

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2009-2862-HCM
ENV-2009-2871-CE**

HEARING DATE: November 19, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1034 S. Gramercy Place
Council District: 10
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Olympic Park
Legal Description: Lot 150 of Country Club
Heights Tract

PROJECT: Historic-Cultural Monument Application for the
FRANK E. HARTIGAN RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Karen S. Canady and Robert C. Michelson
1034 South Gramercy Place
Los Angeles, CA 90019

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
[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: May, 2009 Historic-Cultural Monument Application
ZIMAS Report

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 Streamline-Moderne residential architecture.

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 1913, this two-story single-family residential building exhibits character-defining features of Craftsman style architecture. The subject building is rectangular in plan with an off-center recessed entry enclosed by a full-length open porch. Its medium gable roof is composite shingle and supported by square brick columns, four slant window bays, and a brick chimney with Grueby tile on the south wall. The entry features a recessed, single-panel, off-set door. The subject building’s exterior consists of a wood and brick finish with redwood trim. The first story is additionally finished with herringbone brick interset with Grueby tile and has two slant bay windows and wood double-hung windows. A porte cochere constructed with square brick columns support a second story solarium. The second story is finished with wood shingles and two slant bay windows. A balcony is also located on the east wall of the second story. The hipped roof features wood trim and is covered in composition shingles. Secondary buildings include a garage with a hipped roof and wood siding.

The builder of the subject building was Frank E. Hartigan. As a residential developer, Hartigan appears to have had a background in wood crafting and may have played a role in the design and construction of his homes. Between 1905 and 1915, Hartigan built Craftsman style homes throughout Los Angeles, particularly on Western Avenue, Kingsley Drive, Ardmore Avenue, and Gramercy Place. Of the numerous houses built during this time period, the 1000 block of South Gramercy Place appears to be the most intact. Hartigan appears to have lived at the subject property for a short period before selling the home to Gertude Wilson in 1914.

There appears to be no significant alterations to the exterior. However, permits to alter the bathroom and kitchen were given in 1941 and 1964. Present owners have restored downstairs sections of the home. In, 2007 the chimney was re-built to match the original.

DISCUSSION

The Frank Hartigan Residence property successfully meets one of the specified Historic-Cultural Monument criteria: “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.” As a residential building designed Craftsman style, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of September 17, 2009, the Cultural Heritage Commission voted to take the application under consideration. On November 5, 2009, 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 Frank Hartigan Residence 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

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200 N. Spring Street
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**APPLICANT/
OWNER:** Karen S. Canady and Robert C. Michelson
1034 South Gramercy Place
Los Angeles, CA 90019

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 suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: May, 2009 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1913, this two-story single-family residential building exhibits character-defining features of Craftsman style architecture. The subject building is rectangular in plan with an off-center recessed entry enclosed by a full-length open porch. Its medium gable roof is composite shingle and supported by square brick columns, four slant window bays, and a brick chimney with Grueby tile on the south wall. The entry features a recessed, single-panel, off-set door. The subject building's exterior consists of a wood and brick finish with redwood trim. The first story is additionally finished with herringbone brick interset with Grueby tile and has two slant bay windows and wood double-hung windows. A porte cochere constructed with square brick columns support a second story solarium. The second story is finished with wood shingles and two slant bay windows. A balcony is also located on the east wall of the second story. The hipped roof features wood trim and is covered in composition shingles. Secondary buildings include a garage with a hipped roof and wood siding.

The builder of the subject building was Frank E. Hartigan. As a residential developer, Hartigan appears to have had a background in wood crafting and may have played a role in the design and construction of his homes. Between 1905 and 1915, Hartigan built Craftsman style homes throughout Los Angeles, particularly on Western Avenue, Kingsley Drive, Ardmore Avenue, and Gramercy Place. Of the numerous houses built during this time period, the 1000 block of South Gramercy Place appears to be the most intact. Hartigan appears to have lived at the subject property for a short period before selling the home to Gertude Wilson in 1914.

There appears to be no significant alterations to the exterior. However, permits to alter the bathroom and kitchen were given in 1941 and 1964. Present owners have restored downstairs sections of the home. In, 2007 the chimney was re-built to match the original.

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 Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

BACKGROUND

The subject property is located within the Country Club Park Interim Control Ordinance area and the proposed Country Club Park Historic Preservation Overlay Zone (HPOZ).

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Frank E. Hartigan Residence
2. STREET ADDRESS 1034 South Gramercy Place
- CITY Los Angeles ZIP CODE 90019 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5081 031 005
4. COMPLETE LEGAL DESCRIPTION: TRACT 1600
- BLOCK None LOT(S) 80 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 1034 South Gramercy Place
6. PRESENT OWNER Karen S. Canady & Robert C. Michelson
- STREET ADDRESS 1034 South Gramercy Place E-MAIL ADDRESS: karen@canadylortz.com
- CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (323) 731-1787
- OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE single-family residence ORIGINAL USE single-family residence

DESCRIPTION

8. ARCHITECTURAL STYLE Craftsman (transitional arts and crafts)
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- See separate sheet.
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

9. PHYSICAL DESCRIPTION

The Frank E. Hartigan residence is a two-story, rectangular plan residence in the transitional arts & crafts style, with a wood and brick finish and redwood trim. The first story is finished with herringbone brick interspersed with Gruby tile, the second story is finished with wood shingles, and the back of the house is finished with wood siding. The medium gable roof is composite shingle, and wood double-hung windows are part of the design. The entry features a recessed, single-panel, offset door. Additional defining elements of the structure are a full-length open porch, square brick columns, four slant window bays, a brick chimney on the south wall just behind the point at which the car port protrudes in support of a second-story solarium. Two of the slant bay windows are on the upper story, one on the front and one on the south wall. The other two slant bay windows are on the main floor, one on the north wall (dining room) and the other on the south wall (music room). A balcony is located on the east wall of the second story.

