

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT CHARLES C. HURD RESIDENCE
2. STREET ADDRESS 4359 VICTORIA PARK PLACE
CITY LOS ANGELES ZIP CODE 90019 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5082-014-027
4. COMPLETE LEGAL DESCRIPTION: TRACT VICTORIA PARK AS PER MAP IN BOOK 12, PAGES 2 OF MAPS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER
BLOCK N/A LOT(S) 119 ARB. NO. N/A
5. RANGE OF ADDRESSES 4359-4367 VICTORIA PARK PLACE (HISTORIC ADDRESSES NO. 119 VICTORIA PARK AND 4359 FAIRMONT DRIVE)
6. PRESENT OWNER JAMES B. CAIN, TRUSTEE OF THE JAMES B. CAIN TRUST
STREET ADDRESS 4359 VICTORIA PARK PLACE
CITY LOS ANGELES STATE CA ZIP CODE 90019-4212 PHONE (323) 823-3242 EMAIL: JC6282@YAHOO.COM
OWNER IS: PRIVATE PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE CRAFTSMAN-TUDOR
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT CHARLES C. HURD RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1909 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: FRANK M. TYLER (ATTRIBUTED)
12. CONTRACTOR OR OTHER BUILDER: LOS ANGELES BUILDING COMPANY
13. DATES OF ENCLOSED PHOTOGRAPHS MAY 1912, 1915 AND OCTOBER 11, 2013
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

ALTERATIONS BREAKFAST ROOM ADDED AT EARLY DATE, BUT NO PERMIT FOUND.. BATHROOM INSTALLED IN 2003, DECK ADDED AT REAR OF PROPERTY, REAR PATIO ENCLOSURE, KITCHEN CABINETRY REPLACED AND STALL SHOWER ADDED TO DOWNSTAIRS BATHROOM. WINDOW PLANTERS HAVE BEEN REMOVED FROM SOME OF THE LARGER WINDOWS.

15. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

17. **SIGNIFICANCE**

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1909, THE CHARLES C. HURD RESIDENCE IS A HIGH LEVEL EXAMPLE OF A LARGE WELL APPOINTED CRAFTSMAN-TUDOR RESIDENCE THAT WAS DESIGNED AS A SHOWPIECE TO BRING BUYERS INTO VICTORIA PARK, AN EXCLUSIVE NEW SUBDIVISION THAT HAD BEEN LAID OUT BY MOSES HAZELTINE SHERMAN AND ELI PERCY CLARK, ALONG WITH SEVERAL OTHER PARTNERS, INCLUDING THE ARCHITECT, FRANK MARCUS TYLER. THE HURD HOUSE WAS BUILT BY THE LOS ANGELES BUILDING COMPANY, WHICH HAD BOUGHT SEVERAL LOTS IN THE TRACT. THE HOUSE WAS BUILT BEFORE THE AREA ANNEXED TO LOS ANGELES AND THERE IS NO BUILDING PERMIT. THE BUILDER ISSUED AT LEAST ONE PLAN BOOK THAT STATED THAT VARIOUS TOP ARCHITECTS WERE CONTRACTED TO DESIGN THE COMPANIES HOUSES. THIS HOUSE IS QUITE UNIQUE AND IS VERY SIMILAR TO HOMES THAT WERE DESIGNED BY THE FIRM OF TRAIN AND WILLIAMS DURING THE SAME PERIOD. THE SPACIOUS HOME IS A STUNNING EXAMPLE OF A HIGH END CRAFTSMAN RESIDENCE.

18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, LOS ANGELES COUNTY SUBDIVISION MAP, LOS ANGELES TIMES, LOS ANGELES HERALD AND SOUTHWEST BUILDER ARTICLES, U. S. CENSUS DATA,

DATE FORM PREPARED DECEMBER 26, 2013 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION OWNER'S REPRESENTATIVE 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 CHARLES C. HURD RESIDENCE IS A 2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

CRAFTSMAN-TUDOR, IRREGULAR-SQUARE PLAN SINGLE FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A WOOD SHINGLE 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 LIGHT DOUBLE HUNG, CASEMENT AND FIXED PANE WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A LARGE PORCH WITH A GABLED ENTRY, SUPPORTED BY SQUARE BRICK COLUMNS
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A PEAKED WOODEN WITH EIGHT BEVELED GLASS LIGHTS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE TWO FRONT FACING GABLES WITH A LARGE MAIN GABLE CONNECTING TO A MAIN TRANSVERSE GABLE,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

WITH A SMALLER GABLE UP FRONT AND TO THE RIGHT OF THE FACADE AND THE SMALL PORCH GABLE. THE NEATLY LAID SHINGLE
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

SIDING IS SPLIT INTO VERTICAL RECTANGULAR GRIDS WITH SOME SPLIT INTO TRIANGULAR PATTERNS BY HALF-TIMBERING WITH A
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY.

SQUARE AT EACH PERPENDICULAR JUNCTURE OF THE TIMBERS. OPEN EAVES ARE ACCENTED WITH SQUARE RAFTERS
VERTICALITY; FORMALTY OR INFORMALTY; GARDEN WALLS, ETC.

POKING THROUGH THE BARGE BOARDS ON THE GABLE ENDS. THE PORCH OPENS AT THE CENTER OF THE FRONT FACADE,
ADDITIONAL DEFINING ELEMENTS

END EXTENDS TO THE RIGHT, OPENING WITH CONCRETE STEPS TO THE DRIVEWAY TO THE FRONT OF A PORTE-COCHERE. A ROW OF
ADDITIONAL DEFINING ELEMENTS

DENTILS IS LOCATED AT THE BASE OF THE PEDIMENT TO THE FRONT GABLE (A SECOND ROW OF DENTILS IS SET AT THE
ADDITIONAL DEFINING ELEMENTS

BASE OF THE FRONT GARAGE GABLE. THE GARAGE MATCHES THE HOUSE IN DESIGN). OTHER DETAILS INCLUDE RUSTIC
ADDITIONAL DEFINING ELEMENTS

PORCH LIGHTS AND A SLAT paneled PORCH CEILING. BRICK CHIMNEYS ARE FACING THE DRIVEWAY AND AT THE REAR
ADDITIONAL DEFINING ELEMENTS

OF THE STRUCTURE. MOST FIRST FLOOR WINDOWS HAVE TRIANGULAR PEAKS, A MOTIF THAT IS CARRIED OUT IN MUCH
ADDITIONAL DEFINING ELEMENTS

OF THE INTERIOR AS WELL. THERE IS A LARGE OPEN BALCONY AT THE REAR OF THE HOUSE, ACCESSED THROUGH A SET
ADDITIONAL DEFINING ELEMENTS

OF LARGE FRENCH DOORS, ALSO WITH A PEAKED DESIGN
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A REAR GARAGE MATCHING THE ARCHITECTURE OF THE HOUSE
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE FRONT LIVING ROOM ACROSS THE FRONT OF THE HOUSE DISPLAY A
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

LEVEL OF WOODWORK, INCLUDING DARK STAINED WAINSCOTING WITH PEAKED PANELS MATCHING THE WINDOWS, A
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

LARGE ARCHED CUT STONE FIREPLACE, BOX BEAM CEILINGS, MULTIPLE PEAKED FRENCH DOORS, ORIGINAL CUSTOM
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

BRASS LIGHTING FIXTURES, ART GLASS, HARDWOOD FLOORS, A SECOND FIREPLACE OF ARROYO STONE IN THE STUDY
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

WHICH HAS FULL WOOD WALLS AND AN OPEN BEAMED CEILING. CUSTOM STAIRCASE BALUSTRADES, ETC.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

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 CHARLES C. HURD RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
CRAFTSMAN-TUDOR ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE B)

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 CHARLES C. HURD RESIDENCE WAS BUILT IN 1909
NAME OF PROPOSED MONUMENT YEAR BUILT
CRAFTSMAN-TUDOR ARCHITECTURE, FRANK M. TYLER AND LOS ANGELES BUILDING CO. WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE THE CRAFTSMAN STYLE WAS INDIGENOUS TO CALIFORNIA BEING DEVELOPED WITHIN THE BROADER ARTS AND CRAFTS MOVEMENT THAT WAS IN MANY RESPECTS A DIRECT REBELLION TO THE MECHANIZATION THAT HAD COME TO TAKE OVER THE CARPENTRY OF THE MANY DETAILS OF THE VICTORIAN HOMES OF THE PRIOR GENERATION. THE USE OF TUDOR HALF-TIMBERING IN THE CRAFTSMAN DESIGN BEGAN TO APPEAR IN SOME OF THE LARGER CRAFTSMAN HOUSES IN THE LATTER PART OF THE FIRST DECADE OF THE 20TH CENTURY. ONE OF THE EARLY PRACTITIONERS IN THIS DESIGN TREATMENT WAS THE ARCHITECT FRANK MARCUS TYLER, WHO UTILIZED A SQUARE PATTERN FOR HIS HALF-TIMBERING THAT SOON BECAME A VERY IDENTIFIABLE ASPECT OF HIS DESIGNS. TYLER WAS ONE OF THE ORIGINAL DEVELOPERS OF VICTORIA PARK AND WENT ON TO DESIGN SEVERAL HOMES IN THE TRACT. THE HURD RESIDENCE WAS BUILT AS A SPEC HOUSE BY THE LOS ANGELES BUILDING COMPANY, WHICH WAS BROUGHT IN BY THE VICTORIA PARK DEVELOPERS TO BUILD SEVERAL HIGH END HOMES IN THE TRACT. NO DOCUMENTATION HAS, AS OF YET, BEEN FOUND TYING TYLER DIRECTLY TO THE LOS ANGELES BUILDING COMPANY, BUT HIS INVOLVEMENT WITH THE DEVELOPERS AS WELL AS THE DISTINCTIVE DESIGN ELEMENTS OF THE HOUSE, SHOW A POSSIBLE TIE-IN. THE LOS ANGELES BUILDING COMPANY STATE IN A PLAN BOOK THAT THEY USED VARIOUS ARCHITECTS FOR THEIR CUSTOM DESIGNS. TYLER WAS ALSO WELL KNOWN AND RESPECTED FOR HIS INTERIOR WOODWORK. THE HURD RESIDENCE DISPLAYS EXTRAORDINARY INTERIOR DESIGN THAT MAKES HEAVY USE OF WOOD IN ITS DETAILING. THE USE OF CUSTOM WINDOWS IS ALSO A TYLER TREATMENT. THE HURD RESIDENCE WAS

