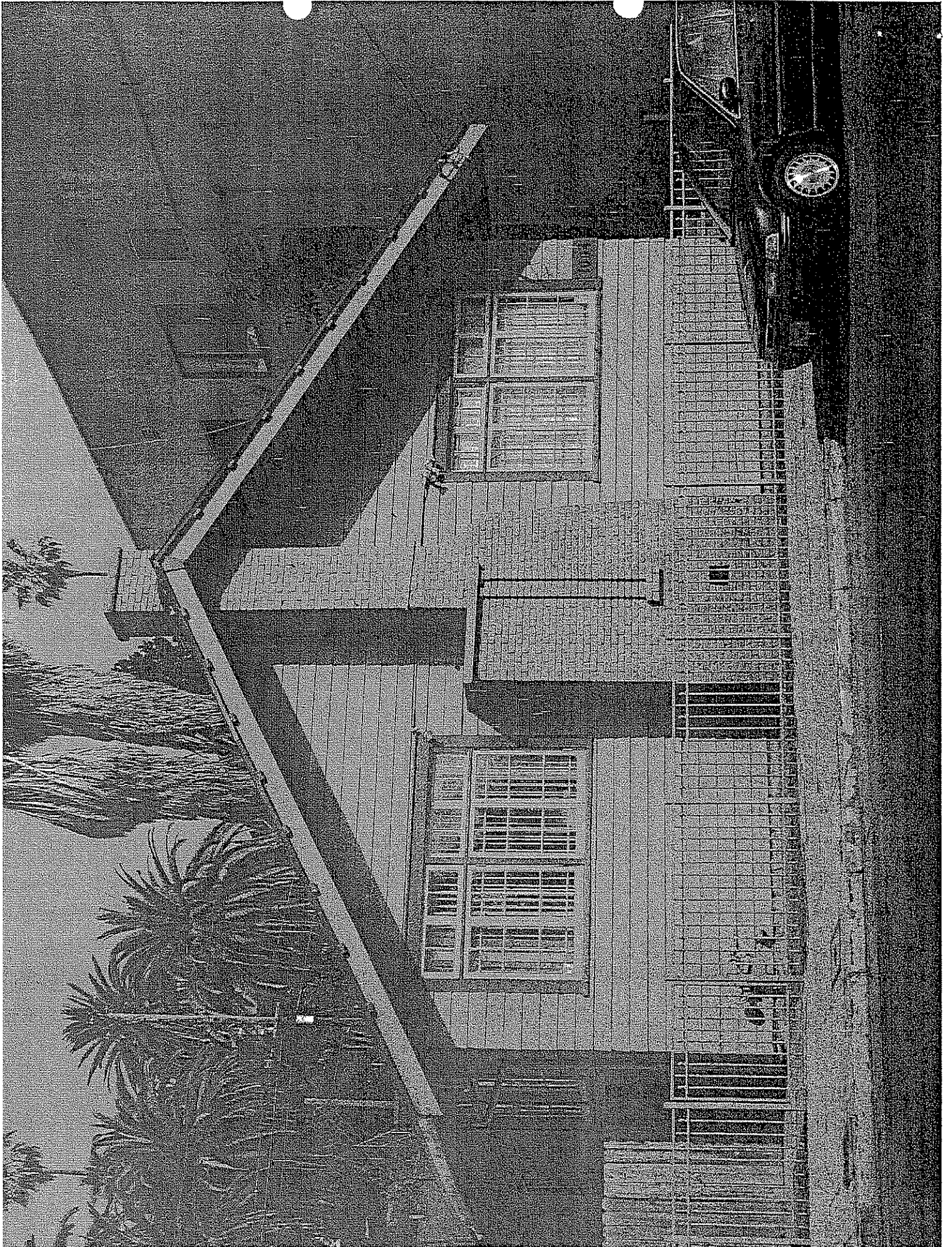
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

WAS IMPORTANT TO THE

21. DEVELOPMENT OF LOS ANGELES BECAUSE THE STRUCTURE IS THE LAST REMAINING EXAMPLE OF THE FIRST GENERATION OF RECREATION CENTERS CONSTRUCTED BY THE CITY OF LOS ANGELES IN THE FIRST DECADE OF THE 20TH CENTURY. THE BUILDING WAS ORIGINALLY DESIGNED BY THE FIRM OF SUMNER P. HUNT AND A. WESLEY EAGER, WITH SILAS BURNS COMING ON BOARD WITH THE FIRM DURING THE DESIGN/CONSTRUCTION PERIOD. BASED ON DATA THAT WAS WRITTEN ON THE BACK OF THE ORIGINAL PERMIT, IT APPEARS THAT HUNT, HIMSELF, TOOK THE LEAD ON THE DESIGN OF THE BUILDING. BURNS VERY POSSIBLY CAME INTO THE FIRM AS EGGER WAS IN THE PROCESS OF STARTING UP HIS OWN FIRM ALONG WITH HIS BROTHER. THE FIRM OF EAGER AND EGGER IS RESPONSIBLE FOR THE DESIGN OF THE ERNEST BENT/FLORENCE BENT-HALSTEAD HOUSE (HCM 394) THAT WAS ALSO BUILT IN 1908. THE HUNT FIRM DESIGNED A NUMBER OF PUBLIC AND INSTITUTIONAL BUILDINGS, INCLUDING THE SUNSHINE MISSION (HCM 241) IN 1894, THE SOUTHWEST MUSEUM (HCM 383) IN 1914, BOTH THE LOS ANGELES AND HIGHLAND PARK EBELL CLUBHOUSES (HCMS 250 AND 284) AND THE AUTO CLUB OF SOUTHERN CALIFORNIA HEADQUARTERS (HCM 72). HUNT IS CONSIDERED TO BE ONE OF THE MASTER DESIGNERS WHO INFLUENCED HIS AGE WITH VARIOUS COMMERCIAL AND RESIDENTIAL MONUMENTS LISTED AS WELL, YET NONE OF THE FIRMS CIVIC BUILDINGS HAVE BEEN LISTED. HUNT'S RELATIONSHIP WITH THE CITY'S PARKS AND RECREATION DEPARTMENTS SPANS A NUMBER OF YEARS WITH EVERYTHING FROM RESTROOM STRUCTURES TO RECREATION CENTERS. ONE OF HIS LAST DESIGNS FOR THE CITY WAS THE LARGE HIGHLAND PARK RECREATION CENTER IN 1923 (DEMOLISHED IN 1982), WHICH WAS ALSO OF THE CRAFTSMAN STYLE. THE ECHO PARK STRUCTURE WAS SOON A FOCAL POINT FOR THE COMMUNITY, BECOMING NOT ONLY A LOCATION FOR ATHLETICS, BUT ALSO ONE FOR COMMUNITY