Architectural details include flat window and door openings, exposed rafter tails, bracketed eaves, half-timbering and dentil molding in the porch gable, brackets and simple bargeboards. Interior spaces include paneled wainscoting with corbels and mantels in the dining room, two large pocket doors separating the music room from the dining and living rooms, wood and glass doors between the living and dining rooms, wood moldings throughout, leaded glass window in the music room and a stained glass window in the stairwell. Interior woodwork of note includes mahogany trim with corbels over doors and windows, simple wood balustrades on the stairwell, and built-in drawers and cabinets featuring glass doors.

Also on the lot is a garage with a hipped roof and wood siding.

The building sits on a slightly raised lot, moderately set back from the street. It is simply but pleasantly landscaped with shrubs in front of the porch, a Japanese maple in the front lawn, and a single row of rose bushes separating the lawn from the sidewalk.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Frank E. Hartigan Residence

10. CONSTRUCTION DATE: August - December 1913 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Frank E. Hartigan

12. CONTRACTOR OR OTHER BUILDER Frank E. Hartigan

13. DATES OF ENCLOSED PHOTOGRAPHS April 2009
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

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

15. ALTERATIONS No significant alterations to exterior; permit to alter bathrooms dated Sept. 1941; permit to alter kitchen dated December 1964; present owners have restored downstairs bath to style consistent with remainder of house (tile wainscoting and flooring; replaced fixtures) and master bath to replace cracked tile flooring and wainscoting and to replace shower stall with bath tub; in 2007, chimney was re-built to match original.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE. INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See separate sheet.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Southwest Contractor & Manufacturer (Los Angeles, 9 Aug 1913); Los Angeles Times, 1903-1920; Utica Herald-Dispatch, March 1902; 1909 Los Angeles City Directory; Historic Resources Inventory report by LA Bureau of Eng., Dec. 1984; permit & title records.

20. DATE FORM PREPARED 05/10/2009 PREPARER'S NAME Karen S. Canady

ORGANIZATION individual STREET ADDRESS 1034 S. Gramercy Place

CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (323) 731-1787

E-MAIL ADDRESS: karen@canadylortz.com

18. HISTORICAL AND ARCHITECTURAL IMPORTANCE

The Frank E. Hartigan residence is an example of the transitional arts and crafts style of homes that attracted many migrants to Los Angeles during the 1910's. This residence is part of what may be the final remaining cluster of Hartigan homes built by the prolific designer and builder, Frank E. Hartigan. We found mention of 43 homes built by Hartigan between 1910 and 1915.¹ We were able to confirm only 15 of these 43 remaining. The house at 1034 Gramercy Place is one of 8 of the remaining that are clustered together on the 1000 block of Gramercy Place.

The lot at 1034 Gramercy Place was first sold to Hartigan on July 23, 1913, by the Country Club Park corporation. Hartigan built the house on this lot between August and December 1913.² In January 1914, Hartigan sold the house for \$12,500 to Gertrude Wilson, a woman from New York city who had decided to make Los Angeles her permanent home.³

An article in the January 25, 1914 *Los Angeles Times* real estate section, describes the house at 1034 S. Gramercy Place bought by Mrs. Wilson as containing "twelve rooms, three baths, and two solaria. The exterior is of Herringbone brick, intersert with Gruby tile for the first story, the second story being shingled, with redwood trimming. The interior finish is in oak and mahogany."⁴ The article includes a photograph of the house.

Dozens of descriptions of homes built by Hartigan in the *Los Angeles Times* real estate section between 1910 and 1915 show that Hartigan was a creator and purveyor of deluxe homes for well-to-do migrants arriving in Los Angeles from points east.⁵ Consistent with his role as builder and seller of the California dream, many of his homes are in the transitional arts and crafts style. Though not an architect, Hartigan's personal background suggests a literal connection to the culture of craftsmanship. Born near Utica, NY in 1866, he is listed in a March 31, 1902 edition of the *Utica Herald-Dispatch* as a member of the Herkimer, NY Woodmakers' Union.⁶

Hartigan migrated west and arrived in Los Angeles in the summer of 1903.⁷ As late as 1909, he was described in the *Los Angeles Directory* as a manager of the Western Motor Car Company.⁸ At some point during these early years he also designed and built his first Los Angeles homes and, by 1911, full-time job and hobby had switched places. This pattern repeated in Hartigan's life. In 1920, a brief *Los Angeles*

¹ See Appendix "Hartigan Homes Chronology."