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

COMMENCED JUST PRIOR TO THE COLEGROVE ANNEXATION TO LOS ANGELES, WHICH INCLUDED THE VICTORIA PARK TRACT. THIS RESULTED IN THERE BEING NO BUILDING PERMIT ISSUED FOR THE HOUSE, WHICH MAY HAVE BEEN COMPLETED IN EARLY 1910. THE HOUSE WAS SOLD IN AUGUST 1910 FOR \$25,000.00 AND AGAIN THE FOLLOWING YEAR FOR THE SAME PRICE. CHARLES C. HURD, AN INVESTMENT AND MORTGAGE BANKER PURCHASED IT THE FOLLOWING YEAR. A PHOTO HE TOOK IN MAY OF 1912 SHOWS THE HOUSE LOOKING AS IT DOES TODAY, WITH THE EXCEPTION OF THE WINDOW PLANTER BOXES WHICH ARE NO LONGER EXTANT AND THE TREES THAT ARE NOW ON THE PROPERTY. THE PHOTO SHOWS THE BRICK STEPS AND FRONT WALKWAY, WHICH REMAIN IN PLACE TODAY.. A HISTORY OF THE HURD FAMILY WAS COMPILED BY THE CURRENT OWNER OF THE HOUSE AND IS ATTACHED TO THIS APPLICATION, AS WELL AS A HISTORY OF VICTORIA PARK, ITSELF, WHICH WAS A PART OF THE NOMINATION FOR THE HOLMES-SHANNON HOUSE (HCM No. 885). THE SUBDIVISION WAS LAID OUT ATOP A LOW RISE KNOWN AS "WEST ADAMS HILL" AND WAS DESIGNED TO BE THE NEWEST HIGH END NEIGHBORHOOD IN LOS ANGELES. AT THE TIME IT WAS FILED, THE LAND WAS IN THE UNINCORPORATED AREA OF THE COUNTY. THE DEVELOPERS, THE UNION TRUST AND REALTY COMPANY, ALONG WITH THE CLARK AND SHERMAN LAND COMPANY, BROUGHT IN THE LOS ANGELES BUILDING COMPANY TO CONSTRUCT SEVERAL LARGE HOMES TO ENTICE BUYERS TO COME TO THE AREA, WHICH AT THE TIME WAS AT THE VERY WESTERN END OF THE CITY AND WAS SERVICED BY A STREET CAR LINE THAT HAD BEEN BUILT BY SHERMAN AND CLARK. FRANK M. TYLER, ALONG WITH TWO OF HIS BROTHERS, INVESTED IN THE DEVELOPMENT. THE TYLER FAMILY RAN A CONSTRUCTION BUSINESS, BUT FRANK WAS NOT UNDER THEIR EMPLOY AND WROTE HIS OWN CONTRACTS WITH INDIVIDUALS AS WELL AS BUILDING COMPANIES. HE DESIGNED THE STATTON RESIDENCE (HCM No. 855) WHICH WAS A SPEC HOUSE CONSTRUCTED BY THE ALTHOUSE BROTHERS, ANOTHER LOCAL BUILDER. TYLER'S DESIGNS WERE HIGH END AND HE WAS WELL RESPECTED FOR HIS USE OF INTERIOR WOOD WORK. HE DID OTHER PROJECTS IN VICTORIA PARK FOR INDIVIDUAL HOMEOWNERS WHO HAD BOUGHT LAND IN THE NEIGHBORHOOD. THE EARLY SPEC HOMES WERE ALL COMMENCED PRIOR TO THE ANNEXATION OF THE AREA TO THE CITY IN 1909, MEANING THAT THERE WERE NO BUILDING PERMITS ISSUED ON ANY OF THEM. LOS ANGELES TIMES ADS AND ARTICLES NOTED THE CONSTRUCTION BUT FAILED TO SUPPLY THE DETAILS THAT WOULD HAVE HELPED TO DOCUMENT THIS PROCESS. THIS PARTICULAR HOME WAS SOLD TO SPEC BUYERS TWICE, FOR \$25,000.00 EACH TIME, BUT THE PAPER DID NOT TELL WHO DESIGNED THE HOUSE AT THE TIME OF EITHER SALE. EVEN IF TYLER CANNOT BE OFFICIALLY CONNECTED TO THE HOUSE, THE QUALITY OF DESIGN AND WORKMANSHIP IS SUCH THAT IT EASILY QUALIFIES FOR HISTORIC CULTURAL MONUMENT STATUS FOR ITS QUALITY OF DESIGN

Historical Significance

4359 Victoria Park Dr., Los Angeles, CA 90019

The History of Victoria Park

Like most of the neighborhoods in Los Angeles, Victoria Park began as part of a Rancho. After winning independence from Spain in 1821, the Mexican government awarded more than 750 land grants, including the acreage that became Rancho Las Cienegas, owned by Francisco Abila and his family, Januario Abila Pedra Abila de Ramirez, Francisca Abila de Rimpau, Louisa Abila de Garfias. By the 1870's, Januario Abila owned the northeast section of the Rancho, which included the land that was to become Victoria Park.

In the latter part of the 19th century, Southern California was prospering. There was strong demand for property and housing throughout the region, particularly in Los Angeles. The City kept annexing nearby towns, ranches, and farmlands, expanding its boundaries which by 1909 included all of the present-day Historic West Adams District. Land, once impossible to sell at even \$5 an acre, commanded ever-increasing prices and not infrequently spurred "speculative mania," in the words of pioneer resident Harris Newmark, in his memoir, *Sixty Years in Southern California*.

The real estate speculation resulted in numerous boom-and-bust cycles in the City's housing market. Nonetheless, in 1907, "nineteen substantial citizens," including General Moses Hazeltine Sherman and his brother-in-law, Eli P. Clark, partners in the Los Angeles Pacific Railroad Co., "united to create an exclusive residential enclave."

When Victoria Park was established, Pico Street was 80 feet wide and paved, but it was at urban Los Angeles' western reaches. The "countryside" still stretched west of here, and there was only a railroad track to the south, where Venice Boulevard is now.

Victoria Park was laid out atop West Adams Heights Hill with views of the city and of the mountains, "from Old Baldy to the sea." "Victoria Park has especially good car service," an ad of October 1907 touted. The closeness of the train tracks and quick travel time to Downtown "will enable business men residing in Victoria Park to take luncheon at home."

Victoria Park was laid out in a rounded shape that can trace its inspiration to the work of Frederick Law Olmsted, the chief landscape architect for Central Park in New York City. Olmsted, called the founder of American landscape architecture, felt that circular shapes broke up the linear look of most urban areas.

In Victoria Park, the lots were large enough to accommodate "homes of the highest class," each of which would use its lot number as its address (i.e.: Victoria Park No. 83), as was done in other exclusive enclaves like Chester Place, St. James Park, and Berkeley Square. The neighborhood's "drives," rather than "streets," were promoted as being "all 100 feet in width, with petrolith-paved roadways and seven-foot cement sidewalks." Moreover, "the continuous stretches of lawn and shrubbery are most attractive. Victoria Park is beautifully lighted by stone and wrought iron electroliers, fifteen feet high, with

Historical Significance ~ continuation page 2

five large electric globes on each.” The developers lined the winding streets with “hundreds of palms, acacias and Monterey pines,” along with tropical plantings.

Many of the original homes in Victoria Park were built between 1910 and 1915, and they were handsome and substantial indeed, with extensive use of high quality woods like mahogany and oak, paneled walls, beamed ceilings, conservatories and sun rooms, ornate leaded and stained glass, and imposing exterior facades, often three stories in height. The Holmes-Shannon House was one of the first homes to be completed, and represents a fine extant example of this period of development in Victoria Park.

The West Adams area was the prime area for residential real estate at the turn of the century. The location of Victoria Park in the West Adams area should have assured it of success. However, that was not to be so, even though some very substantial mansions were erected at the beginning. The sale of lots in Victoria Park, which had been subdivided before World War I, was far fewer than had been hoped. Shortly after the war, Victoria Park was rezoned and multi-family buildings appeared. A number of handsome duplexes were built there in the 1920's and 1930's.

HISTORICAL SIGNIFICANCE

CHARLES HURD RESIDENCE

4359 VICTORIA PARK PLACE, LOS ANGELES, CA 90019

The 1910 Charles Hurd Residence is an outstanding example of Craftsman Architecture that was popular in Los Angeles in the early 1900s. The home was originally built as a spec house by the Los Angeles Building Company in the "exclusive residential enclave" of Victoria Park. Established in 1907, Victoria Park was created by "nineteen substantial citizens" including General Moses Hazeltine Sherman and his brother in law, Eli P Clark, partners in the Los Angeles Pacific Railroad. The development was laid out atop West Adams Heights Hill with views of the city and the mountains. It is one of only two areas in Los Angeles where homes are built on a circle. The layout can be traced back to Frederick Law Olmstead, the chief landscape architect of Central Park in New York City. Olmstead, called the founder of American Landscape architecture, felt that circular shapes broke up the linear look of most urban areas.

In Victoria Park, the lots were large enough to accommodate "homes of the highest class" each of which would use its lot number as its address (i.e. 119 Victoria Park) as was done in other exclusive enclaves like Chester Place, St. James Park, and Berkley Square. The streets were promoted as "drives" and were all 100 ft wide with 7' wide sidewalks. Hundreds of palms were planted along the parkways and almost all are still in place. (one can be seen in the picture of 4359 Victoria Park Place from May 1912)

The first two owners of the Hurd Residence were both real estate speculators who never moved in to the home. Clara M Raines (1854 - 1933) was the original buyer, purchasing the home from The Los Angeles Building Company in July 1910 for \$25,000. Clara was a widow living on nearby Hobart Ave and probably had seen the development being built and hoped to turn a profit. Unfortunately for Clara, real estate prices were, at best, flat during the period and she sold the house for the same \$25,000 she paid for it in June of 1911 to yet another investor, Alexander Keating of Riverside. Keating was an orange grower who owned and developed several parcels in Los Angeles. He never moved in to the home and sold it to Charles C Hurd less than one year later. Charles Hurd, his wife Josephine, daughters Pauline and Helen and son Arthur moved into the home as its first residents in early 1912.

Hurd was a successful mortgage and investment banker in Los Angeles. He and his wife had moved here from Nebraska in the hopes of being part of the boom town that was Los Angeles at the turn of the century. Hurd and his brother Henry operated The Hurd Brothers Company at 408 Central Building 108 W 6th Street in Los Angeles. They specialized in real estate, investments and insurance. The Hurd Bros helped provide financing for many homes being bought in the tracts surrounding what would become Victoria Park. This was probably how Charles became aware of the residence at 119 Victoria Park that would eventually become his family's home.