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

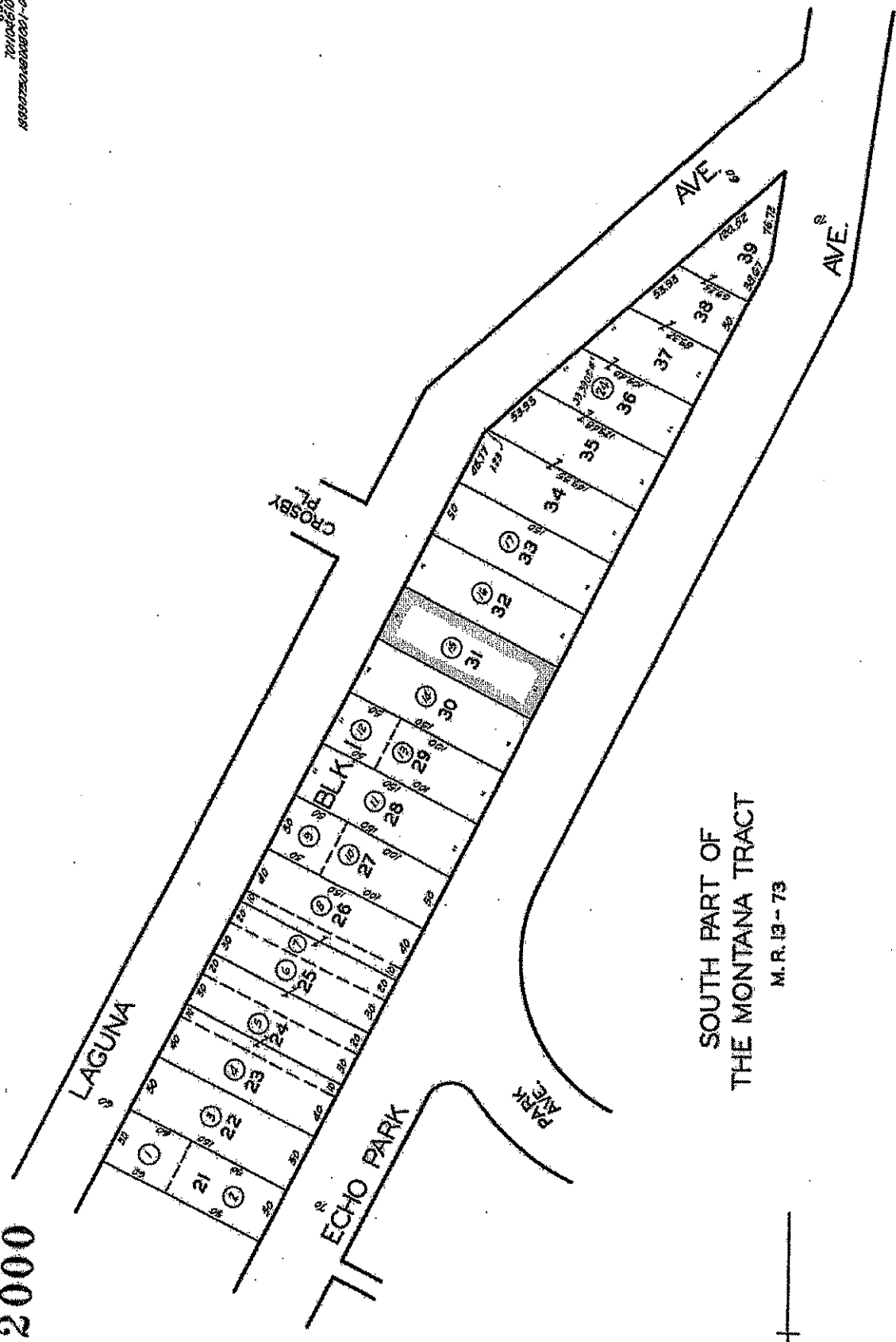
MEETINGS AND CELEBRATIONS. ONE OF THESE GROUPS WAS THE ECHO PARK MOTHERS CLUB, WHICH WAS FORMED AS AN AUXILIARY ORGANIZATION TO WORK WITH YOUTH ATHLETICS PROGRAMS. THE BUILDING WAS THE HEART OF THE SOUTHERN PART OF THE PARK WHICH HAD A GOOD ARRAY OF RECREATIONAL VENUES. THE MOTHERS CLUB BEGAN MEETING IN THE CLUBHOUSE IN 1912. BY THE EARLY 1920s, THE COMMUNITY HAD OUTGROWN THE ORIGINAL BUILDING AND PETITIONED THE CITY TO BUILD A LARGER FACILITY. ALLIED ARCHITECTS, WHICH WAS A CONSORTIUM CONSISTING OF A NUMBER OF LOCAL ARCHITECTS, INCLUDING THE FIRM OF HUNT AND BURNS, RECEIVED THE CONTRACT FOR THE NEW BUILDING, WHICH WAS CONSTRUCTED IN 1925. ALLIED ARCHITECTS WAS SPECIFICALLY FORMED TO WORK EXCLUSIVELY ON CONTRACTS FOR PUBLIC BUILDINGS AND DESIGNED SUCH STRUCTURES AS THE COUNTY HOSPITAL, THE HALL OF JUSTICE, PATRIOTIC HALL AND THE ACUTE CARE UNIT AT OLIVE VIEW MEDICAL CENTER (WHICH SURVIVED THE 1971 SYLMAR EARTHQUAKE THAT DESTROYED THE NEW MAIN BUILDING). THAT 1925 STRUCTURE AS NOW A PART OF THE ECHO PARK MONUMENT DESIGNATION (HCM 836). THE CITY OF LOS ANGELES PUT THE 1908 BUILDING UP FOR SALE AND THE HIGHEST BID WAS FROM THE ECHO PARK MOTHER'S CLUB, WHICH IMMEDIATELY HAD IT MOVED TO THE CURRENT SITE OVERLOOKING THE LAKE, THAT WAS ACQUIRED FROM MADELINE F. WILLS. THE BUILDING WAS USED AS A MEETING PLACE FOR SEVERAL ORGANIZATIONS, EVENTUALLY BEING DEEDED TO THE ECHO PARK WOMAN'S CLUB IN 1928, WHO USED IT UNTIL 1954, WHEN IT WAS TRANSFERRED TO THE NORTHEAST LIONS CLUB. TEN YEARS LATER IT WAS SOLD TO THE INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL, WHICH HAD BEEN ESTABLISHED IN ECHO PARK IN 1927 BY EVANGELIST AIMEE SEMPLE MCPHERSON, WHO HAD BUILT THE NEAR-BY ANGELUS TEMPLE IN 1923. THE CHURCH USED THE BUILDING FOR OFFICES AND MEETINGS. IN 2002 THE CLUBHOUSE WAS TRANSFERRED TO THE EPISCOPAL CHURCH AND IS USED FOR OFFICES. THE BUILDING IS AN EXCELLENT EXAMPLE OF THE EARLY USE OF THE CRAFTSMAN DESIGN IN INSTITUTIONAL BUILDINGS. THE IDEA OF RUSTICATED PARK BUILDINGS WAS PIONEERED BY THE UNITED STATE FORESTRY DEPARTMENT MORE AS A MEANS OF BUILDING INEXPENSIVE STRUCTURES THAT BLENDED INTO THE LANDSCAPE, USING INDIGENOUS MATERIALS FOR THE AREA OF THE FOREST. THE CRAFTSMAN STYLE WAS AIMED AT BRINGING AS SIMILAR CONCEPT OF BRING PEOPLE BACK TO A CONCEPT OF A SIMPLER MORE EARTH FRIENDLY LIFESTYLE. THE USE OF THE STYLE IN AN URBAN PARK WAS BRINGING THIS IDEA TO A NEW LEVEL BY CREATING A RECREATION CENTER THAT WOULD BE A CONCEPT CONDUCIVE TO PROMOTE A HEALTHFUL LIFESTYLE BY BRINGING A MORE NATURAL ENVIRONMENT INTO THE PARK SURROUNDINGS.



5404 19
SCALE 1" = 80'

2000

5
REVISED
5-6-02
6-8-02
7-10-02
8-8-02
888875048288001-04



SOUTH PART OF
THE MONTANA TRACT
M. R. 13 - 73

CODE
13

FOR PREV. ASSM'T. SEE: 584 - 28

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CLUBHOUSE LIKE BUNGALOW.

Los Angeles Times (1886-Current File); Apr 19, 1908; ProQuest Historical Newspapers Los Angeles Times (1881 - 19) pg. VI

IMPROVEMENT.

CLUBHOUSE LIKE BUNGALOW.

HANDSOME ADDITION TO ECHO PARK PLAYGROUND.

Occupies Elevated Site Between
Park and Temple Street, With
Good View of Field—Contains
Large Auditorium, Stage, Library,
and Club Rooms.

One of the important improvements in the Temple-street section is the completion of the handsome clubhouse at Playground No. 2, near Echo Park. The building is of the bungalow type, blending well with the artistic surroundings. It covers a ground area 40x54 feet, and is twice as large as the clubhouse at Playground No. 1.

It occupies an elevated site overlooking the entire stretch of playground, as it stands on the ridge separating the latter from the Echo Park Lake. The playground is the southern extension of Echo Park, and was granted to the Playground Commission in May, 1905, since which time it has been vastly improved, and is now a beauty spot where before it was an eyesore.

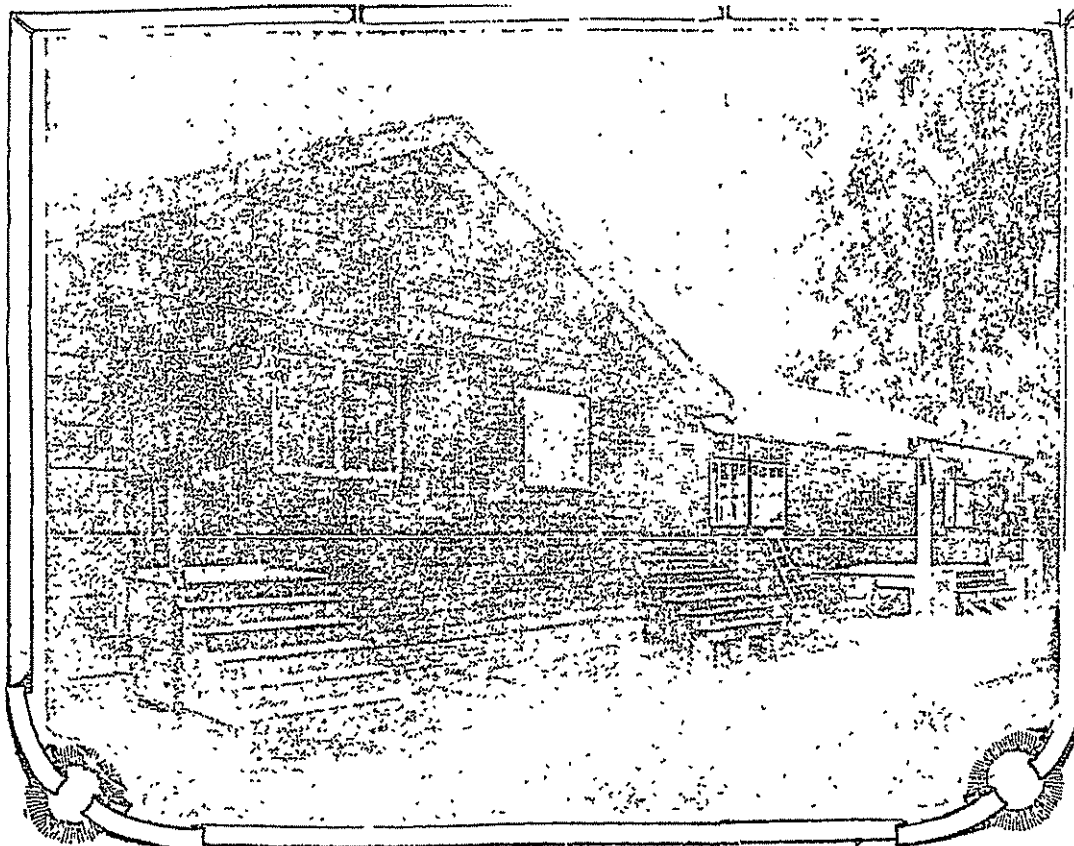
The building is well laid out, with a large assembly-room as the feature. This is 32x18 feet in size. At the east end is a stage eighteen feet square, elevated three steps from the level of the auditorium floor. On one side of the stage are baths and a toilet, while on the other is the office and a small

kitchen. To the rear of the stage are two clubrooms, one for each sex, 16x20 feet each, equipped with lockers. The main entrance is from the north into the auditorium.