² "Contracts Awarded," *Southwest Contractor and Manufacturer* (Los Angeles) 9 Aug. 1913: p.22. "RESIDENCE—F. E. Hartigan, 1105 Story Bldg., has the contract at \$4500 for the erection of a 2-story, 9-room frame residence at 743 S. Kingsley Drive for E. H. Wilson. Concrete foundation, 36X30 ft., cement porch, redwood siding, shingle roof, brick mantel, oak and pine floors, O. P. trim, furnace, automatic water heater. **Mr. Hartigan will also erect a 2-story frame residence at 1034 S. Gramercy Place for himself to cost \$4850.**"

³ "To New York Woman," *Los Angeles Times* 25 Jan. 1914: p.VI2.

⁴ *Id.*

⁵ See Appendix "Hartigan Homes Chronology." These items are written as brief news features; titles include: "Banker Buys Home," *Los Angeles Times* 20 Aug. 1911: p.VI4. "Gramercy Home Bought by Eastern Minister," *Los Angeles Times*: 1 Dec. 1912, p. VI4.

⁶ "To Organize Trades Assembly," *Utica Herald-Dispatch* 31 Mar. 1902: (<http://fultonhistory.com/Process%20small/Newspapers/Utica%20NY%20Herald%20Dispatch/Utica%20NY%20Herald%20Dispatch%201902.pdf/Utica%20NY%20Herald%20Dispatch%201902%20-%200197.PDF>).

⁷ "New Hotel Arrivals," *Los Angeles Times* 29 Jun 1903: p.3.

⁸ 1909 *Los Angeles City Directory*, Los Angeles Directory Company, Los Angeles, CA p.631.

Times article indicated that, after leaving home construction for three years to again pursue automotive interests, Hartigan was reentering the residential building industry.⁹

Hartigan frequently changed his personal residence, living in many of the homes he built before selling them to others. According to the *Los Angeles Directory*, Hartigan's residence was 515 Western Avenue in 1910, 749 Kingsley Drive in 1912, and 1022 Gramercy Place in 1913 and 1914. All of these were homes he designed and built and eventually sold to others. Hartigan lived amongst the homes he was building.

In addition to the craftsman style, Hartigan built homes in a variety of styles, including what the *Times* called Italian Renaissance, English, and a "modified Mission type." In his own display ad in the *Times'* real estate section in 1913, the copy states with pride, "He designs all his buildings and they are distinctly "Hartigan Houses." He refuses to sell his plans."¹⁰

Most of Hartigan's homes no longer exist, except in *Times* photos. The beautiful homes in the 500 block of Western Avenue are long gone. He built at least six homes in the 700 block of Kingsley Drive between 1910 and 1913, and at least another eight in the 700 block of Ardmore Avenue in 1911. Of these fourteen documented homes, only two remain standing today, the rest apparently demolished to make way for Wilshire high rises, parking lots, and apartments.¹¹

The 1000 block of Gramercy Place is perhaps the only location left in Los Angeles where one can find a cluster of Hartigan homes, one next to the other, as once existed also on Kingsley and Ardmore. Hartigan's pride in the craftsmanship displayed by his homes, including the one at 1034 Gramercy Place, is apparent in his own self-description:

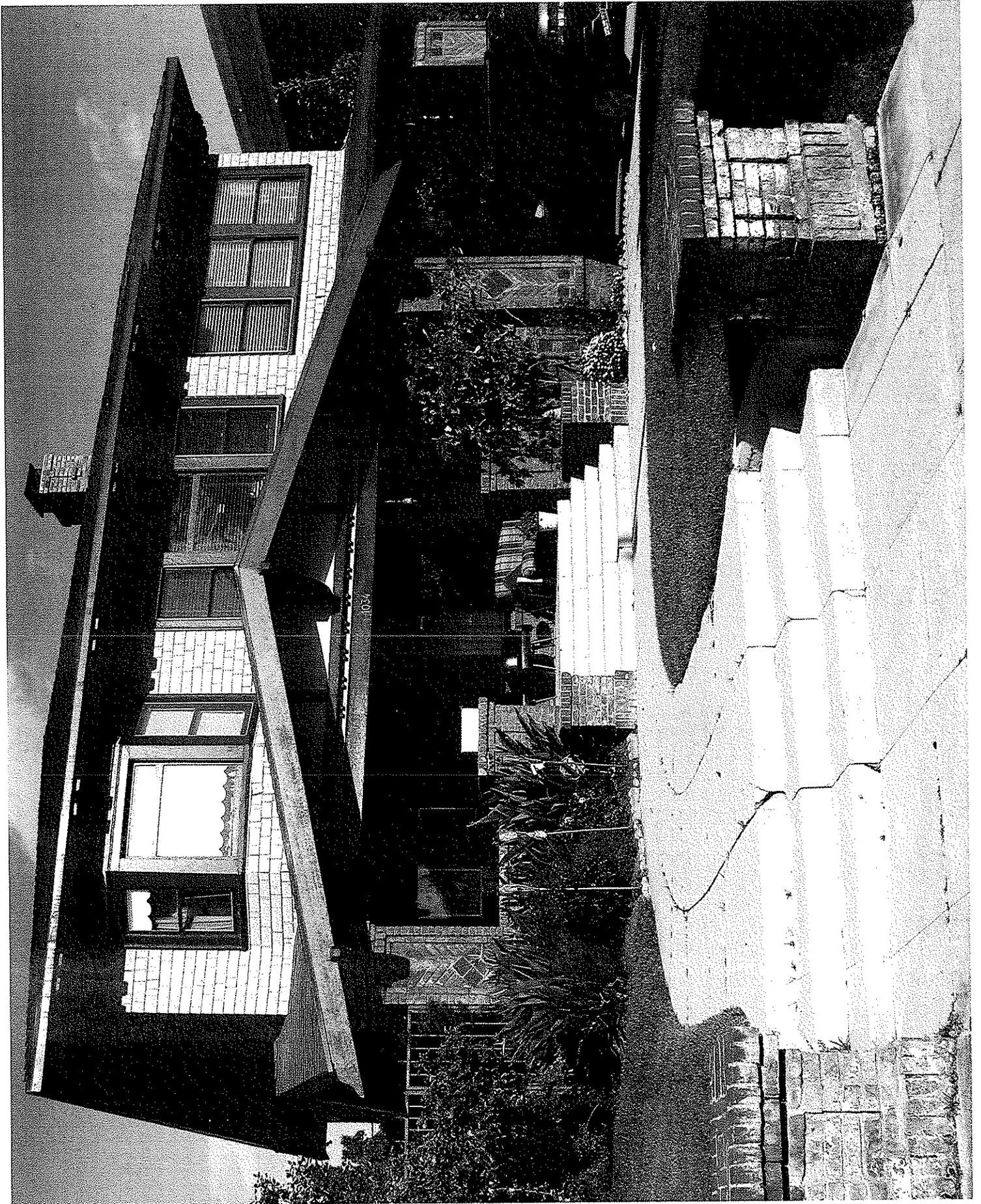
"He has been especially successful in expressing the true California spirit and in harmonizing local conditions. These houses are spacious and light, expressing a freedom, warmth, and hospitality peculiar only to California. They are livable."¹²