Charles wife and daughters were very active in the social scene of Los Angeles. They were often in the society pages attending weddings, garden parties and political events. Charles' brother Henry was the state senator from the 37th district in Los Angeles from 1908 until 1913. Charles and his brother were founding members of the Westlake Masonic Lodge #392. Henry served as the first senior warden. Henry would eventually marry Mrs. Mary E Stoddard one of the foremost figures in child welfare work in Southern California. The Hurd family were critical

participants in the development of Los Angeles in the early 1900s

Eventually, daughter Helen and son Arthur married and moved out of the family home. On June 3 1931, Josephine Hurd died in residence and on Sept 8, 1938 Charles Hurd died in residence. Daughter Pauline would continue to live at 4359 Victoria Park Place until her death in residence on Oct 14, 1952. Charles, Josephine, Pauline and son Charles Calvin Hurd Jr. are all buried at nearby Angelus Rosedale Cemetery.

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2014-1405-HCM
ENV-2014-1406-CE

HEARING DATE: July 10, 2014
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4359 Victoria Park Place
Council District: 10
Community Plan Area: West Adams - Baldwin
Hills - Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: Mid City
Legal Description: Victoria Park Tract, Lot 119

PROJECT: Historic-Cultural Monument Application for the
CHARLES C. HURD RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument


OWNER: James B. Cain, Trustee of the James B. Cain Trust
4359 Victoria Park Place
Los Angeles, CA 90019

**OWNER'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 staff report and findings.

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- 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 the Arts and Crafts Tudor Revival residential style.

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 1909, the Charles C. Hurd Residence is an Arts and Crafts Tudor Revival style structure. The plan of the house is square with an asphalt-shingled, steeply pitched, multi-gable roof. The entry features a porch with gabled entry, supported by square brick columns. The exterior of the home is finished in half-timbering, with wood-shingle in-fill. The open eaves are supported by square rafter tails. The house features two brick chimneys that face the driveway and the backyard. The windows are multi-paned and placed in groups. Most of the first floor windows feature frames with triangular peaks, a motif which is carried to the interior door frames as well. There is a large open balcony at the rear of the house, accessed through French doors that feature the peaked frames. The interior features heavy use of wood detailing with wainscoting, picture rails, window and door frames, built-in cabinetry, and flooring.

The Arts and Crafts Movement in America fostered different architectural styles that celebrated hand-wrought craftsmanship above factory-produced construction. Craftsman and Tudor Revival styles were prevalent in Southern California during this period. The Charles Hurd Residence is a specimen quality example of the Arts and Crafts Tudor Revival style due to the high level of integrity in the stylistic design and construction materials. The aforementioned character defining features of the property identify this property as a unique example of a large-scale, Tudor Revival residence from the Arts and Crafts Movement period of significance.

The subject property is within Victoria Park and because the house was constructed just before the area was consolidated into Los Angeles in 1909, there is no original building permit and the architect has not been identified. The house was designed as a model residence for the new development that would entice buyers to move into the area. At the time, this area was just outside the very western edge of the City of Los Angeles and was serviced by a streetcar line that was built by the Victoria Park developers.

The property seems to have retained the most of the essential physical features from the period of significance and represents an early example of Arts and Crafts Tudor Revival style in the area.

DISCUSSION

The Charles C. Hurd Residence historic property successfully meets one 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." The subject building exemplifies the tenets of the Arts and Crafts movement and the Craftsman style through quality of workmanship, high level of integrity and its construction during the period of significance for this style. These qualities make the subject building an archetype of the Craftsman style.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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 Charles C. Hurd Residence 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.

BACKGROUND

On May 29th, 2014 the Cultural Heritage Commission took the property under consideration. On June 19th, 2014, Commissioners Barron and Louie inspected the site with Lambert Giessinger of

the Office of Historic Resources (OHR) staff. Later on June 19th, 2014, Commissioner Irvine inspected the site with Nels Youngborg of the OHR staff.

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT CHARLES C. HURD RESIDENCE
2. STREET ADDRESS 4359 VICTORIA PARK PLACE
CITY LOS ANGELES ZIP CODE 90019 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5082-014-027
4. COMPLETE LEGAL DESCRIPTION: TRACT VICTORIA PARK AS PER MAP IN BOOK 12, PAGES 2 OF MAPS FILED, IN THE
OFFICE OF THE LOS ANGELES COUNTY RECORDER
BLOCK N/A LOT(S) 119 ARB. NO. N/A
5. RANGE OF ADDRESSES 4359-4367 VICTORIA PARK PLACE (HISTORIC ADDRESSES NO. 119 VICTORIA PARK AND
4359 FAIRMONT DRIVE)
6. PRESENT OWNER JAMES B. CAIN, TRUSTEE OF THE JAMES B. CAIN TRUST
STREET ADDRESS 4359 VICTORIA PARK PLACE
CITY LOS ANGELES STATE CA ZIP CODE 90019-4212 PHONE (323) 823-3242 EMAIL: JC6282@YAHOO.COM
OWNER IS: PRIVATE PUBLIC
7. PRESENT USE SINGLE FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE CRAFTSMAN-TUDOR
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
- (SEE DESCRIPTION WORKSHEET)
-
-
-
-
-
-
-
-
-
-

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT CHARLES C. HURD RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1909 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER: FRANK M. TYLER (ATTRIBUTED)

12. CONTRACTOR OR OTHER BUILDER: LOS ANGELES BUILDING COMPANY

13. DATES OF ENCLOSED PHOTOGRAPHS MAY 1912, 1915 AND OCTOBER 11, 2013

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

ALTERATIONS BREAKFAST ROOM ADDED AT EARLY DATE, BUT NO PERMIT FOUND., BATHROOM INSTALLED IN 2003, DECK ADDED AT REAR OF PROPERTY, REAR PATIO ENCLOSURE, KITCHEN CABINETRY REPLACED AND STALL SHOWER ADDED TO DOWNSTAIRS BATHROOM. WINDOW PLANTERS HAVE BEEN REMOVED FROM SOME OF THE LARGER WINDOWS.

15. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT

16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

17. **SIGNIFICANCE**

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1909, THE CHARLES C. HURD RESIDENCE IS A HIGH LEVEL EXAMPLE OF A LARGE WELL APPOINTED CRAFTSMAN-TUDOR RESIDENCE THAT WAS DESIGNED AS A SHOWPIECE TO BRING BUYERS INTO VICTORIA PARK, AN EXCLUSIVE NEW SUBDIVISION THAT HAD BEEN LAID OUT BY MOSES HAZELTINE SHERMAN AND ELI PERCY CLARK, ALONG WITH SEVERAL OTHER PARTNERS, INCLUDING THE ARCHITECT, FRANK MARCUS TYLER. THE HURD HOUSE WAS BUILT BY THE LOS ANGELES BUILDING COMPANY, WHICH HAD BOUGHT SEVERAL LOTS IN THE TRACT. THE HOUSE WAS BUILT BEFORE THE AREA ANNEXED TO LOS ANGELES AND THERE IS NO BUILDING PERMIT. THE BUILDER ISSUED AT LEAST ONE PLAN BOOK THAT STATED THAT VARIOUS TOP ARCHITECTS WERE CONTRACTED TO DESIGN THE COMPANIES HOUSES. THIS HOUSE IS QUITE UNIQUE AND IS VERY SIMILAR TO HOMES THAT WERE DESIGNED BY THE FIRM OF TRAIN AND WILLIAMS DURING THE SAME PERIOD. THE SPACIOUS HOME IS A STUNNING EXAMPLE OF A HIGH END CRAFTSMAN RESIDENCE.

18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, LOS ANGELES COUNTY SUBDIVISION MAP, LOS ANGELES TIMES, LOS ANGELES HERALD AND SOUTHWEST BUILDER ARTICLES, U. S. CENSUS DATA.

DATE FORM PREPARED DECEMBER 26, 2013 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION OWNER'S REPRESENTATIVE 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 CHARLES C. HURD RESIDENCE IS A 2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

CRAFTSMAN-TUDOR, IRREGULAR-SQUARE PLAN SINGLE FAMILY RESIDENCE
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A WOOD SHINGLE 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 LIGHT DOUBLE HUNG, CASEMENT AND FIXED PANE WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC)

THE ENTRY FEATURES A LARGE PORCH WITH A GABLED ENTRY, SUPPORTED BY SQUARE BRICK COLUMNS
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A PEAKED WOODEN WITH EIGHT BEVELED GLASS LIGHTS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART?)

OF THE STRUCTURE ARE TWO FRONT FACING GABLES WITH A LARGE MAIN GABLE CONNECTING TO A MAIN TRANSVERSE GABLE,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

WITH A SMALLER GABLE UP FRONT AND TO THE RIGHT OF THE FACADE AND THE SMALL PORCH GABLE. THE NEATLY LAID SHINGLE
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

SIDING IS SPLIT INTO VERTICAL RECTANGULAR GRIDS WITH SOME SPLIT INTO TRIANGULAR PATTERNS BY HALF-TIMBERING WITH A
ORNAMENTAL WOODWORK SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

SQUARE AT EACH PERPENDICULAR JUNCTURE OF THE TIMBERS. OPEN EAVES ARE ACCENTED WITH SQUARE RAFTERS
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

POKING THROUGH THE BARGE BOARDS ON THE GABLE ENDS. THE PORCH OPENS AT THE CENTER OF THE FRONT FACADE.
ADDITIONAL DEFINING ELEMENTS

END EXTENDS TO THE RIGHT, OPENING WITH CONCRETE STEPS TO THE DRIVEWAY TO THE FRONT OF A PORTE-COCHERE. A ROW OF
ADDITIONAL DEFINING ELEMENTS

DENTILS IS LOCATED AT THE BASE OF THE PEDIMENT TO THE FRONT GABLE (A SECOND ROW OF DENTILS IS SET AT THE
ADDITIONAL DEFINING ELEMENTS

BASE OF THE FRONT GARAGE GABLE. THE GARAGE MATCHES THE HOUSE IN DESIGN). OTHER DETAILS INCLUDE RUSTIC
ADDITIONAL DEFINING ELEMENTS

PORCH LIGHTS AND A SLAT paneled PORCH CEILING. BRICK CHIMNEYS ARE FACING THE DRIVEWAY AND AT THE REAR
ADDITIONAL DEFINING ELEMENTS

OF THE STRUCTURE. MOST FIRST FLOOR WINDOWS HAVE TRIANGULAR PEAKS, A MOTIF THAT IS CARRIED OUT IN MUCH
ADDITIONAL DEFINING ELEMENTS

OF THE INTERIOR AS WELL. THERE IS A LARGE OPEN BALCONY AT THE REAR OF THE HOUSE, ACCESSED THROUGH A SET
ADDITIONAL DEFINING ELEMENTS

OF LARGE FRENCH DOORS, ALSO WITH A PEAKED DESIGN
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A REAR GARAGE MATCHING THE ARCHITECTURE OF THE HOUSE
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE FRONT LIVING ROOM ACROSS THE FRONT OF THE HOUSE DISPLAY A
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