On the playground side the building is two stories high, as the site slopes quite sharply. In the lower story thus afforded are shower baths, additional locker room, storerooms for the paraphernalia used on the grounds, etc. The building is finished in the rough rustic style on the exterior, and with Oregon pine stained to weathered oak in the interior.

This playground, quoting from the annual report of the commission, has been exceedingly popular, there having been 22,160 visitors during the year since it was opened. There are about four acres in the playground lying between Echo Park, Bellevue avenue and Temple street, a picket fence, which will soon be a vine-covered wall, separates the playground proper from the parking at the sides and end. Trees and vines have been planted about the ground, and cement steps will lead from the field to the clubhouse at the north end. Hunt, Eager & Burns are the architects.

ARTISTIC CLUB HOUSE OVERLOOKS PLAYGROUND.



View of New Building at Playground No. 2,
near Echo Park. Hunt, Eager & Burns, architects.

NEWS AND BUSINESS.

High School Debate.

A debate was held in the Los Angeles High School building last night, between teams from the Long Beach High School and the Santa Ana High School. The decision was won by Long Beach.

Going for Good Roads.

Walter Raymond, an enthusiast on the subject of fine thoroughfares, has been appointed by President Stewart to represent the Chamber of Commerce at the good roads convention to be held in Stockton Monday and Tuesday.

Circle Francois.

An enjoyable session was spent by Circle Francois in the Wright & Callender building last evening. The programme consisted of musical numbers of Jean de Chauvenet, pianist, and Jacquard Aurkair, artist. Mlle de Chauvenet played his new composition, "La Preidra," which he dedicated to M. Anclou of the circle. The meeting was under the presidency of Dr. Cave.

Colored People's Memorial.

Colored citizens of Los Angeles will observe Memorial Day with a service in Scott's Hall, No 561 Central avenue, tonight. The programme will include an oration by William E. Easton under the title "Our Illustrious Dead." There will be patriotic music and other appropriate features, under the auspices of Bethel A. M. E. Church, Rev. E. T. Hubbard, pastor.

Patrolman Dead.

Patrolman Thomas Christian, who had been suffering from tuberculosis for several months, died at Lemoore early yesterday morning. He had been on the force about eighteen months, and during that time had proven to be an efficient man. He contracted the disease while on duty, and as a last resort was taken to Lemoore. He was 41 years of age, and leaves a widow and two children.

More Nurses.

The graduation exercises of the Clara Barton Hospital School for Nurses will be held in Gamut Club Hall on Thursday evening, June 4. The address to the class will be delivered by Dr. William Horner Day, and the diplomas and pins will be delivered to the graduates by Dr. Herbert P. Barton. There will be readings by Miss Hazel Tobias and music by Ariend's orchestra. Fourteen nurses will be graduated.

Beaver Society.

The Beaver Society will celebrate "Oregon Day" Saturday, June 13, with an outing at Venice. A. J. Richardson is chairman of the Committee on Transportation, Justice Selph is in charge of sports, and Dr. Nettie Olds Haight is arranging an interesting programme. W. L. Jones is the society's new president, and Frank Stewart, a deputy in the United States Attorney's office, has been elected secretary.

Teases Dog, Is Bitten.

Allen Balbridge, 15 years of age, of No 1412 Los Angeles street, was bitten on the leg while on his way from school, Thursday afternoon. The boy was teasing a dog to make him do tricks, when the maddened animal turned on him. Fearing he would be whipped, Balbridge did not tell his parents of his injury until yesterday morning. He was hurried to the Receiving Hospital, where the wound was cauterized.

Playground Clubhouse.

This afternoon at 3 o'clock the new clubhouse on the Echo Park playground will be opened with appropriate ceremonies. Lee F. Hammei, secretary of the Playground Association of America will be introduced by Mayor Harper and will deliver an address on the work of the association. Librarian Lummis will at the same time take part in the opening of the clubhouse library, and there will be games by the boys and girls.

Interesting Specimens.

Several interesting specimens were added to the Chamber of Commerce exhibit, yesterday. R. C. Hunt of Bialto sent fine samples of Imperial grape fruit, and some unusually good wheat was sent to the chamber from ranches in the San Fernando Valley. Charles McLaren of Garden Grove sent a eucalyptus stump about three feet long in the center of which is embedded a four-prong pitchfork. Although this sounds improbable the queer stump speaks for itself.

SAFETY VALVE.

TO MAKE GIRLS AND BOYS GOOD.

PLAYGROUNDS' VALUE TOLD AT CLUBHOUSE OPENING.

Large Audience Assembles in New Echo Park Building to Hear Inspiring Address of Field Secretary of National Organization — Pleasure Structure Well Equipped.

"He who helps a boy become good and strong makes a contribution of the first order to the country." Using this quotation from Phillips Brooks as a basis of his remarks, Lee F. Hammer, field secretary of the Playground Association of America, made a strong plea for more places of recreation at the dedication of the clubhouse at Echo Park playground yesterday afternoon.

The hall was crowded with women and a few men, who heartily applauded the speaker. Mayor Harper was unable to be present, but sent W. Oza Morton to represent him. Mrs. Willoughby Rodman, chairman of the Playground Commission, presided, and on the platform were many city officials, all of whom were called upon for brief remarks. Judge Klamroth of Pasadena, was also a speaker.

Mr. Hammer congratulated the commission on the splendid work which is being done in this city, and said that the cities north of here are praising Los Angeles. He continued:

"In dedicating this building today you are doing a great social work. Playgrounds stand for good citizens. They are little republics, and the training a child receives in them is effective throughout life. We used to think that our social work was to alleviate suffering; now we try to prevent suffering. Prevention is better than cure.

"Congested conditions have made playgrounds necessary. It isn't the play that counts; it is the condition under which the playing is done. The streets do not furnish good conditions. A boy is like a steam engine. He generates much energy that has to be used. The playground is the safety valve. In rubbing up against his fellows under good conditions, the boy cultivates good judgment and self-control.

"Sixty-six cities in this country now have playgrounds. Los Angeles is one of these, and your playgrounds are among the best. Seventy more cities are planning to make a beginning in this work during the coming year.

"The people are beginning to realize that money spent on the early training of children is a good investment. In a certain part of Kansas, the playground system caused a 75 per cent. decrease in the business of the juvenile court."

Councilmen Wallace, Dransfield and Campbell, City Librarian Lummis, W. C. Bettinger and Ferrand Paris Parmentier, in short speeches, pledged themselves to support the Playground Commission in its work. City Prosecutor Woodbine, on behalf of the people of the neighborhood, presented some pictures to the clubhouse.

The building will be equipped with a library, and is to be open day and night to the people of the northwestern part of the city as a place for social gatherings and entertainments. The interior is very artistic, and is well equipped with furniture and decorations, most of which were contributed by people living near by.

at the corner of St. John and Holly streets and also for a club building in Echo Park, for the Public Playground Commission. These buildings will be of frame construction, one-story high, and conveniently arranged. The St. John and Holly street building will be 42x104 feet, and will contain quarters for library, and public baths, in addition to the recreation or gymnasium features. The Echo Park building will have an auditorium, 32x48 feet, with a stage and club rooms, and library.

A. L. Haley has drawn plans for a one-story brick store building, 100x112 feet, to be constructed on the corner of Seventh and San Pedro streets, for Allen D. Butt. It will be subdivided into eight storerooms. The fronts will be of plate glass, the roof of composition material and each store will be provided with separate plumbing.

E. C. Kent and J. H. Feters have prepared plans of a two-story brick building, 50x50 feet, and a one-story brick building, 25x55 feet, to be built at Anaheim, for Samuel Kraemer. They will have cement floors, and composition roofing. The two-story building will have pressed brick front, plate and prism glass windows. The buildings will be occupied by Seeb & Wessel for garage and storage purposes, and will be equipped with hoists, mezzanine floor and all up-to-date features.