⁹ "Reenters Local Field," *Los Angeles Times* 4 Nov. 1920: p.V1.

¹⁰ "Hartigan Houses" Display Ad, *Los Angeles Times* 1 Jan. 1913: V145.

¹¹ See Appendix "Hartigan Homes Chronology."

¹² *Id.*



FRANK E. HARTIGAN RESIDENCE
1034 SOUTH GRAMERCY PLACE



Historic-Cultural Monument Application for

The Frank E. Hartigan Residence at

1034 South Gramercy Place
Los Angeles, CA 90019

APPENDIX AND PHOTOGRAPHS
HARTIGAN CHRONOLOGY

Our home, at 1034 S. Gramercy Place, was built between August and December of 1913 by workmen under the employ of Frank E. Hartigan, a Los Angeles designer and builder of many fine residences in the early 20th century.¹ It was first sold in January 1914 by Hartigan to Gertrude E. Wilson, a woman from New York City who had decided to make Los Angeles her permanent home, for a purchase price of \$12,500.²

According to a brief article in the *Los Angeles Times* real estate section for January 25, 1914, the house at 1034 Gramercy Place bought by Ms. Wilson “contains twelve rooms, three baths, and two solaria. The exterior is of Herringbone brick, interset with Gruby tile for the first story, the second story being shingled, with redwood trimming. The interior finish is in oak and mahogany.”³

In fact, the same *Los Angeles Times* article contains not just a written description but an actual picture of our house, one of the first photographs ever made of this home and, to our knowledge, the only one ever published in a newspaper or magazine.

What surprised us as we began our research was just how much local news had been made by the man who designed and built our house. Dozens of descriptions of Frank Hartigan homes, often with large accompanying pictures, grace the pages of the *Times*' real estate section between 1910 and 1915 [see Appendix “Hartigan Home Chronology”]. These items are written as brief news features, usually marking the sale of finished residences to notable first owners. Titles like “Banker Buys Home” and “Gramercy Home Bought by Eastern Minister” are typical.⁴ While not advertisements, per se, the articles certainly embody the booster spirit of early 20th-century southern California. As we have learned, Hartigan found his own particular booster angle as

1 “Contracts Awarded,” Southwest Contractor and Manufacturer (Los Angeles) 9 Aug. 1913: p.22. “RESIDENCE—F. E. Hartigan, 1105 Story Bldg., has the contract at \$4500 for the erection of a 2-story, 9-room frame residence at 743 S. Kingsley Drive for E. H. Wilson. Concrete foundation, 36X30 ft., cement porch, redwood siding, shingle roof, brick mantel, oak and pine floors, O. P. trim, furnace, automatic water heater. **Mr. Hartigan will also erect a 2-story frame residence at 1034 S. Gramercy Place for himself to cost \$4850.**”

2

“To New York Woman,” Los Angeles Times 25 Jan. 1914: p.VI2.

3

“To New York Woman,” Los Angeles Times 25 Jan. 1914: p.VI2.

4

“Banker Buys Home,” Los Angeles Times 20 Aug. 1911: p.VI4. “Gramercy Home Bought by Eastern Minister,” Los Angeles Times: 1 Dec. 1912, p. VI4.

creator and purveyor of deluxe homes for well-to-do migrants to Los Angeles from points east. He was a builder and seller of the California dream.