LEVEL OF WOODWORK, INCLUDING DARK STAINED WAINSCOTING WITH PEAKED PANELS MATCHING THE WINDOWS, A
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

LARGE ARCHED CUT STONE FIREPLACE, BOX BEAM CEILINGS, MULTIPLE PEAKED FRENCH DOORS, ORIGINAL CUSTOM
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

BRASS LIGHTING FIXTURES, ART GLASS, HARDWOOD FLOORS, A SECOND FIREPLACE OF ARROYO STONE IN THE STUDY
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

WHICH HAS FULL WOOD WALLS AND AN OPEN BEAMED CEILING. CUSTOM STAIRCASE BALUSTRADES, ETC.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

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 CHARLES C. HURD RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
CRAFTSMAN-TUDOR ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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 CHARLES C. HURD RESIDENCE WAS BUILT IN 1909
NAME OF PROPOSED MONUMENT YEAR BUILT

CRAFTSMAN-TUDOR ARCHITECTURE, FRANK M. TYLER AND LOS ANGELES BUILDING Co. WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER
DEVELOPMENT OF LOS ANGELES BECAUSE THE CRAFTSMAN STYLE WAS INDIGENOUS TO CALIFORNIA BEING DEVELOPED WITHIN THE BROADER ARTS AND CRAFTS MOVEMENT THAT WAS IN MANY RESPECTS A DIRECT REBELLION TO THE MECHANIZATION THAT HAD COME TO TAKE OVER THE CARPENTRY OF THE MANY DETAILS OF THE VICTORIAN HOMES OF THE PRIOR GENERATION. THE USE OF TUDOR HALF-TIMBERING IN THE CRAFTSMAN DESIGN BEGAN TO APPEAR IN SOME OF THE LARGER CRAFTSMAN HOUSES IN THE LATTER PART OF THE FIRST DECADE OF THE 20TH CENTURY. ONE OF THE EARLY PRACTITIONERS IN THIS DESIGN TREATMENT WAS THE ARCHITECT FRANK MARCUS TYLER, WHO UTILIZED A SQUARE PATTERN FOR HIS HALF-TIMBERING THAT SOON BECAME A VERY IDENTIFIABLE ASPECT OF HIS DESIGNS. TYLER WAS ONE OF THE ORIGINAL DEVELOPERS OF VICTORIA PARK AND WENT ON TO DESIGN SEVERAL HOMES IN THE TRACT. THE HURD RESIDENCE WAS BUILT AS A SPEC HOUSE BY THE LOS ANGELES BUILDING COMPANY, WHICH WAS BROUGHT IN BY THE VICTORIA PARK DEVELOPERS TO BUILD SEVERAL HIGH END HOMES IN THE TRACT. NO DOCUMENTATION HAS, AS OF YET, BEEN FOUND TYING TYLER DIRECTLY TO THE LOS ANGELES BUILDING COMPANY, BUT HIS INVOLVEMENT WITH THE DEVELOPERS AS WELL AS THE DISTINCTIVE DESIGN ELEMENTS OF THE HOUSE, SHOW A POSSIBLE TIE-IN. THE LOS ANGELES BUILDING COMPANY STATE IN A PLAN BOOK THAT THEY USED VARIOUS ARCHITECTS FOR THEIR CUSTOM DESIGNS. TYLER WAS ALSO WELL KNOWN AND RESPECTED FOR HIS INTERIOR WOODWORK. THE HURD RESIDENCE DISPLAYS EXTRAORDINARY INTERIOR DESIGN THAT MAKES HEAVY USE OF WOOD IN ITS DETAILING. THE USE OF CUSTOM WINDOWS IS ALSO A TYLER TREATMENT. THE HURD RESIDENCE WAS

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET

CONTINUED

COMMENCED JUST PRIOR TO THE COLEGROVE ANNEXATION TO LOS ANGELES, WHICH INCLUDED THE VICTORIA PARK TRACT. THIS RESULTED IN THERE BEING NO BUILDING PERMIT ISSUED FOR THE HOUSE, WHICH MAY HAVE BEEN COMPLETED IN EARLY 1910. THE HOUSE WAS SOLD IN AUGUST 1910 FOR \$25,000.00 AND AGAIN THE FOLLOWING YEAR FOR THE SAME PRICE. CHARLES C. HURD, AN INVESTMENT AND MORTGAGE BANKER PURCHASED IT THE FOLLOWING YEAR. A PHOTO HE TOOK IN MAY OF 1912 SHOWS THE HOUSE LOOKING AS IT DOES TODAY, WITH THE EXCEPTION OF THE WINDOW PLANTER BOXES WHICH ARE NO LONGER EXTANT AND THE TREES THAT ARE NOW ON THE PROPERTY. THE PHOTO SHOWS THE BRICK STEPS AND FRONT WALKWAY, WHICH REMAIN IN PLACE TODAY.. A HISTORY OF THE HURD FAMILY WAS COMPILED BY THE CURRENT OWNER OF THE HOUSE AND IS ATTACHED TO THIS APPLICATION, AS WELL AS A HISTORY OF VICTORIA PARK, ITSELF, WHICH WAS A PART OF THE NOMINATION FOR THE HOLMES-SHANNON HOUSE (HCM No. 885). THE SUBDIVISION WAS LAID OUT ATOP A LOW RISE KNOWN AS "WEST ADAMS HILL" AND WAS DESIGNED TO BE THE NEWEST HIGH END NEIGHBORHOOD IN LOS ANGELES. AT THE TIME IT WAS FILED, THE LAND WAS IN THE UNINCORPORATED AREA OF THE COUNTY. THE DEVELOPERS, THE UNION TRUST AND REALTY COMPANY, ALONG WITH THE CLARK AND SHERMAN LAND COMPANY, BROUGHT IN THE LOS ANGELES BUILDING COMPANY TO CONSTRUCT SEVERAL LARGE HOMES TO ENTICE BUYERS TO COME TO THE AREA, WHICH AT THE TIME WAS AT THE VERY WESTERN END OF THE CITY AND WAS SERVICED BY A STREET CAR LINE THAT HAD BEEN BUILT BY SHERMAN AND CLARK. FRANK M. TYLER, ALONG WITH TWO OF HIS BROTHERS, INVESTED IN THE DEVELOPMENT. THE TYLER FAMILY RAN A CONSTRUCTION BUSINESS, BUT FRANK WAS NOT UNDER THEIR EMPLOY AND WROTE HIS OWN CONTRACTS WITH INDIVIDUALS AS WELL AS BUILDING COMPANIES. HE DESIGNED THE STATTON RESIDENCE (HCM No. 855) WHICH WAS A SPEC HOUSE CONSTRUCTED BY THE ALTHOUSE BROTHERS, ANOTHER LOCAL BUILDER. TYLER'S DESIGNS WERE HIGH END AND HE WAS WELL RESPECTED FOR HIS USE OF INTERIOR WOOD WORK. HE DID OTHER PROJECTS IN VICTORIA PARK FOR INDIVIDUAL HOMEOWNERS WHO HAD BOUGHT LAND IN THE NEIGHBORHOOD. THE EARLY SPEC HOMES WERE ALL COMMENCED PRIOR TO THE ANNEXATION OF THE AREA TO THE CITY IN 1909, MEANING THAT THERE WERE NO BUILDING PERMITS ISSUED ON ANY OF THEM. LOS ANGELES TIMES ADS AND ARTICLES NOTED THE CONSTRUCTION BUT FAILED TO SUPPLY THE DETAILS THAT WOULD HAVE HELPED TO DOCUMENT THIS PROCESS. THIS PARTICULAR HOME WAS SOLD TO SPEC BUYERS TWICE, FOR \$25,000.00 EACH TIME, BUT THE PAPER DID NOT TELL WHO DESIGNED THE HOUSE AT THE TIME OF EITHER SALE. EVEN IF TYLER CANNOT BE OFFICIALLY CONNECTED TO THE HOUSE, THE QUALITY OF DESIGN AND WORKMANSHIP IS SUCH THAT IT EASILY QUALIFIES FOR HISTORIC CULTURAL MONUMENT STATUS FOR ITS QUALITY OF DESIGN

Historical Significance

4359 Victoria Park Dr., Los Angeles, CA 90019

The History of Victoria Park

Like most of the neighborhoods in Los Angeles, Victoria Park began as part of a Rancho. After winning independence from Spain in 1821, the Mexican government awarded more than 750 land grants, including the acreage that became Rancho Las Cienegas, owned by FRANCISCO ABILA and his family, Januario Abila Pedra Abila de Ramirez, Francisca Abila de Rimpau, Louisa Abila de Garfias. By the 1870's, Januario Abila owned the northeast section of the Rancho, which included the land that was to become Victoria Park.

In the latter part of the 19th century, Southern California was prospering. There was strong demand for property and housing throughout the region, particularly in Los Angeles. The City kept annexing nearby towns, ranches, and farmlands, expanding its boundaries which by 1909 included all of the present-day Historic West Adams District. Land, once impossible to sell at even \$5 an acre, commanded ever-increasing prices and not infrequently spurred "speculative mania," in the words of pioneer resident Harris Newmark, in his memoir, *Sixty Years in Southern California*.

The real estate speculation resulted in numerous boom-and-bust cycles in the City's housing market. Nonetheless, in 1907, "nineteen substantial citizens," including General Moses Hazeltine Sherman and his brother-in-law, Eli P. Clark, partners in the Los Angeles Pacific Railroad Co., "united to create an exclusive residential enclave."

When Victoria Park was established, Pico Street was 80 feet wide and paved, but it was at urban Los Angeles' western reaches. The "countryside" still stretched west of here, and there was only a railroad track to the south, where Venice Boulevard is now.

Victoria Park was laid out atop West Adams Heights Hill with views of the city and of the mountains, "from Old Baldy to the sea." "Victoria Park has especially good car service," an ad of October 1907 touted. The closeness of the train tracks and quick travel time to Downtown "will enable business men residing in Victoria Park to take luncheon at home."

Victoria Park was laid out in a rounded shape that can trace its inspiration to the work of Frederick Law Olmsted, the chief landscape architect for Central Park in New York City. Olmsted, called the founder of American landscape architecture, felt that circular shapes broke up the linear look of most urban areas.

In Victoria Park, the lots were large enough to accommodate "homes of the highest class," each of which would use its lot number as its address (i.e.: Victoria Park No. 83), as was done in other exclusive enclaves like Chester Place, St. James Park, and Berkeley Square. The neighborhood's "drives," rather than "streets," were promoted as being "all 100 feet in width, with petrolith-paved roadways and seven-foot cement sidewalks." Moreover, "the continuous stretches of lawn and shrubbery are most attractive. Victoria Park is beautifully lighted by stone and wrought iron electroliers, fifteen feet high, with

Historical Significance ~ continuation page 2

five large electric globes on each.” The developers lined the winding streets with “hundreds of palms, acacias and Monterey pines,” along with tropical plantings.