Reeves & Bailla Company have drawn plans and are receiving bids for the construction of a frame residence at South Pasadena, for N. Ledgerwood. It will be faced with brick, have hardwood floors, pine trim, etc. The same architects are also receiving estimates for the erection of an eight-room frame residence to be constructed on Eiden avenue, between Ninth and Tenth streets, for G. K. Barrere. It will be Mission in design, and will have stained pine trim, with beamed ceilings in living and dining-rooms. There will be two mantels, one scalloped and one brick. There will be four bed-chambers, a sitting-room and two bathrooms, on the second story, finished in white enamel. Laundry and furnace rooms will be quartered in the basement. Hardwood floors will be used throughout.

The bids received by A. Eisen for the proposed theater building on Grand avenue, between Seventh and Eighth streets, for George W. Walker, have been rejected, all exceeding the amount to be expended, namely \$100,000. The plans as originally drawn, called for a "class A" building, but have been revised to provide for a "class C" structure. The theater portion has been omitted, the new design calling for an auditorium instead. Other changes in the arrangement have been made to lessen the cost of construction.

D. J. Eastanchury is planning to build a large warehouse on Philadelphia street, Whittier.

The plans presented by Architect L. T. Bishop to the Board of Trustees for the new grammar school building at Pomona for which bonds were recently voted to the amount of \$40,000, were endorsed at the last meeting of that body, and work will be begun at once.

MORE WORK IN SIGHT.

Market Building Planned for Third and San Pedro—Gymnasium and Playgrounds, Too.

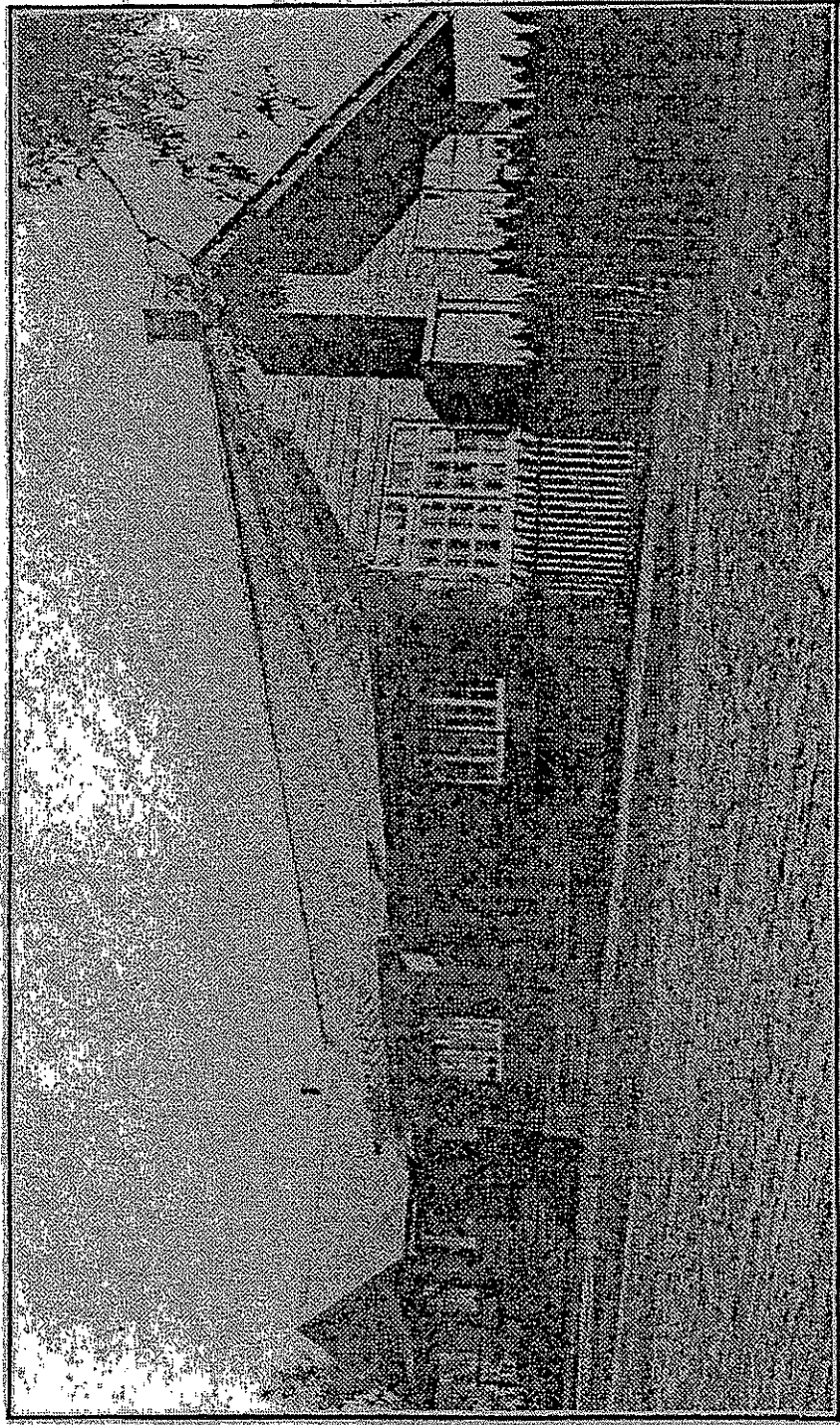
Details of new work in the hands of the local architects and designers indicate a gratifying return to activity in the building line. The following items are taken from the Builder and Contractor:

Charles E. Shattuck is preparing plans for an immense market building, to be erected on the east side of Central avenue, between Third and Fourth streets, for the Los Angeles Market Company. It will be of brick, two stories in height, and will have a frontage of 420 feet on Central avenue. The first floor will be subdivided into thirty-two market stores. There will be two thirty-two-foot driveways to permit ingress and egress to the rear portion of the structure. There will be six stairways leading to the second story, which is to be divided into offices, a restaurant, box factory and lofts for storage purposes. It will have pressed brick facing, plate glass front windows, composition roofing, asphaltum floor and toilet and laboratory to each store.

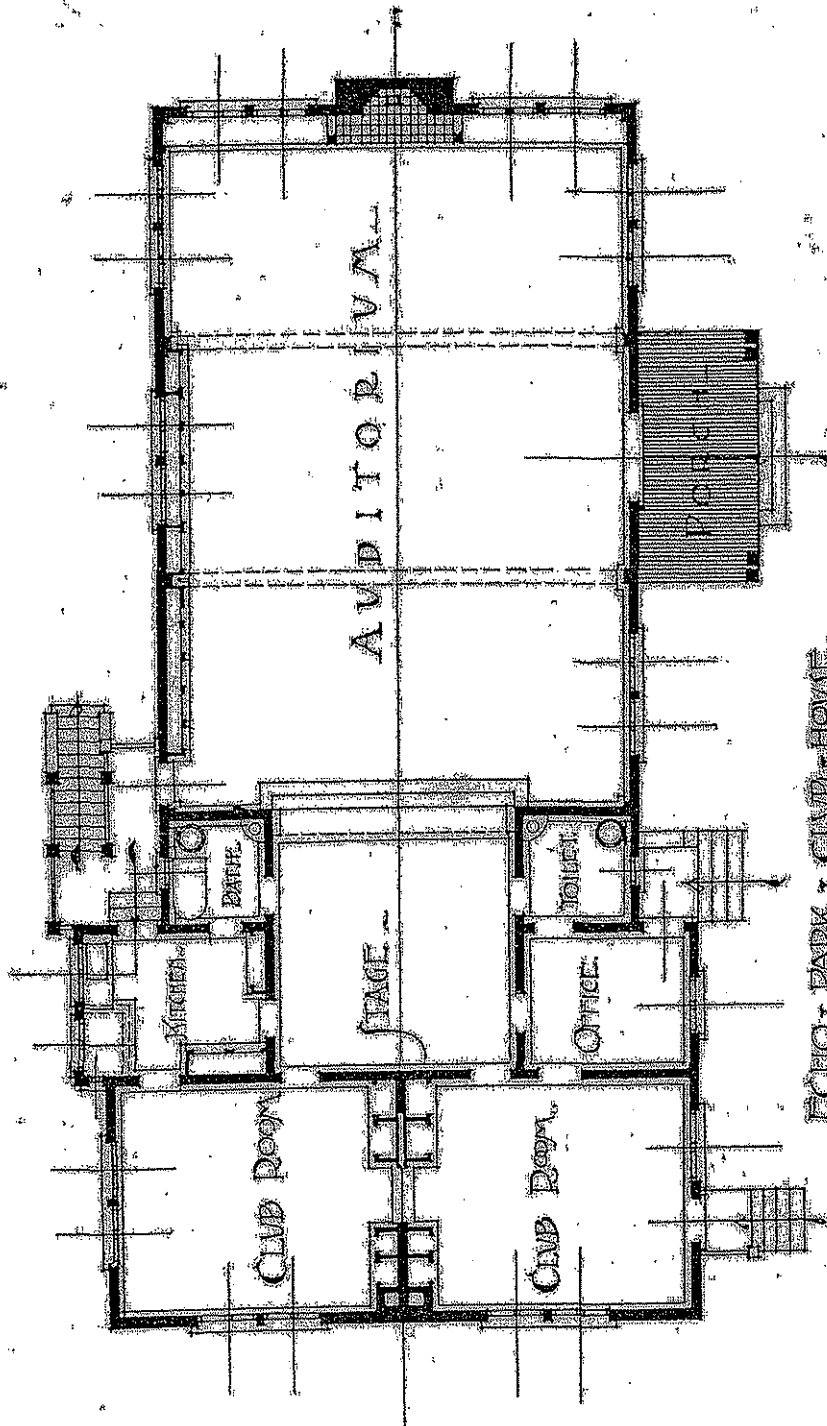
Hunt, Eager & Burns have completed the working drawings for the proposed gymnasium building to be erect-

CLUB HOUSE ACTIVITIES.