Hartigan was undoubtedly one of many designers and builders in Los Angeles in the period between 1905 and 1915 who specialized in the construction of what we call craftsman homes. Though not an architect, Hartigan's personal background suggests a most literal connection to the culture of craftsmanship. Born near Utica, NY in 1866, he is listed in a March 31, 1902 edition of the *Utica Herald-Dispatch* as one of the new officers of the Herkimer, NY Woodmakers' Union.⁵

Hartigan migrated west and arrived in Los Angeles in the summer of 1903.⁶ As late as 1909 he is described in the *Los Angeles Directory* as a manager of the Western Motor Car Company.⁷ At some point during these early years he also designed and built his first Los Angeles homes and, by 1911, full-time job and hobby had switched places. This would be a pattern in Hartigan's life. In 1920 a brief *Los Angeles Times* article alerted the city that, after leaving home construction for three years to again pursue automotive interests, Frank Hartigan was reentering the residential building industry.⁸ This article also reported that, between 1904 and 1917, he had built over 200 homes in Los Angeles.

Another pattern we've found is Hartigan's changing personal residence. Many of the homes he built he actually lived in for a time before selling them to others. According to the *Los Angeles Directory* Hartigan's residence was 614 S. Western Avenue in 1909, 515 S. Western Avenue in 1910, 749 S. Kingsley Drive in 1912, and 1022 S. Gramercy Place in 1913 and 1914. All of these were homes he designed and built and which eventually were sold to others. One can only

5

"To Organize Trades Assembly," *Utica Herald-Dispatch* 31 Mar. 1902: (<http://fultonhistory.com/Process%20small/Newspapers/Utica%20NY%20Herald%20Dispatch/Utica%20NY%20Herald%20Dispatch%201902.pdf/Utica%20NY%20Herald%20Dispatch%201902%20-%200197.PDF>).

6

"New Hotel Arrivals," *Los Angeles Times* 29 Jun 1903: p.3.

7

1909 Los Angeles City Directory, Los Angeles Directory Company, Los Angeles, CA p.631.

8

"Reenters Local Field," *Los Angeles Times* 4 Nov. 1920: p.V1.

imagine what toll these many moves took on his wife, Minnie, and their two children, John and Frances.

If he moved his family repeatedly in a short span of years, Hartigan was living as close as possible to the homes he was building in these neighborhoods and was, at least, moving from one beautiful home to another. The descriptions offered in the *Times* articles repeatedly make reference to Juana Costa or Tobasco mahogany interior trim, multiple solariums for taking advantage of Los Angeles' sunny weather and temperate climate, and furnishings, including wall tapestries imported from Europe that would have been familiar as signs of deluxe living to migrants from the eastern United States.

The descriptions also point to Hartigan's interest in adding special touches or in customizing his homes for particular buyers. 1016 S. Gramercy, sold to Massachusetts minister George F. Kenngott, included a music room "constructed to accommodate a pipe organ."⁹ The house at 1039 S. Gramercy, sold to Frank E. McMullen, manager of the Massachusetts Mutual Life Insurance Company in southern California, included one "Moorish room in tile,"¹⁰ and a 10-room, 3-bath residence at 580 Western Avenue was said to contain "decorations throughout in hand work of the art nouveau type."¹¹

Hartigan built homes in a variety of styles, including Italian Renaissance, English, and what the *Times* called a "modified Mission type." In his own display ad in the *Times*' real estate section in 1913 the copy states with pride, "He designs all his buildings and they are distinctly "Hartigan Houses." He refuses to sell his plans."¹²

Sadly, most of Frank Hartigan's homes no longer exist, except in *Los Angeles Times* photos. The beautiful homes in the 500 block of Western Avenue are long gone. He built at least six homes in the 700 block of South Kingsley Drive between 1910 and 1913, and at least another eight in

9

"Sells Home to Eastern Minister," Los Angeles Times 1 Dec. 1912: p.VI14.

10

"To Insurance Man," Los Angeles Times 22 Feb. 1914: p.VI2.

11

"Fine Home Purchased," Los Angeles Times 18 Jun 1911: p.VI9.

12

"Hartigan Houses" Display Ad, Los Angeles Times 1 Jan. 1913: V145.

the 700 block of South Ardmore Ave. in 1911. Of these fourteen documented homes, only two remain standing today, the rest apparently demolished to make way for Wilshire high rises, parking lots, condominiums and apartments [see Appendix “Hartigan Home Chronology”].

Sadder still, the *Times*' descriptions and pictures of these fine residences show them to be beautiful examples of craftsman architecture, with finely apportioned mahogany interiors and, with their many large windows, displaying a keen appreciation for Los Angeles' best feature: our sunshine and quality of light. Frank E. Hartigan built beautiful houses, houses that were easy on the eyes, both inside and out, houses that were imminently livable, houses that appealed to an eastern sensibility in search of the California dream.