Many of the original homes in Victoria Park were built between 1910 and 1915, and they were handsome and substantial indeed, with extensive use of high quality woods like mahogany and oak, paneled walls, beamed ceilings, conservatories and sun rooms, ornate leaded and stained glass, and imposing exterior facades, often three stories in height. The Holmes-Shannon House was one of the first homes to be completed, and represents a fine extant example of this period of development in Victoria Park.

The West Adams area was the prime area for residential real estate at the turn of the century. The location of Victoria Park in the West Adams area should have assured it of success. However, that was not to be so, even though some very substantial mansions were erected at the beginning. The sale of lots in Victoria Park, which had been subdivided before World War I, was far fewer than had been hoped. Shortly after the war, Victoria Park was rezoned and multi-family buildings appeared. A number of handsome duplexes were built there in the 1920's and 1930's.

HISTORICAL SIGNIFICANCE

CHARLES HURD RESIDENCE

4359 VICTORIA PARK PLACE, LOS ANGELES, CA 90019

The 1910 Charles Hurd Residence is an outstanding example of Craftsman Architecture that was popular in Los Angeles in the early 1900s. The home was originally built as a spec house by the Los Angeles Building Company in the "exclusive residential enclave" of Victoria Park. Established in 1907, Victoria Park was created by "nineteen substantial citizens" including General Moses Hazeltine Sherman and his brother in law, Eli P Clark, partners in the Los Angeles Pacific Railroad. The development was laid out atop West Adams Heights Hill with views of the city and the mountains. It is one of only two areas in Los Angeles where homes are built on a circle. The layout can be traced back to Frederick Law Olmstead, the chief landscape architect of Central Park in New York City. Olmstead, called the founder of American Landscape architecture, felt that circular shapes broke up the linear look of most urban areas.

In Victoria Park, the lots were large enough to accommodate "homes of the highest class" each of which would use its lot number as its address (i.e. 119 Victoria Park) as was done in other exclusive enclaves like Chester Place, St. James Park, and Berkley Square. The streets were promoted as "drives" and were all 100 ft wide with 7' wide sidewalks. Hundreds of palms were planted along the parkways and almost all are still in place. (one can be seen in the picture of 4359 Victoria Park Place from May 1912)

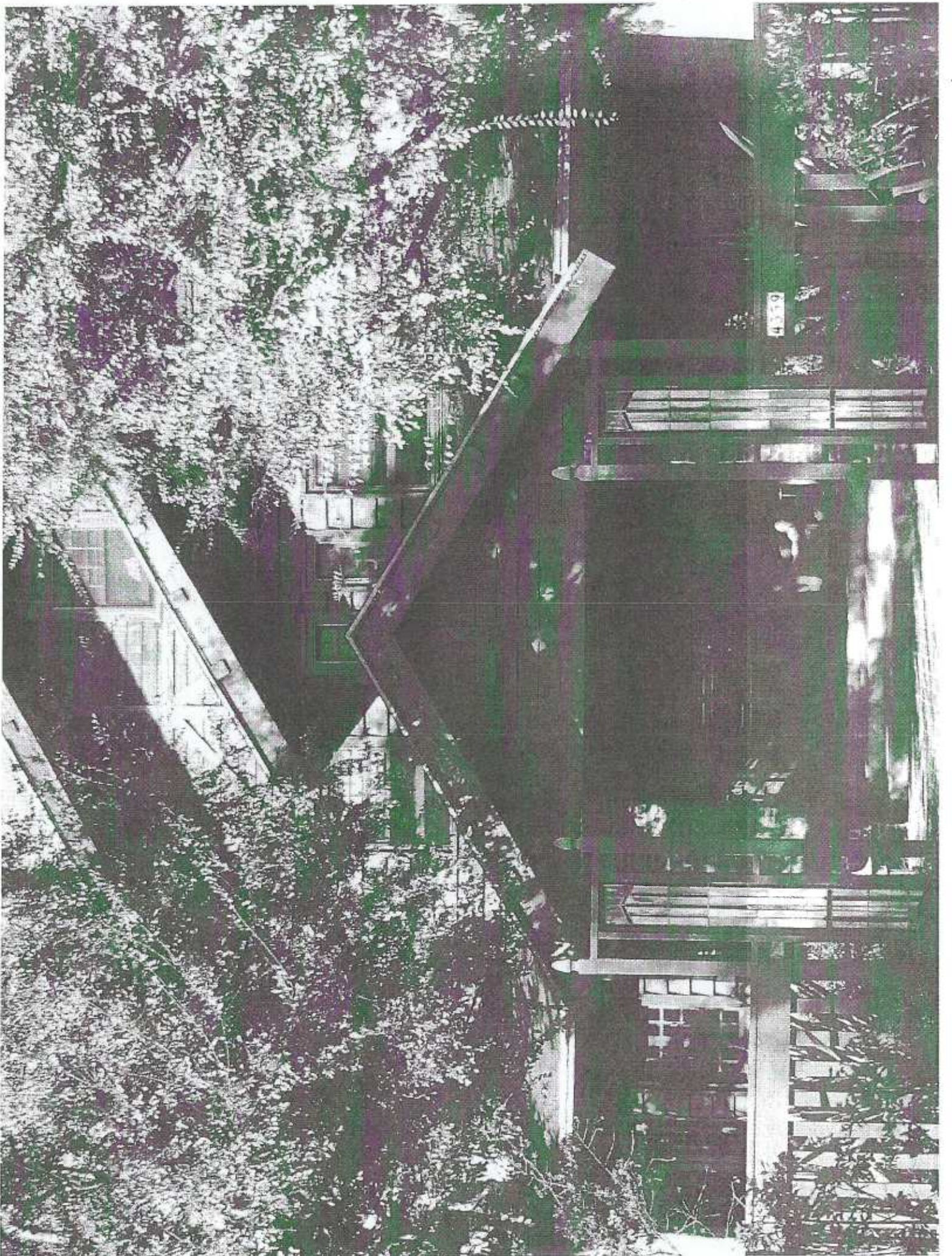
The first two owners of the Hurd Residence were both real estate speculators who never moved in to the home. Clara M Raines (1854 - 1933) was the original buyer, purchasing the home from The Los Angeles Building Company in July 1910 for \$25,000. Clara was a widow living on nearby Hobart Ave and probably had seen the development being built and hoped to turn a profit. Unfortunately for Clara, real estate prices were, at best, flat during the period and she sold the house for the same \$25,000 she paid for it in June of 1911 to yet another investor, Alexander Keating of Riverside. Keating was an orange grower who owned and developed several parcels in Los Angeles. He never moved in to the home and sold it to Charles C Hurd less than one year later. Charles Hurd, his wife Josephine, daughters Pauline and Helen and son Arthur moved into the home as its first residents in early 1912.

Hurd was a successful mortgage and investment banker in Los Angeles. He and his wife had moved here from Nebraska in the hopes of being part of the boom town that was Los Angeles at the turn of the century. Hurd and his brother Henry operated The Hurd Brothers Company at 408 Central Building 108 W 6th Street in Los Angeles. They specialized in real estate, investments and insurance. The Hurd Bros helped provide financing for many homes being bought in the tracts surrounding what would become Victoria Park. This was probably how Charles became aware of the residence at 119 Victoria Park that would eventually become his family's home.

Charles wife and daughters were very active in the social scene of Los Angeles. They were often in the society pages attending weddings, garden parties and political events. Charles' brother Henry was the state senator from the 37th district in Los Angeles from 1908 until 1913. Charles and his brother were founding members of the Westlake Masonic Lodge #392. Henry served as the first senior warden. Henry would eventually marry Mrs. Mary E Stoddard one of the foremost figures in child welfare work in Southern California. The Hurd family were critical

participants in the development of Los Angeles in the early 1900s

Eventually, daughter Helen and son Arthur married and moved out of the family home. On June 3 1931, Josephine Hurd died in residence and on Sept 8, 1938 Charles Hurd died in residence. Daughter Pauline would continue to live at 4359 Victoria Park Place until her death in residence on Oct 14, 1952. Charles, Josephine, Pauline and son Charles Calvin Hurd Jr. are all buried at nearby Angelus Rosedale Cemetery.



5082 | 14
LE 1" = 80'

1997

WINDSOR
BLVD.

PARK

VICTORIA
PARK

VICTORIA
PARK

PARK

VICTORIA PARK

M. B. 12-2

CODE
.67

VENICE

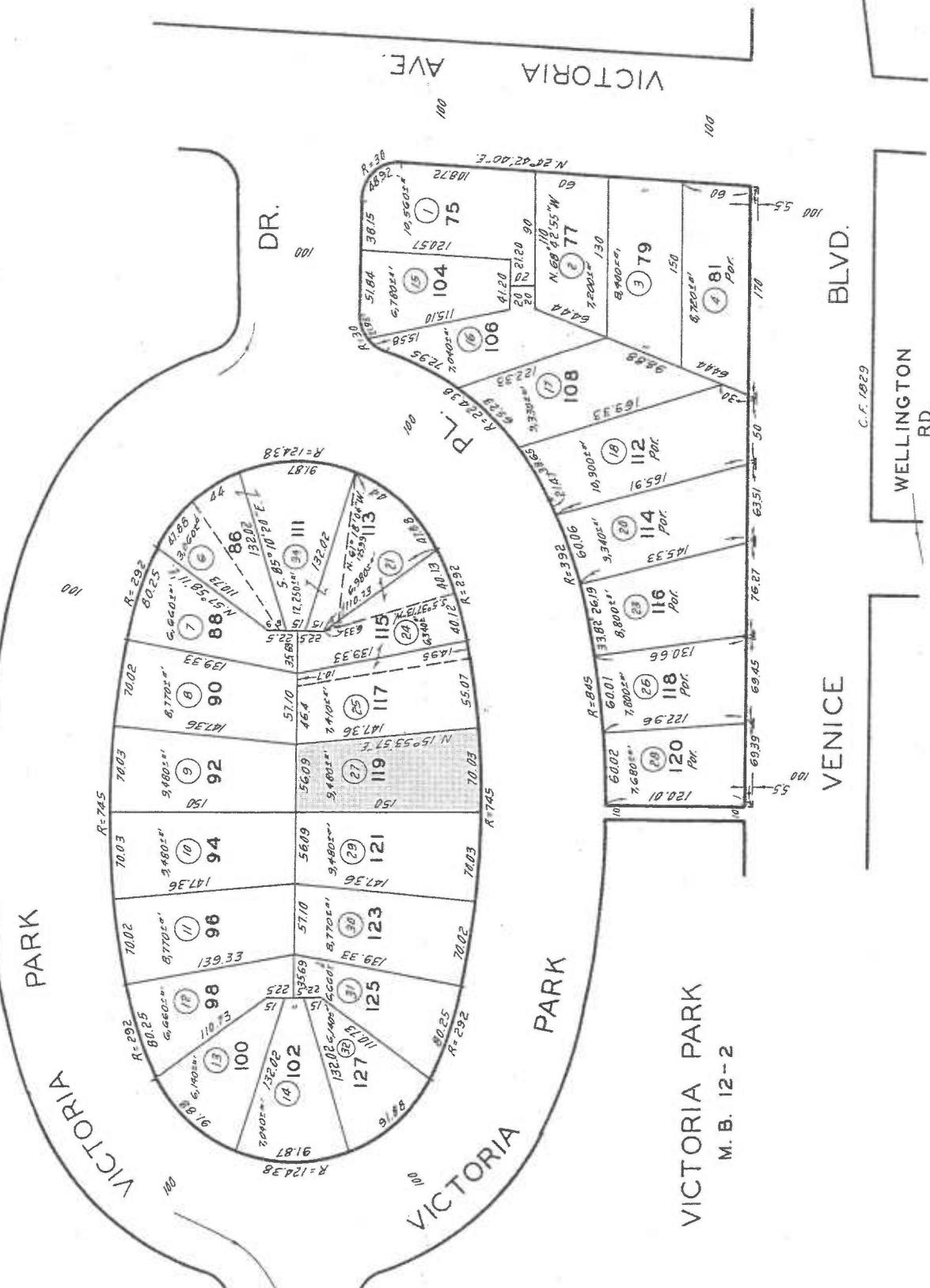
BLVD.