The large auditorium with stage has made possible a series, up to date, of 29 entertainments with an attendance of 4342. Beginning with November, and lasting until June of next year, a regular Saturday evening free lecture course has been arranged.



FRONT VIEW OF CLUB HOUSE - ECHO PARK PLAYGROUND



ECHO - PARK - CLUB - HOUSE.
 FOR THE IO-ANGLES-PLAY-GROUND - COMMISSION.
 HUNT - EAGER & DUNS, ARCHITECTS. KUCHIN, BUILDING - CONTRACTOR. PHOTODUPLICATION CO.

CLUBHOUSE URGED

Los Angeles Times (1826-Current File); Jan 18, 1924; ProQuest Historical Newspapers Los Angeles Times (1851 - 1996)

PE A3

CLUBHOUSE URGED

Echo Park Citizens Press Plan Before Council Committee

A committee of residents of the Echo Park neighborhood appeared before the Finance Committee of the City Council yesterday to urge favorable action on a petition for the building of a clubhouse and community center in Echo Park. The Finance Committee expressed approval of the plan, and said if the Playground Commission was also favorable it would put the matter up to the City Council.

The Commission, which meets Wednesday, is understood to favor the project. The proposed building would cost about \$15,000.

TO DRAW UP PLAYGROUND CLUB PLANS

*Commission Will Spend
\$115,000 for Exposition
and Echo Park Houses*

Plans and specifications for the two new city playground clubhouses for Exposition Park and Echo Park recreation centers were ordered drawn yesterday at a meeting of the Playground Commission. The expenditures will represent an outlay of approximately \$115,000.

The action of the commission was taken following the City Council's announcement of a \$40,000 appropriation to the commission's 1924-1925 budget for the Echo Park building. The cost of the Exposition Park structure, estimated at \$75,000, will be paid for from the commission bond issue, it was announced.

According to C. B. Ralft, superintendent of the Playground Department, the appropriation for the Echo Park clubhouse was given on the commission's request of three years' standing. The present building at the park, built in 1908, is inadequate, Mr. Ralft said.

The Exposition Park clubhouse is part of a plan now being worked out by the commission, Mr. Ralft said, which will eventually give to the area baseball diamonds, tennis and horseshoe pitching courts.

The commission also announced at the meeting that four of the municipal swimming pools will be opened temporarily Saturday and Sunday. On the 28th inst. they will be permanently opened for the summer season.

Of Interest to Women.

MYRA NYE

Los Angeles Times (1886-Current File); Mar 3, 1925; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)

pg. A7



Echo Park Mothers

The Echo Park Mothers' Club was the highest bidder for the Echo Park clubhouse on Bellevue avenue, which is to be moved at once to a lot purchased from Miss Fannie Willis and located on Echo Park avenue, opposite Echo Lake. Mrs. Will C. Hickey, president, and Mrs. Maurice Hanley, third vice-president, negotiated the deal for the Echo Park Mothers' Club and together with a committee of three are planning alterations to the clubhouse, when moved, which will make it one of the finest small clubhouses in the city. A dining-room and kitchen are to be built below the auditorium and shower, baths and lockers are to be provided for use of the club's gymnasium; also a billiard and pool-room for use of the club husbands. The clubhouse has been the meeting place of this club since it was first organized in 1912.

MOVING OF BUILDINGS INCREASES

Los Angeles Holds Record
Survey by Local Company Shows

More buildings are being moved in Los Angeles at the present time than in any other city in the world and the record is being made by the Krebs House Moving Company. In the present year will probably produce a tremendous volume of this business.

Several syndicates of local bankers and real estate firms have recently been organized for the purpose of moving old buildings in cities in the yet undeveloped property lots on the outskirts of the city. According to Gerbe Krebs, president of the company, more than 2,150,000 sq. ft. of property has been moved from one area to another by these syndicates during 1924.

Most house-moving has been done in this country and in many years in this country and in certain forms for centuries in Europe. The business is now being developed in those centers where the industry has been concentrated on a large scale, he explained.

The cities which have led all others in house-moving work, in recent years are New York, Boston and Chicago. In Los Angeles, the latter city during the last three years having handled from \$2,000,000 to \$3,000,000 worth of this work.

Bank Fixtures for New Firm Being Installed

OXLEY'S BUSINESS

VISALIA, March 7.—Work has been started by the Visalia Planning and Building Company in installing fixtures for the new First National Bank Building of Visalia, in the Street Investment Company Building. The work will occupy approximately a month's period, but it is expected that the bank will be ready for opening about May 1.

The new bank of the new fixtures will be of mahogany including the bank counter, grill and all fixtures for the office rooms. The interior will be a marble setting. The work includes the setting of work, including setting and painting.

V. Heberling of the local plant declares this work will be one of the finest jobs they have turned out in a number of years.

TERMINAL CONTRACT LET

Contract for the twelve-story terminal land office building for the Fourth and Fifth streets between Visalia and Fresno, Cal., by the V. Heberling Co. at a contract price of \$1,200,000. The building will contain main room on first floor, railway tracks twenty-five feet wide and offices in the upper stories.

LARGE BURBANK PLANT PLANS NEW OPERATION

LOCAL CORRESPONDENT

BURBANK, March 7.—The plant of the American Aluminum Company, the wheels of the last year, mandate for

eral years, has been sold to J. R. Owens of Los Angeles for \$700,000. His bid was the top and deciding one at the auction sale of the plant conducted by the trustee in charge.

Mr. Owens today said he was not ready to make known the price that he has paid for the plant but he put into operation

and again take its place among the leading manufacturing industries here.

The purchase included the building and five and a half acres of land. An additional nine acres belonging to the company was sold to L. H. Johnson and be at reinforced concrete and will cost \$112,000.

PLAN WILMINGTON SCHOOL

Working plans have been completed for the erection of a one-story, part two-story, eighteen-unit school at the Wilmington Park. Homey, Glendon. The auditorium is to seat 300. The structure is to be of reinforced concrete and will cost \$112,000.

STAGE DEPOT BUILDING

Plans are being prepared for a two-story stage depot and dance hall for the Pickwick Stage Corporation at Anaheim. This building is to contain stage offices, waiting-rooms, rest rooms and stores on the first floor and a stage and on the second floor.

CLUBHOUSE WORK NEARS COMPLETION

Los Angeles Times (1886-Current File); Nov 22, 1925; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. E8

CLUBHOUSE WORK NEARS COMPLETION

*Echo Park Community
Project to be Ready in
January*

The exterior brick work for the new community clubhouse at Echo Park now being erected by the Playground Commission, has been completed, and the pastering of the interior will be started soon, according to the weekly report of the production department of the Allied Architects' Association, which designed the structure for the commission. The structure will probably be completed and ready for occupancy early in January.

The new Echo Park Clubhouse is the first of a number of similar structures which the Playground Commission plans to erect in various parts of the city. Designed as a community social center, the new building will contain on the upper street level a large auditorium, with full equipment for motion-picture shows and amateur theatricals. The lower floor, accessible from the park level, will be given over to shower and locker-rooms, playrooms, game rooms, and smoking-rooms.

Specifications for the building call for an exterior coating of stucco over the brick walls, since the architecture of the building is Spanish.

The structure, completed, will represent an expenditure of approximately \$50,000.

ALLIED ASSOCIATION BUSY

Many Plans Are Undertaken by Architects' Group in Various Projects During Last Month

March proved to be one of the most active months in the history of the Allied Architects' Association in volume of work completed and new projects undertaken, according to the regular monthly report.

During the latter part of the month the contract was signed authorizing the association to proceed with drawings for the new \$50,000 clubhouse to be erected at Echo Park, under the supervision of the Playground Commission, and working drawings for this structure, the first of a series of its kind to be erected, are now being prepared. The association also suggested architectural treatment for the proposed Seventh street viaduct, to be built by the city.

Full-sized detail drawings were practically completed for the extensive addition to the Museum of Science, History and Art at Exposition Park, and for Patriotic Hall, now being erected on South Figueroa street. Architectural work has also been practically completed for the exterior of the Hall of Justice, also designed by the association.