Few of these gems have survived into the 21st century. In fact, the 1000 block of South Gramercy Place is the only location left in Los Angeles where one can find a collection of Hartigan homes, one next to the other, as once existed also on Kingsley and Ardmore and perhaps on other streets. Our home at 1034 S. Gramercy Place is one beautiful example of the quality craftsmanship Frank Hartigan took so much pride in. His own self-description from 1915 says it as well as could be said today:

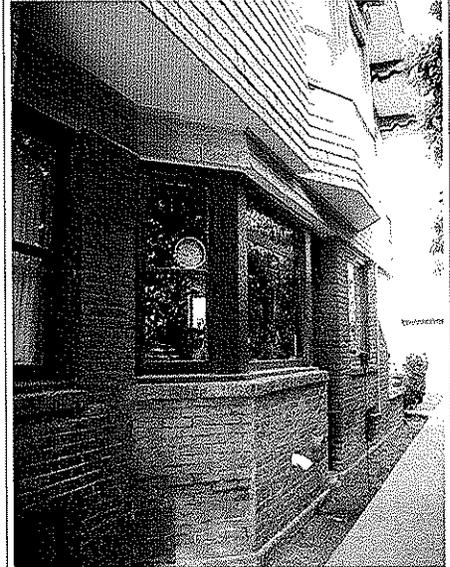
“He has been especially successful in expressing the true California spirit and in harmonizing local conditions. These houses are spacious and light, expressing a freedom, warmth, and hospitality peculiar only to California. They are livable.”¹³

Appendix One

Photographs of 1034 S. Gramercy Place and the other Hartigan Homes on this street.

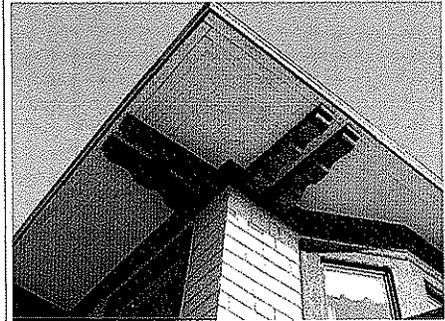


Front porch, showing brick work, Grueby tile, and classic Hartigan wood trim.

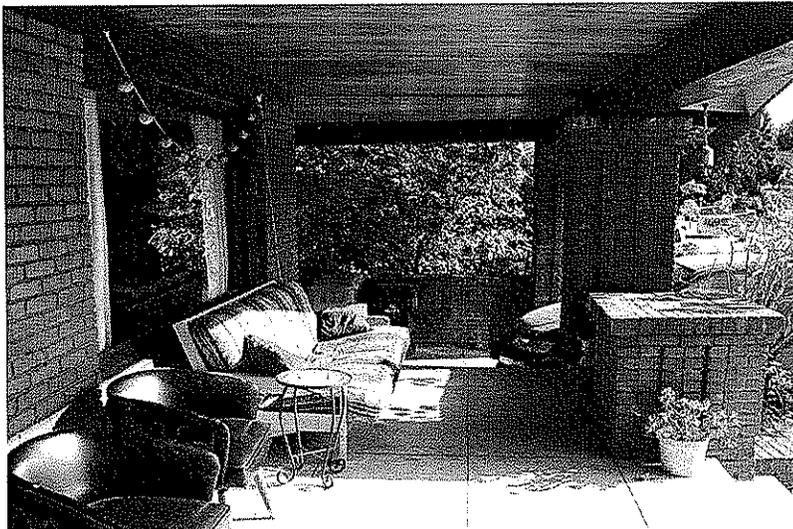


South face, showing bay windows of downstairs music room and upstairs bedroom.

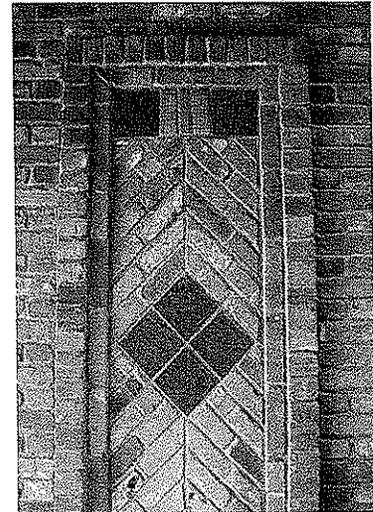
1034 S. Gramercy Place Exterior Details



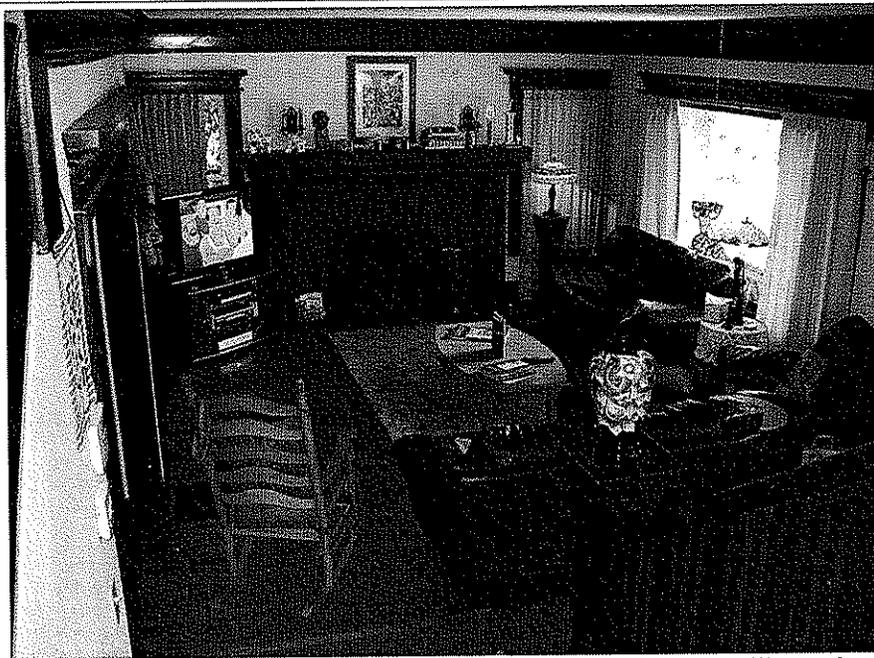
Top northwest corner, showing classic Hartigan wood trim.