WELLINGTON
RD.

NO. 342 FOR PREV. ASSMT. SEE: 924-29 & 30

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

REVISE
8805026600900/
34071807001001-08





City of Los Angeles
Department of City Planning

12/27/2013
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

W VICTORIA PARK PL

ODES

}

PERMIT ACTIVITY

PERMIT NUMBERS

9808

2004-2395-ICO

58474

177323

114397

Address/Legal Information	
PIN Number	129B185 1208
Lot/Parcel Area (Calculated)	9,418.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID F5
Assessor Parcel No. (APN)	5082014027
Tract	VICTORIA PARK
Map Reference	M B 12-2/3
Block	None
Lot	119
Arb (Lot Cut Reference)	None
Map Sheet	129B185
Jurisdictional Information	
Community Plan Area	West Adams - Baldwin Hills - Leimert
Area Planning Commission	South Los Angeles
Neighborhood Council	Mid City
Council District	CD 10 - Herb J. Wesson, Jr.
Census Tract #	2181.10
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	R2-1-O
Zoning Information (ZI)	None
General Plan Land Use	Low Medium I Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	30
500 Ft School Zone	No
500 Ft Park Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment).

Assessor Information

Assessor Parcel No. (APN)	5082014027
APN Area (Co. Public Works)*	0.218 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$726,927
Assessed Improvement Val.	\$281,220
Last Owner Change	05/26/11
Last Sale Amount	\$950,009
Tax Rate Area	67
Deed Ref No. (City Clerk)	946723
	734329
	540101
	4-511
	2-882
	177553-54
Building 1	
Year Built	1912
Building Class	D9B
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	4,110.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.88922875263947
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.7
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19
Rupture Top	5
Rupture Bottom	13
Dip Angle (degrees)	25
Maximum Magnitude	7.1
Aquist-Priolo Fault Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment

Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	766
Fire Information	
Division	1
Battalion	18
District / Fire Station	68
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2004-2395-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Description(s): ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC

DATA NOT AVAILABLE

CPC-9808

ORD-58474

ORD-177323

ORD-114397

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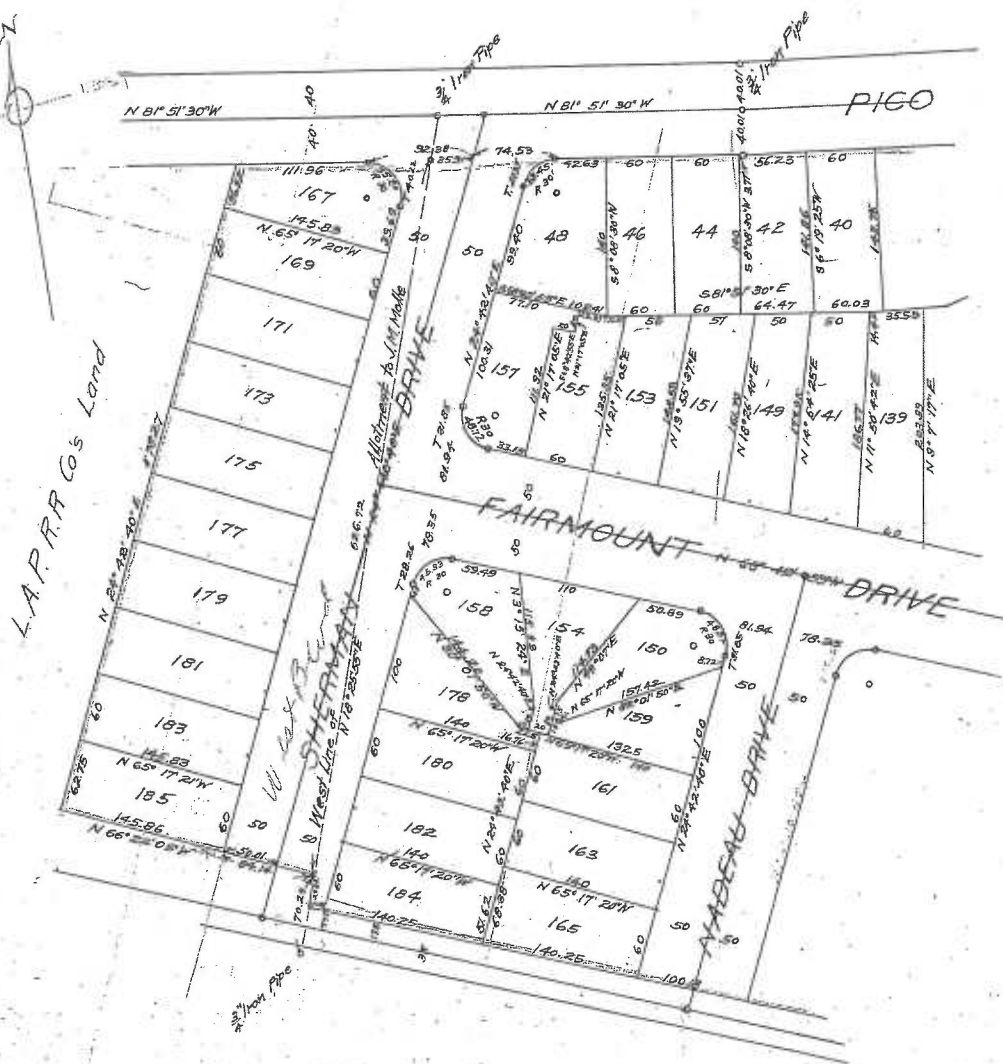
VICTORIA PARK

Being a Subdivision of the Northerly portion of the Allotment to Jean Marie Molle and the Northeasterly portion of the Allotment to Juanuario J. Abila in the Rancho Las Cienegas in Superior Court Case No. 860 of the County of Los Angeles California

Surveyed Jan 1907 Chas Forman Jr. Surveyor
Scale 1" = 100'

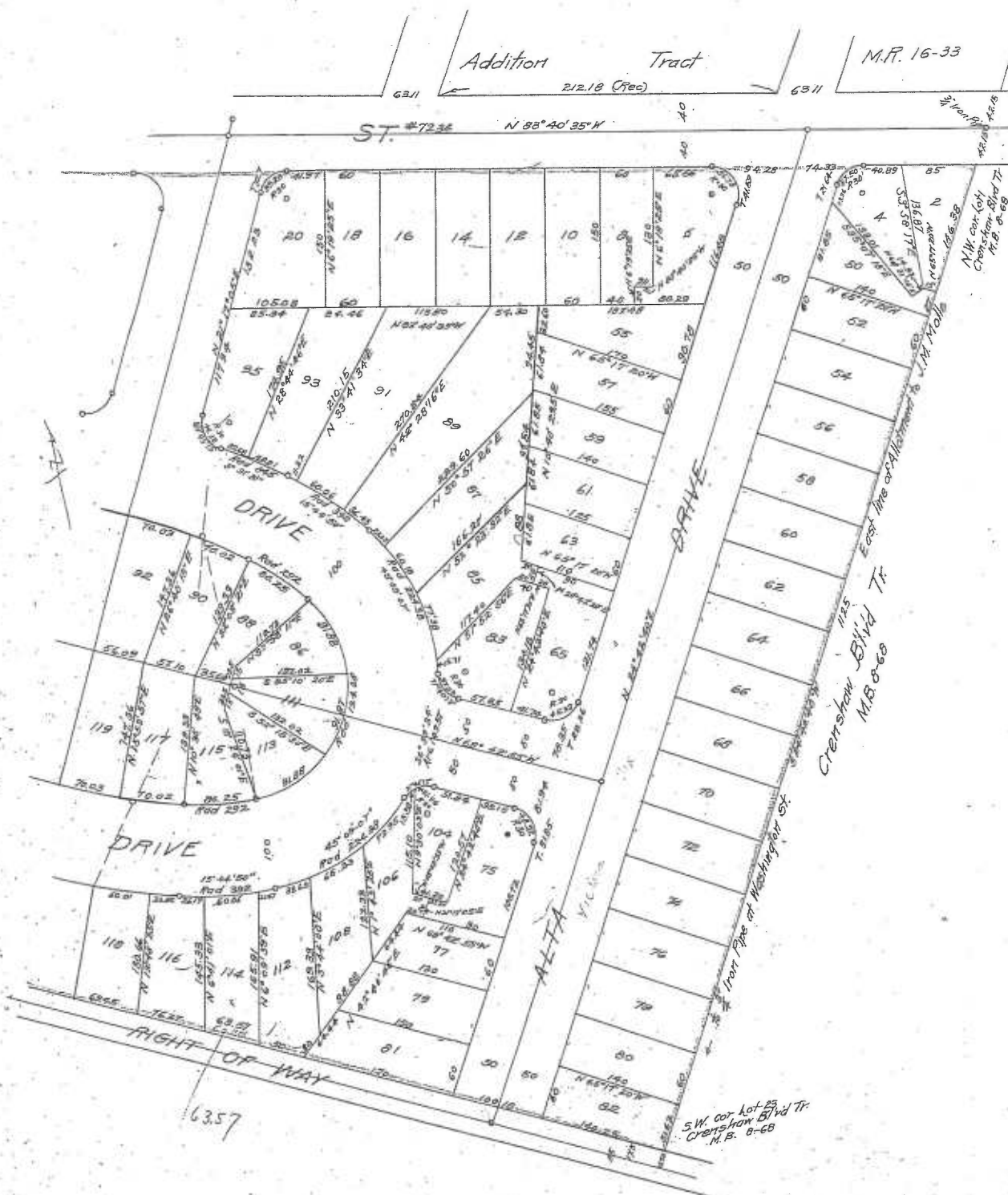
True Course 5.
In the City of Los Angeles

See Co. Sur Map 7285



Sherman Drive changed to West Blvd. Ord. 54884

J.M. 21-D-5
~~504 55~~ A 86 B



Addition Tract M.P. 16-33
 6311 2/2.18 (7/22) 6311

Proprietors: Union Trust and Realty Co.
 Clark & Sherman Land Co.
 Recorded: Feb. 1907

Alta Drive changed to Algoma Ave Ord. 25592
 Fairmount Dr. " " Victoria Park Pl. Ord. 33399
 Algoma Ave " " Victoria Ave. Ord. 34758

Widening Pico Blvd. - C.F. 1426-1
 For: R/W for street purposes. - O.R.M. 12132-3
 For widening of Venice Blvd. - See F.M. 20104

L.M. 22-D-5

\$ A 865 A 504

Sample

FOR SALE
City Lots and Lands.