The educational work of the association also made satisfactory progress during the month, according to the report.

Plans for the new \$5,000,000 addition to the General Hospital were carried forward sufficiently so that the principal elements of design were determined, and the preliminary drawings for the structure were rushed to completion.

ECHO PARK HISTORICAL SOCIETY

NEWS

VOLUME 7, NUMBER 4

Save the date!

Echo Park Historical Society - General Meeting

Tuesday, June 17, 2003, 7 p.m.

Barlow Hospital - 2000 Stadium Way

Join us for an informative presentation by Tara Jones & Guido Hamacher of Historic Consultants, specialists in the financing of preservation projects.

They will discuss what tax incentives & loan programs are available to help you in restoring your historic home.

For information, please call (323) 860-8874.

Searching for the Echo Park Clubhouse

Echo Park Lake is surrounded by historic structures – graceful Spanish courtyards, Craftsman-style apartments, and of course, the Angelus Temple. But few buildings around the lake have a past as colorful and interesting as the tiny sky-blue house at 1004 Echo Park Avenue.

Until recently, little had been known about the one-story structure, which had been used for years by the Church of the Foursquare Gospel for shipping and receiving church materials. After months of research, the EPHS determined that the tiny blue house is the original Echo Park Clubhouse, the oldest recreation center building left in Los Angeles, designed nearly a century ago by one of the city's premiere architects.

Constructed in 1908, the Echo Park Clubhouse was only the second recreation building developed by the city's Playground and Recreation Commission. In those days, there was not just an Echo Park but an Echo Playground that sloped south from Bellevue Avenue south to Temple Street.

(Most of the playground was wiped out by the completion of the 101 Freeway in the 1940s, bisecting the children's play area forever.)

The Echo Clubhouse, as it was then named, sat on Bellevue Avenue facing the lake. It was designed by Sumner P. Hunt, who went on to complete such projects as the Southwest Museum in Highland Park and the Pierpont Inn in Ventura.

In its earliest years, the clubhouse served as the center of numerous children's activities, a venue for community lectures and a practice room for the *Los Angeles Examiners'* newsboy band.

(Like continued on page 4)

(Continued from page 1)

The clubhouse's main room, 32 by 48 feet in size, housed a library and reading room, and became Echo Park's first public library. The basement offered a box bowling set and a club room for gymnastics or boxing.

Huge May Day celebrations occupied the outdoor playground, and by 1912 the playground had thousands patrons in a single year, some of whom arrived from downtown on the Pacific Electric streetcar that moved up Glendale Boulevard (then known as Lake Shore).

By the early 1920s, playground officials decided the neighborhood needed a new clubhouse. Allied Architects -- the firm that designed Los Angeles County-USC Medical Center in Lincoln Heights -- completed a design in 1924 for a new Spanish-style recreation on Bellevue Avenue, with a red-tiled roof and elaborate exterior light fixtures.

That the original clubhouse would be demolished disturbed a prominent Angeleno named Frances "Fanny" Wills, who lived in an enormous Victorian mansion on Fort Hill in downtown Los Angeles. Fanny Wills was the sister of W. Lemoyne

Wills, a well-known USC doctor who was one of the five men who provided land to the city to create the park around Echo Park Lake.

Writing to the city, Fanny Wills offered to provide a lot that she owned on Echo Park Avenue so that the building could be used by the Echo Park Mothers Club. The city agreed and on June 2, 1925 the city granted a permit for the building to be moved to the east side of the park.

How long the building was used by the Echo Park Mothers Club is unclear; it was eventually acquired by the Angelus Temple, which in turn sold it last year to the St. Paul Episcopal Center.

The Episcopal Center is well known in Echo Park for its decision in 1991 to demolish St. Athanasius, a shingled church designed by talented architect Arthur Benton in 1890. The loss of St. Athanasius is felt to this day.

Still, despite years of obscurity and relative neglect, the interior of the clubhouse is still lovely, particularly its pitched roof and exposed beams.

Echo Park is very fortunate to still have the 1908 Echo Park Clubhouse. It would only make sense for the building to be placed

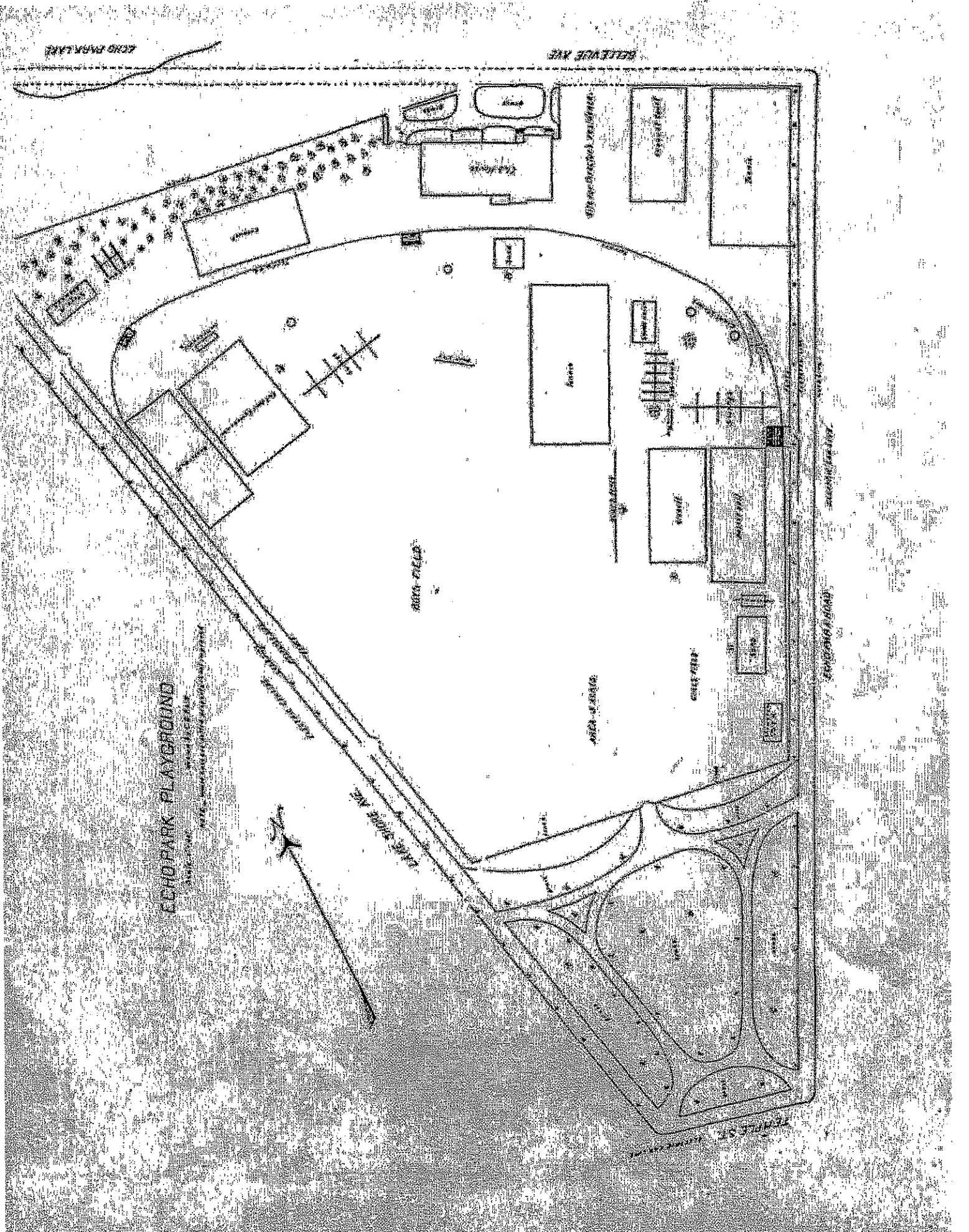
(Continued on page 5)

(Demolitions continued from page 4)

on our city's register of historic-cultural monuments, along with two other buildings that have served as icons for Echo Park Lake – the recreation center that opened in 1925 and the Spanish-style boathouse, which opened in 1932.

These three buildings, all with a long and storied affiliation with the city of Los Angeles and Echo Park, deserve not only recognition on the city's historic register but the resources that would allow them to return to their original beauty.

The EPHS intends to pursue monument designation for these buildings and strongly supports efforts to find the funds to make these projects possible.