Front porch, showing brick work, wood ceiling, and 9' x 5' picture window.



Brick chimney with inlaid Grueby tile

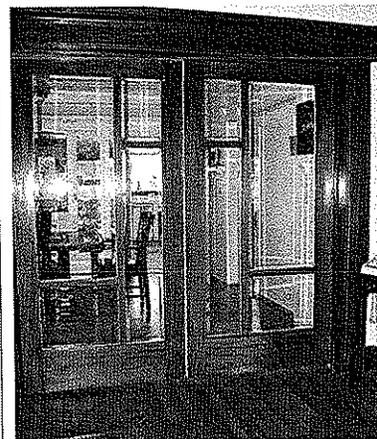


Living room, showing mahogany mantel, tiled fireplace, mahogany ceiling and window trim, oak floor, 9' x 5' front picture window, and staircase detail.

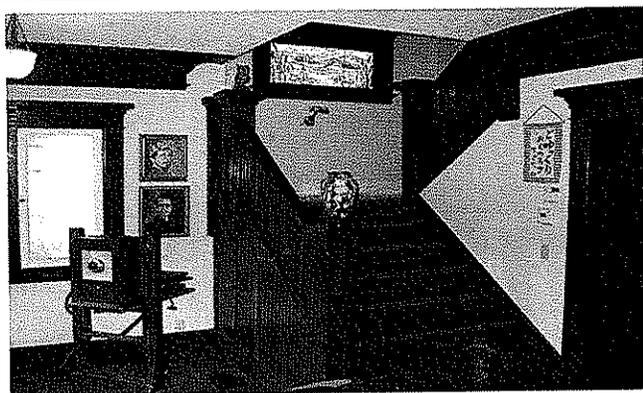


Music room, showing mahogany cabinet and a portion of 6' pocket door.

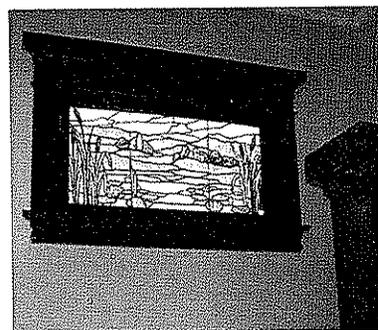
1034 S. Gramercy Place Interior Details



Wood and glass doors between living room and dining room.



Front staircase, showing stained glass window on landing.



Stained glass window close up.

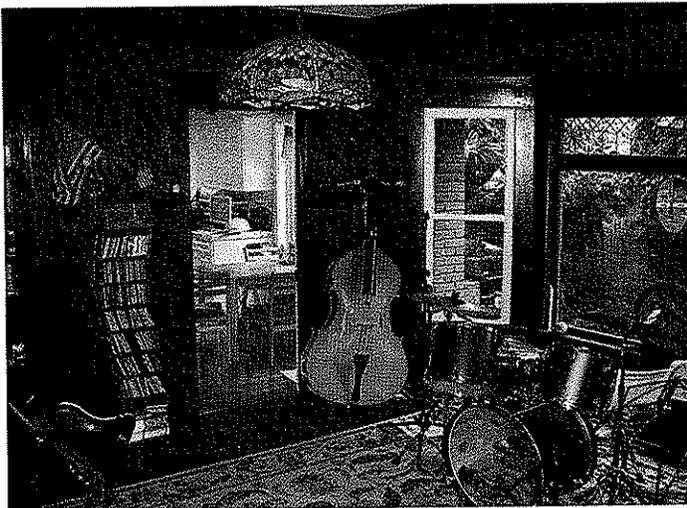


Dining room, showing inset china cabinets, drawers, and mirrors. Also note bay windows.

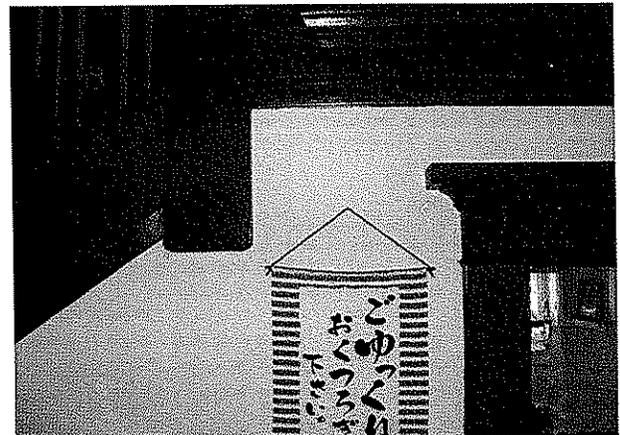


Tiled living room fireplace, with mahogany framing.