FOR SALE-

WOULD IT HAVE PAID YOU TO BUY
A LOT WHEN FIRST OBTAINABLE IN
CHESTER PLACE?

A SIMILAR OPPORTUNITY IS NOW
YOURS IN

V V H H O O C C T T O O R R E E H H A A
V V H H O O D D T T O O R R E E H H A A
V V H H O O T T O O O O R R E E H H A A
V V H H O O T T O O O O R R E E H H A A
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P P P P A A R R R R K K K K
P P P P A A R R R R K K K K
P P P P A A R R R R K K K K
P P P P A A R R R R K K K K

HANDSOME PRIVATE RESIDENCE
PARK ON THE HIGH GROUND, ON WEST
ADAMS HEIGHTS HILL.

ALL PARK DRIVES 30 FEET BROAD.

LOTS 8 TO 16 FEET WIDE, AVERAGE
DEPTH 26 FEET.

3-FOOT SIDEWALKS.

PETROLITHIC PAVED ROADWAYS.

VICTORIA PARK WILL BE LIGHTED BY
WROUGHT IRON AND STONE ELECTRO-
LAMPERS 12 TO 14 FEET HIGH, WITH
FIVE LARGE ELECTRIC LIGHTS ON
EACH.

BUILDING PROTECTION

IS SUCH THAT HOUSES WILL COST \$1000
AND \$600 UP TO \$2500.

THE FIRST HALF OF THE LOTS IS BE-
ING RESERVED RAPIDLY AT \$100 TO
\$200 AVERAGE ABOUT \$100; IN 18
PER FRONT FOR THE LAST HALF
WILL BRING MUCH HIGHER PRICES.

SUBSTANTIAL AND EXPENSIVE IM-
PROVEMENTS ENHANCE THE VALUE OF
REAL ESTATE.

A CONSERVATIVE ESTIMATE OF THE
ENHANCEMENT IN VICTORIA PARK IS
THAT IN TWO YEARS IT WILL BE DIFFI-
CULT TO GET BUILDING SITES IN
THE PARK AT \$1 TO \$20 PER FRONT
FOOT, IN FOUR YEARS AT \$30 PER
FRONT FOOT.

THE ADDRESS OF EACH RESIDENT
WILL BE VICTORIA PARK, EACH HOUSE
TAKING THE NUMBER OF ITS LOT. NO
STREET NAMES WILL BE USED.

THIS BEAUTIFUL PROPERTY IS OWN-
ED BY THE FOLLOWING CITIZENS OF
LOS ANGELES:

- M. H. SHERMAN, _____
- J. A. BOWDEN, _____
- E. G. HOWARD, _____
- E. K. MATHIS, _____
- HENRY F. HOFFMAN, _____
- E. P. CLARE, _____
- J. W. WILCOX, _____
- CHAS. LLOYD, _____
- M. P. GILBERT, _____
- ISAAC KENNEDY, _____
- B. S. TYLER, _____
- J. J. ANDREWS, _____
- M. C. TREMAIN, _____
- W. E. TYLER, _____
- S. R. BARRY, _____
- F. M. TYLER, _____
- DAVID BARRY, _____

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S S S S E E E E V V H H O O R R

WEST NINETEENTH-ST. CAR. LINE.

W. FICO-ST. CAR LINE (EXTENSION.)

SUBWAY RAPID TRANSIT (7 MINUTES
TO BUSINESS CENTER.)

TELEPHONE FOR AUTOMOBILE AP-
POINTMENT, OR TAKE W. 19TH-ST. CAR
LINE TO VICTORIA PARK.

DAVID BARRY & COMPANY,
12-14 BRADBURY BLDG.

TELEPHONE--MAIN 483, 482.

MEMBERS LOS ANGELES REALTY BOARD
AND STATE REALTY FEDERATION.

FOR SALE

VICTORIA PARK.
VICTORIA PARK.
VICTORIA PARK.

A HANDSOME PRIVATE RESIDENCE
PARK ON THE HIGH GROUND, SOUTH-
WEST.

LARGE LOTS--60 TO 110 FEET FRONT-
AGE, AVERAGING 16 FEET DEEP.

WIDE DRIVES--ALL PARK DRIVES ARE
ONE HUNDRED FEET WIDE, WITH PE-
TROLITHIC PAVED ROADWAYS, SEVEN-
FOOT CEMENT SIDEWALKS AND FOUR
ROWS OF ACACIA AND PALMS ON EACH
DRIVE. A SPECIAL FEATURE IS A ROW
OF MONTEREY PINES ALONG THE SOUTH
LINE OF THE PARK.

VICTORIA PARK WILL BE LIGHTED
WITHIN THIRTY DAYS BY WROUGHT-
IRON AND STONE ELECTROLAMPERS WITH
FINE LARGE ELECTRIC GLOBES ON
EACH. THESE ELECTROLAMPERS ARE NOW
BEING MADE BY THE BAILEY IRON
WORKS. ALL THE OTHER IMPROVE-
MENTS MENTIONED ARE COMPLETED.

THE BUILDING PROTECTION IN VICTO-
RIA PARK REQUIRES THAT HOUSES
SHALL COST AT LEAST \$1000 TO \$600.
THIS RESULTS IN AN AVERAGE OF
ABOUT \$1000 WITH A NUMBER OF HOMES
COSTING MUCH MORE.

RESIDENCES ARE NOW BEING BUILT
IN VICTORIA PARK AT NOS. 75, 100 AND
124. OTHERS ARE TO BE BUILT AT NOS.
60, 81, 84, 96, 101, 103, 105, 107, 117, 119, 121
AND 150.

THE PARK IS ON A HILL, WITH A SU-
PERB OUTLOOK.

RESIDENTS OF VICTORIA PARK CAN
DRIVE OR MOTOR FROM THEIR HOMES
TO THE BUSINESS CENTER WITHOUT
LEAVING ASPHALT PAVEMENT. IT IS
NOW EXCELLENT CAR SERVICE WITH
TWO CAR LINES AND A THIRD COMING.

LARGE BUILDING SITES IN THE PARK
CAN BE HAD NOW AT LOW PRICES,
RANGING FROM \$125 TO \$250. THEY
WILL SOON BE HIGHER.

DAVID BARRY & CO.,

211-213-215-217-219
UNION TRUST BLDG.
5 E COR SPRING AND 4TH STS
MAIN 483 4482, 23

FAMOUS MINES ARE SOLD.: McCabe and Gladstone Properties Secured by New York Man--In Pr
SPECIAL CORRESPONDENCE OF THE TIMES.
Los Angeles Times (1886-1922); Jul 3, 1910;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

BUYS IN VICTORIA PARK.

The Victor G. Kleinberger Company reports that it has just completed the sale for the Los Angeles Building Company to Mrs. C. M. Raynes of the newly completed twelve-room three-story residence at No. 119 Victoria Park. The house is finished in mahogany and oak. The lot is 70 by 150 feet in size. The price paid is reported at \$25,000.

PLAN IMPOSING CHURCH.: Santa Ana House of Worship Will Follow Classic ...
Los Angeles Times (1886-1922); Jul 23, 1911;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. VI10

WEST-END HOME SOLD.

Through the agency of the Victor G. Kleinberger Company, Clara M. Raynes has sold to Alexander Keating the twelve-room residence at No. 119 Fairmont drive, Victoria Park, the consideration being \$25,000. This is one of the most attractive houses in the fashionable Victoria Park section.

Frank M. Tyler, Architect **(1876-1961)**

By Charles J. Fisher

Born in Manhattan City, Kansas, on July 25, 1876, Frank Marcus Tyler was the second son of Marcus Stickney and Lydia (Wisner) Tyler. His New York born Father owned and operated a lumber business. As Frank was growing up, his parents relocated to Los Angeles, where the family operated a construction business.

Tyler was ambitious and had already established himself as an architect of merit before 1900, designing fine residences, mostly in the West Adams section of the City, where his family by then owned several homes. The Tyler family was quite active in Los Angeles society. Tyler's own October 6, 1903 wedding to Lillian Burkhart was described in detail in the next mornings Los Angeles Times. That union, which lasted almost 58 years, produced two sons, Donald Burkhart Tyler, in 1905, and future Oscar winning screenwriter, Walter H. Tyler, in 1909.

Just before his wedding, Tyler had designed and built a house at 1819 S. Oxford Avenue, in Harvard Heights (demolished), for himself and his new bride. By 1926, he had a new home at 1002 Longwood Avenue.

Tyler's work was mostly residential and almost always impressive. His homes were well known for the rich use of interior woodwork, an emphasis on large attics and distinctive gables and dormers.

Some of his best known works include an Old English style mansion for George F. Getty at Wilshire and Kingsley, the Craftsman style Highland Park residence for Rebecca J. McComb on N. Avenue 52 in 1904, a 9-room Mission Revival home for Frank Rettkowsky in 1905, a Berkeley Square residence for Francis E. Bacon, in 1911, which,, along with several of his others in that neighborhood, was lost to the Santa Monica Freeway, a 1908 Craftsman home for U. S. Congressman Gordon L. McDonough (HCM #417), a 1911 residence in Sierra Madre for Nathan W. Tarr, another Mission Revival design for Mrs. Linda Scott at Harvard and Washington, the Julius Bierlich Residence on Gramercy Place (HCM #599) in 1914, the Thomas Furlong House on Van Buren Place (HCM #678), several designs for the Althouse Brothers construction firm, such as the William O. Statton

Residence (HCM #855) on Gramercy Place in 1912, as well as homes for J. F. Grass in Hollywood and Judge A. W. Stevens on Andrews Drive.