ECHO PARK PLAYGROUND

1917-1918
1920-1921
1922-1923
1924-1925
1926-1927
1928-1929
1930-1931
1932-1933
1934-1935
1936-1937
1938-1939
1940-1941
1942-1943
1944-1945
1946-1947
1948-1949
1950-1951
1952-1953
1954-1955
1956-1957
1958-1959
1960-1961
1962-1963
1964-1965
1966-1967
1968-1969
1970-1971
1972-1973
1974-1975
1976-1977
1978-1979
1980-1981
1982-1983
1984-1985
1986-1987
1988-1989
1990-1991
1992-1993
1994-1995
1996-1997
1998-1999
2000-2001
2002-2003
2004-2005
2006-2007
2008-2009
2010-2011
2012-2013
2014-2015
2016-2017
2018-2019
2020-2021
2022-2023
2024-2025

BELOVED PARK LAKE

BELMONT AVE

FRANKLIN BLVD

PARK ST

DRIVEWAY

SAND PIT

AREA OF GRASS

COURT

REST

REST

COURT

REST

COURT

REST

COURT

DRIVEWAY

REST

COURT

REST

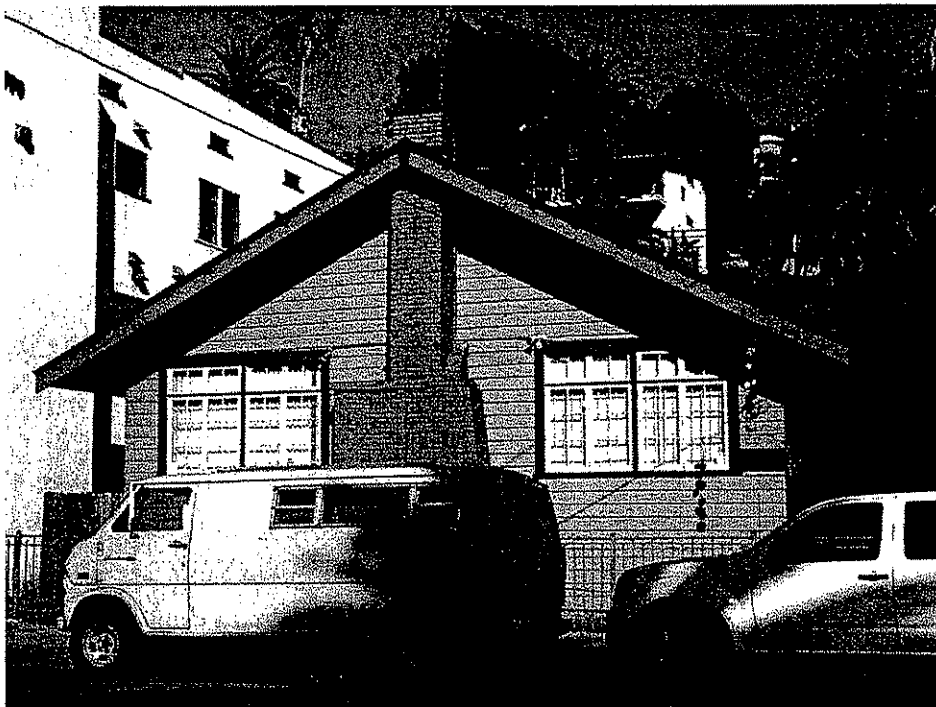
Building Permit History
1004 Echo Park Avenue
Echo Park

- February 8, 1908: Building Permit No. 607 to build a 1-story, 42' 6" X 83' 7-room frame playground club house on Lot 14, Block 23 of Glassels Subdivision of Lots 3, 6 and 7, Block 37 of Hancock's Survey at 1620 Bellevue Avenue. (*Note on rear from 2/7/1908: "I took up the matter of foundation with Mr. Hunt, the architect, who saif that he had gone over ground with the Playground Commission and warned them that the building would undoubtedly settle out of shape on account of footings not going to solid ground: but they could not raise any appropriation to make foundation any better. Feb 7-1908. The plan is Ok'd with that understanding, E. C. Thorne, Inspector)*
Owner: City of Los Angeles
Architect: Hunt and Eager
Contractor: Eureka Planning Mill
Cost: \$4,000.00
- March 30, 1912: Building Permit No. 3480 for lowering store room floor to 9 ft in rear, extending five underpins down to I ft below same.
Owner: City Playground
Architect: None
Contractor: C, G, Nordquist
Cost: \$500.00
- June 2, 1925: Building Permit No. LA19630 for concrete foundation and piers, underpinning, plumbing for sewers, gas and water, Building moved fro Echo Park Playground to Lot 31, Block 1, So. Part of Echo Park Tract being 1004 Echo Park Boulevard.
Owner: Mothers Club (Mrs. Mehl)
Architect: None
Contractor: Sarter and Sarter
Cost: \$780.00

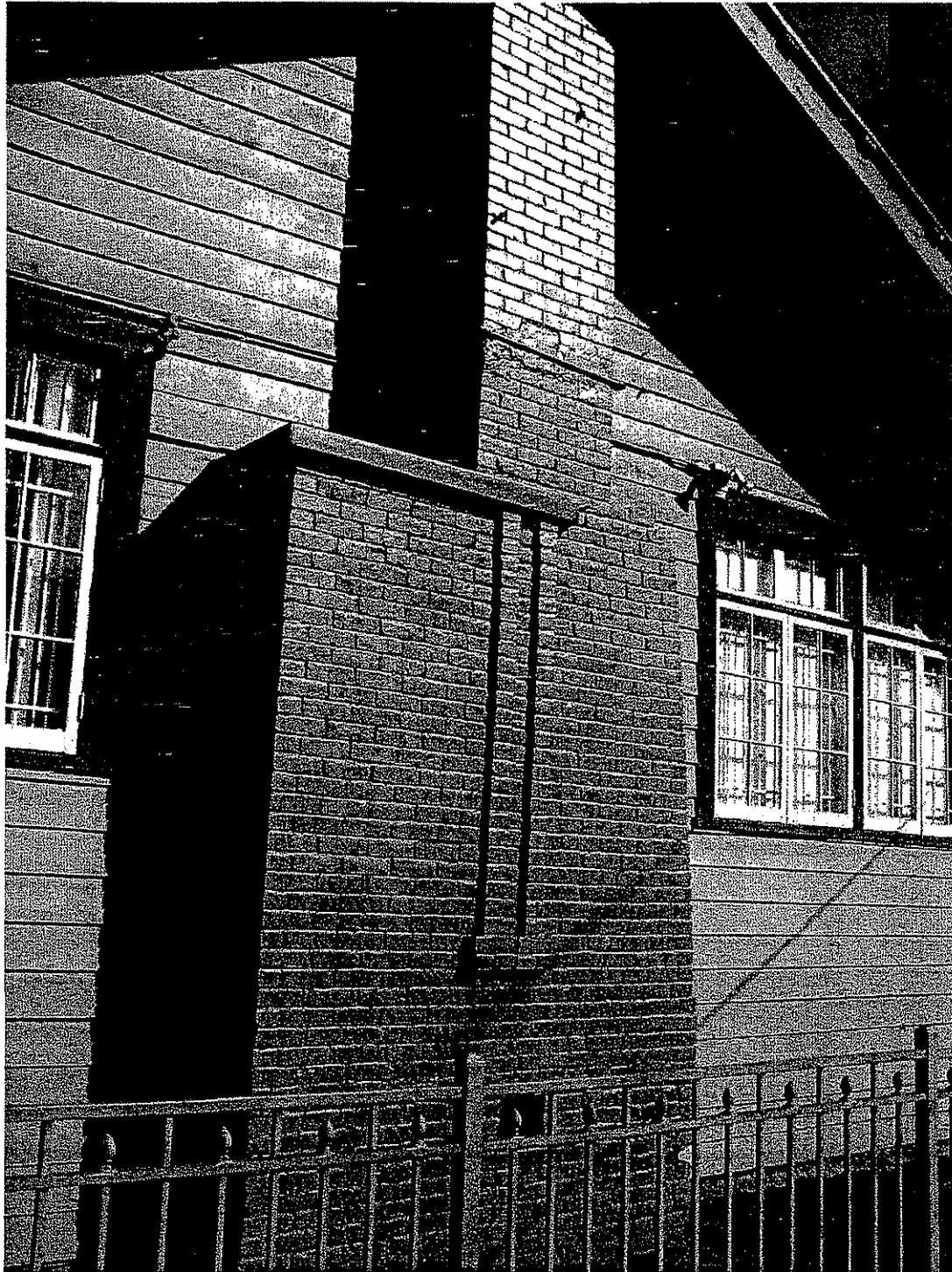
Original Echo Park Clubhouse Photographs



Original Echo Park Clubhouse, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