Historian J. M. Ginn wrote in his "Los Angeles, from Pueblo to City", that Tyler was "one of the foremost exponents in high class residence work." Many of Tyler's designs were constructed by the "Tyler and Company" construction firm, that he owned with other family members

In 1907 the Tyler Brothers were part of the investment group that subdivided the Victoria Park tract atop West Adams Hill. Tyler designed several homes in the tract, both high end spec homes and homes for several individual purchasers.

Tyler also did larger projects, such as the Westmore Hotel in 1904, the Los Angeles German Presbyterian Church in 1911, the Beaux Arts style Zahn Apartments on Bunker Hill in 1912, the Chalet Apartments (HCM #467) on Scarff Street in 1913 and the Caldwell Apartments.

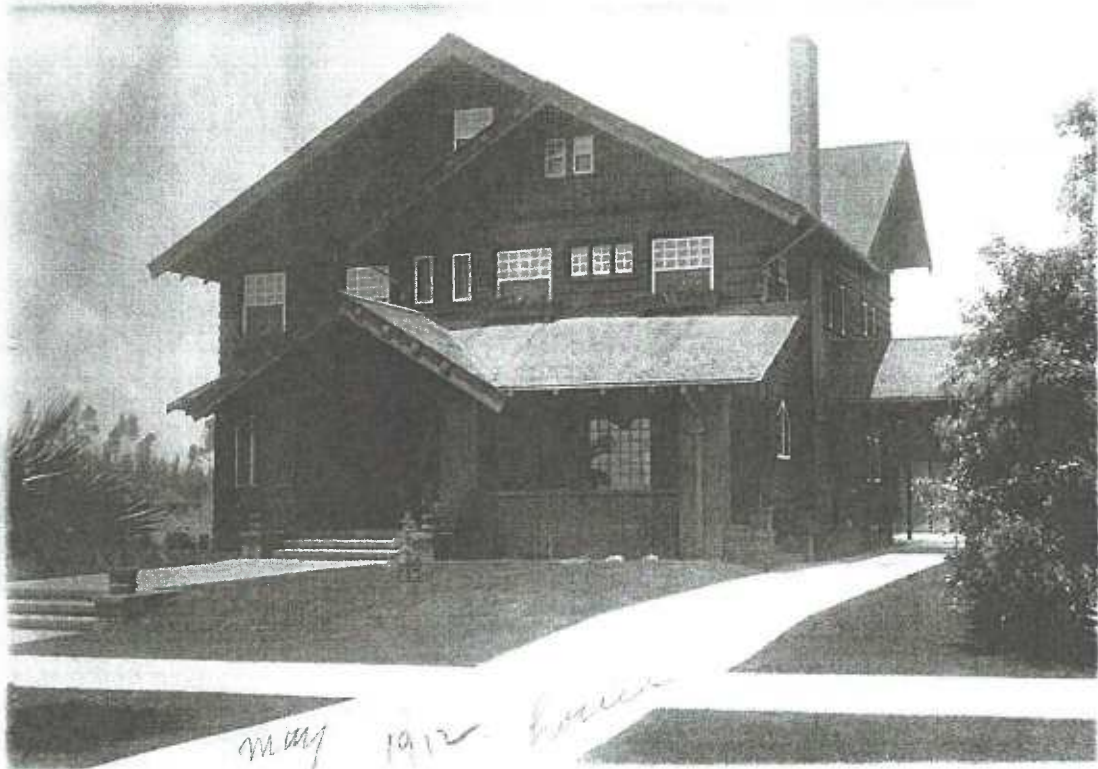
Eventually the Tyler's retired to San Luis Obispo County, in Central California, where, even in retirement, he took on several project designs for the California Department of Highways. Frank Tyler passed away on February 22, 1961 at the age of 83.

Sources: United States 1870, 1900, 1910, 1920 and 1930 Census; California Death Index; Los Angeles, Pueblo to City, J. M. Ginn, page 45; Landmark L.A., edited by Jeffrey Herr; L. A. Examiner, March 29, 1904, Plans for Westmore Hotel; various Los Angeles Times articles; various Los Angeles Daily Journal Citations.

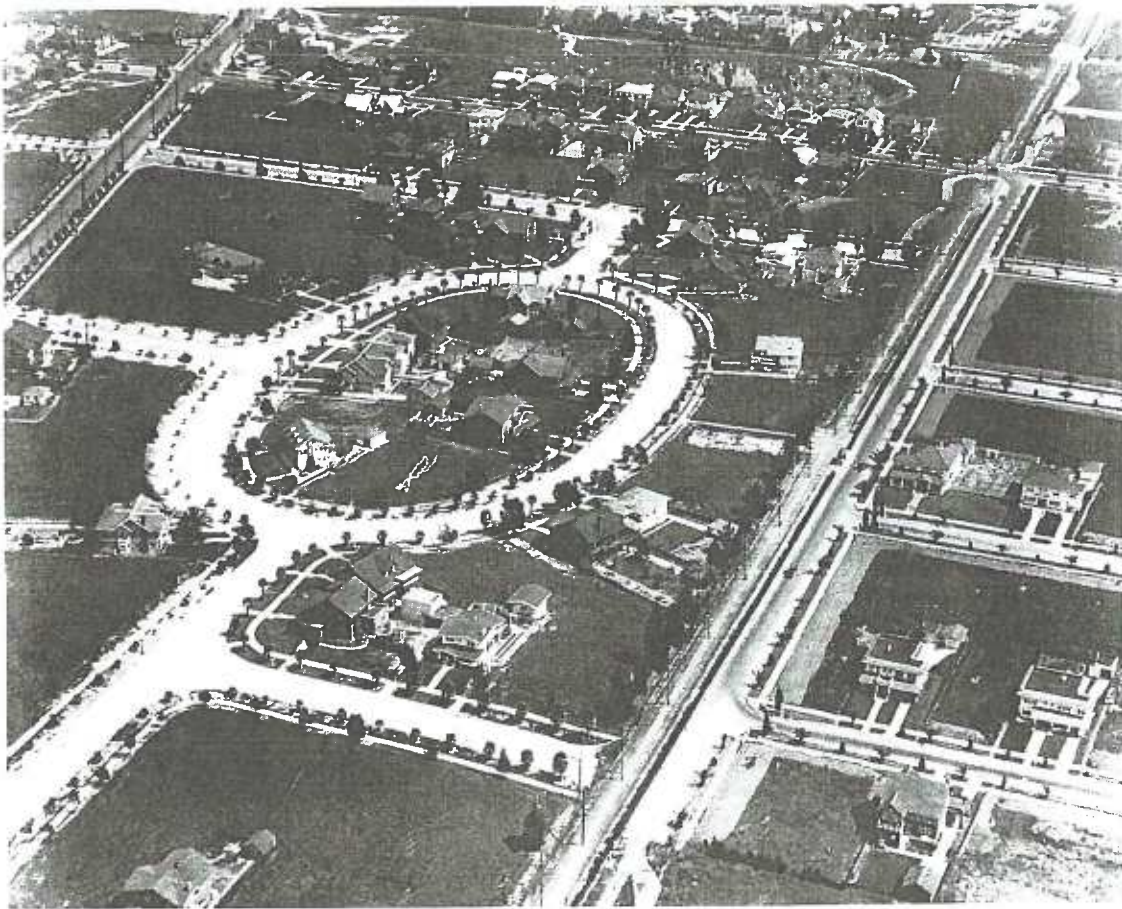
Building Permit History
4359 Victoria Park Place
Los Angeles

- 1909: Construction of a 2-story, 12-room, 40' X 62' frame residence at No. 119 of Victoria Park (later 4359 Fairmont Drive and now 4359 Victoria Park Place), on Lot 119 of Victoria Park. *No permit issued as property was outside of the City at the time of construction.*
Owner: Los Angeles Building Company
Architect: Frank M. Tyler (attributed)
Contractor: Los Angeles Building Company
Cost: \$18,907.00
- 1909: Construction of a 1-story, 20' X 20' frame garage at No. 119 of Victoria Park (later 4359 Fairmont Drive and now 4359 Victoria Park Place), on Lot 119 of Victoria Park. *No permit issued as property was outside of the City at the time of construction.*
Owner: Los Angeles Building Company
Architect: Frank M. Tyler (attributed)
Contractor: Los Angeles Building Company
Cost: \$288.00
- c1912-13 Rear 10' X 14' porch enclosed for breakfast room behind study. No permit found, but change noted on 1913 document from county assessor. May 1912 photo shows window that is now a door.
Owner: Charles C. Hurd
Architect: Unknown
Contractor: Unknown
Cost: \$220.00
- February 27, 1986: Plumbing Permit No. C7707 to install a 50-gallon hot water heater.
Owner: Charles Henderson
Architect: None
Engineer: None
Contractor: Adee Plumbing and Heating, Inc.
Cost: Not Shown

- September 24, 1998: Building Permit No. WL54701 to re-roof with composition shingles, 2,000 Sq. Ft., single family dwelling, 16 squares and garage 4 squares.
Owner: Steven Portigiani
Architect: None
Engineer: None
Contractor: Omega Home Improvement
Cost: \$4,000.00
- November 12, 1999: Building Permit No. VN63651 to construct a new family room in patio area.
Owner: Steven Portigiani
Architect: Lawrence Woodcraft
Engineer: None
Contractor: Boston Brick and Stone
Cost: \$2,100.00
- November 5, 2003: Plumbing Permit No. WO34234939 for a bathroom addition.
Owner: Steven Portigiani
Architect: None
Engineer: None
Contractor: Stepan Zamkochyan
Cost: Not Shown
- May 18, 2011: Plumbing Permit No. WO14208590 for installation of seismic gas shut off valve.
Owner: Steven Portigiani
Architect: None
Engineer: None
Contractor: Metro Retrofitting, Inc.
Cost: Not Shown



Charles C. Hurd Residence, 4359 Victoria Park Place, May 1912



Charles C. Hurd Residence in aerial of Victoria Park, c1915

Case Number:
CHC-2014-1405-HCM
Declaration Letter Mailing List
MAILING DATE: **Jul 18, 2014**

GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395

Council District 10
City Hall, Room 430
Mail Stop 217

James B Cain Trust
1359 Victoria Park Place
Los Angeles, CA 90019

Charles J Fisher
140 S Ave 57
Los Angeles, CA 90042

George Rheault
5154 Village Green
Los Angeles, CA 90016



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