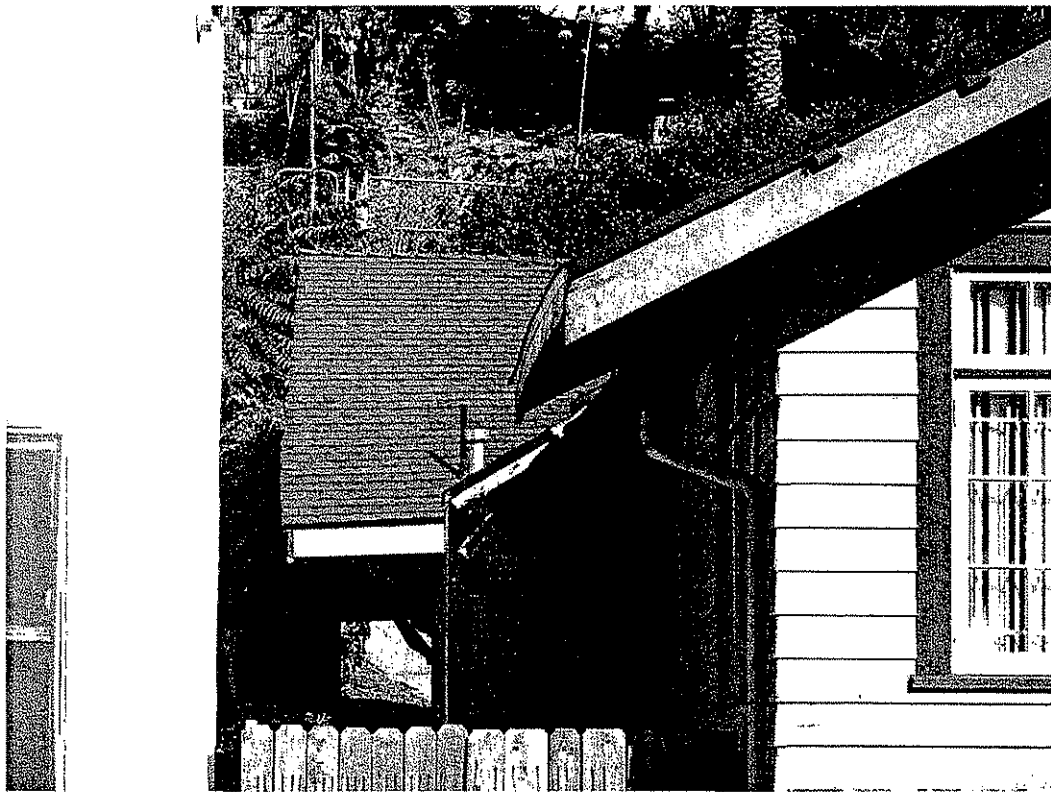
Original Echo Park Clubhouse, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



Original Echo Park Clubhouse, front chimney, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



Original Echo Park Clubhouse, front casement windows, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



Original Echo Park Clubhouse, original front entry, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



Original Echo Park Clubhouse, North facade, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



Original Echo Park Clubhouse, roof from rear, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



Original Echo Park Clubhouse, front chimney, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



Original Echo Park Clubhouse, rear chimney, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



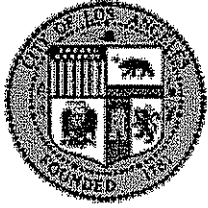
Original Echo Park Clubhouse, front porch, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



Original Echo Park Clubhouse, porch to rear section, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



Original Echo Park Clubhouse, 1004 Echo Park Avenue (Photograph by Charles J. Fisher)



**City of Los Angeles
Department of City Planning**

09/12/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1004 N ECHO PARK AVE
1001 N LAGUNA AVE

ZIP CODES

90026

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2006-5835-HPOZ
CPC-1986-255
CPC-1983-6-HD
CPC-1983-258-HD
ORD-179962
ORD-165167-SA5460
ORD-158615
ND-83-221-ZC-HD

Address/Legal Information

PIN Number: 138A209 38
Lot Area (Calculated): 7,501.3 (sq ft)
Thomas Brothers Grid: PAGE 634 - GRID E1
Assessor Parcel No. (APN): 5404019015
Tract: SOUTH PART OF THE MONTANA TRACT
M R 13-73
1
31
None
138A209

Jurisdictional Information

Community Plan Area: Silver Lake - Echo Park - Elysian Valley
Area Planning Commission: East Los Angeles
Neighborhood Council: Greater Echo Park Elysian
Council District: CD 1 - Ed P. Reyes
Census Tract #: 1975.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: RD2-1VL-HPOZ
Zoning Information (ZI): None
General Plan Land Use: Low Medium II Residential
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: Silver Lake
Specific Plan Area: None
Design Review Board: No
Historic Preservation Review: Yes
Historic Preservation Overlay Zone: Angelino Heights
Other Historic Designations: None
Other Historic Survey Information: None
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: None
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: None
500 Ft School Zone: No
500 Ft Park Zone: Active: Echo Park Lake
Active: Echo Park

Assessor Information

Assessor Parcel No. (APN): 5404019015
APN Area (Co. Public Works)*: 0.172 (ac)
Use Code: 6400 - Club Lodge or Hall or Fraternal Organization
Assessed Land Val.: \$137,660
Assessed Improvement Val.: \$112,422
Last Owner Change: 03/18/02
Last Sale Amount: \$218,002
Tax Rate Area: 13
Deed Ref No. (City Clerk): 637473

Building 1:	
1. Year Built:	1920
1. Building Class:	D45A
1. Number of Units:	1
1. Number of Bedrooms:	1
1. Number of Bathrooms:	1
1. Building Square Footage:	2,950.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	4.66963 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Rampart
Report District:	217
Fire Information:	
District / Fire Station:	20

Batallion:	11
Division:	1
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-2006-5835-HPOZ
Required Action(s): HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Description(s): ANGELINO HEIGHTS HPOZ EXPANSION AND RE-STUDY

Case Number: CPC-1986-255
Required Action(s): Data Not Available
Project Description(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SILVER LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: CPC-1983-6-HD
Required Action(s): HD-HEIGHT DISTRICT
Project Description(s): Data Not Available

Case Number: CPC-1983-258-HD
Required Action(s): HD-HEIGHT DISTRICT
Project Description(s): Data Not Available

Case Number: ND-83-221-ZC-HD
Required Action(s): HD-HEIGHT DISTRICT
ZC-ZONE CHANGE
Project Description(s): Data Not Available

DATA NOT AVAILABLE

ORD-179962
ORD-165167-SA5460
ORD-158615

**** Transmit Confirmation Report ****

P.1

Nov 24 2008 04:13pm

Name/Fax No.	Mode	Start	Time	Page	Result	Note
912134825304	Normal	24,04:12pm	0'25"	2	# O K	

**City of Los Angeles
Department of City Planning Commission**

Affidavit of Mailing


Case Number: CHC-2008-4384-HCM

This Affidavit concerns (check one of the following):

- | | |
|---|--|
| <input type="checkbox"/> Public Hearing | <input checked="" type="checkbox"/> CHC Consideration Letter |
| <input type="checkbox"/> Determination Letter | <input type="checkbox"/> CHC Declaration Letter |
| | <input type="checkbox"/> CHC Declination Letter |

I, Don Jefferson, certify that I am an employee of the City of Los Angeles, Department of City Planning, State of California, and I did, on NOVEMBER 14, 2008, mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as indicated below, a copy of the document on the case indicated above, a true copy of which is attached:

<p style="text-align: center;">Public Hearing</p> <p style="text-align: center;">Check Recipients Below:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Owner, Applicant and Representative <input type="checkbox"/> Project Property Tenants (Condos) <input type="checkbox"/> Abutting Property Owners <input type="checkbox"/> Abutting Property Owners and Tenants <input type="checkbox"/> 500-foot Radius <input type="checkbox"/> HPOZ or DRB Board <input type="checkbox"/> Council Office No. _____ <input type="checkbox"/> Certified Neighborhood Council: <hr/> <ul style="list-style-type: none"> <input type="checkbox"/> 100-foot Coastal Notice <input type="checkbox"/> Group Coastal Notice <input type="checkbox"/> State Coastal Commission <input type="checkbox"/> Los Angeles Unified School District <input type="checkbox"/> Persons who requested notice in writing <input type="checkbox"/> Other: _____ 	<p style="text-align: center;">Determination/Consideration/ Declaration/Declination Letter</p> <p style="text-align: center;">Check Recipients Below:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Owner, Applicant and Representative <input type="checkbox"/> Project Property Tenants (Condos) <input type="checkbox"/> Abutting Property Owners <input type="checkbox"/> Abutting Property Owners and Tenants <input checked="" type="checkbox"/> Persons who signed in at the hearing <input checked="" type="checkbox"/> Persons who requested notice in writing <input checked="" type="checkbox"/> Council Office No. <u>1</u> <input type="checkbox"/> Certified Neighborhood Council: <hr/> <ul style="list-style-type: none"> <input type="checkbox"/> Department of Building and Safety <input type="checkbox"/> Community Redevelopment Agency <input checked="" type="checkbox"/> Other: _____ <p style="text-align: center;">(Council Liaison/CEA/Planning staff)</p>
---	--


Staff Signature

DECLARATION LETTER
CHC-2008-4384-HCM
ORIG. ECHO PARK CLUBHOUSE
MAILING DATE: 03/04/09

Bishop Of Protestant Episcopal Church
1004 N. Echo Park Avenue
Los Angeles, CA 90026

Echo Park Historical Society
Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

Christine Peters
2327 Vista Gordo Dr.
Los Angeles, CA 90026

Jesus Sanchez
1539 Parmer
Los Angeles, CA 90026

Kevin Kuzma
916 ¼ W. Kensington Rd.
Los Angeles, CA 90026

Council Member Ed Reyes
First Council District
City Hall, Room 410
Mail Stop #201

Fae Tsukamoto- G.I.S Section
200 N. Spring St., Room 825
Mail Stop #395

Jim S.
1810 Lobdell Place
Los Angeles, CA 90026