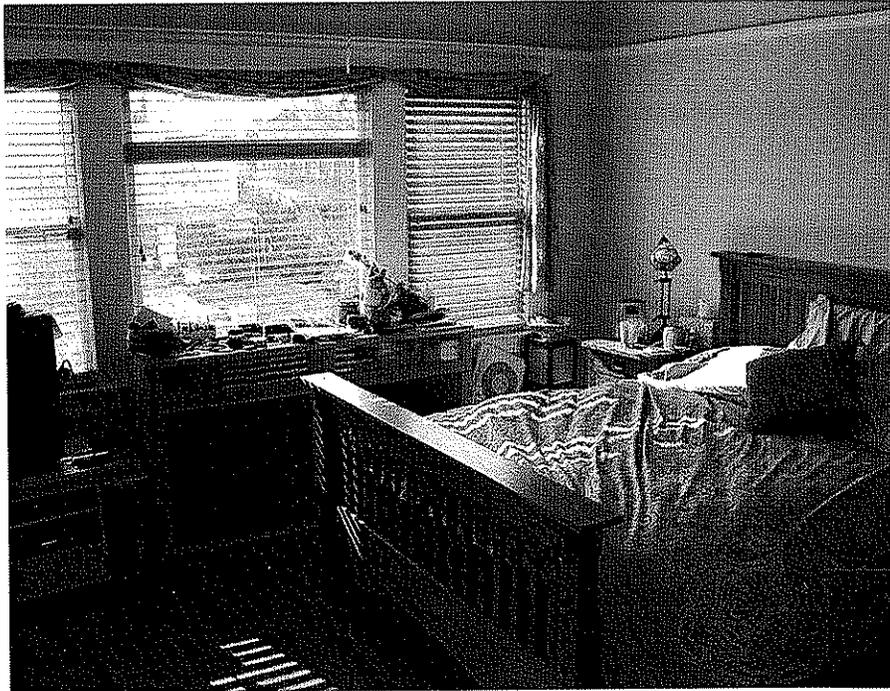
1034 S. Gramercy Place Interior Details



Music room, showing a portion of the bay windows. Also note mahogany ceiling and window trim.



Mahogany trim detail.

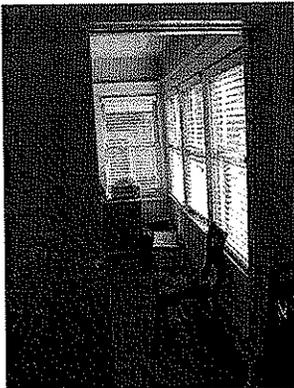


Master bedroom.

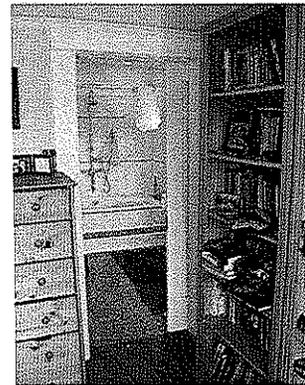
1034 S. Gramercy Place Interior Details



Main upstairs bathroom.



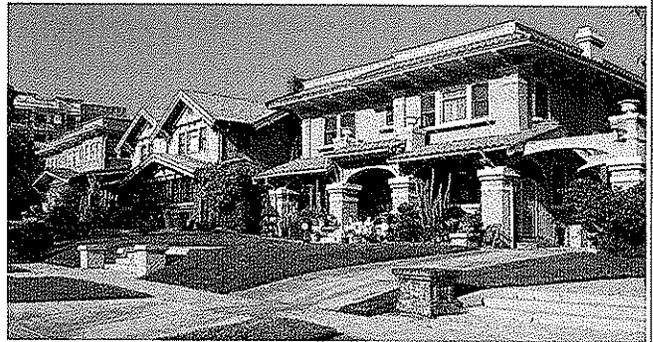
View into study, from master bedroom.



View into master bathroom.

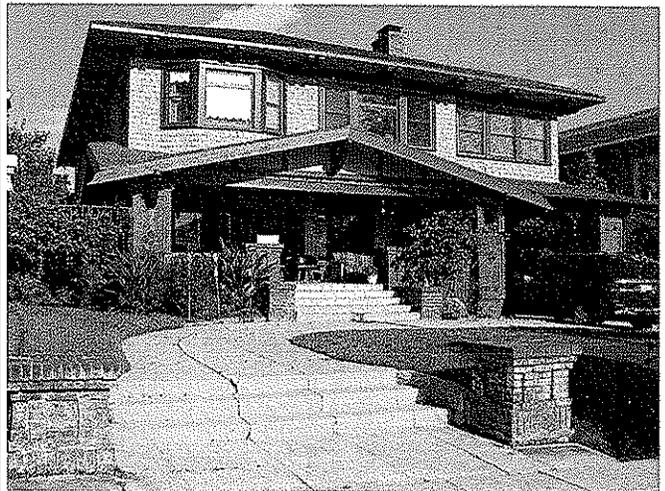


1039 and 1033 S. Gramercy Place



1016, 1022 and 1028 S. Gramercy Place

Gramercy Place homes
designed and built by
Frank E. Hartigan
between 1912 and 1914:
The Final Collection



1034 S. Gramercy Place



1045 S. Gramercy Place



1040 S. Gramercy Place

Appendix Two

Hartigan Home Chronology

Frank E. Hartigan homes, as documented in the *Los Angeles Times*, 1910-1915

(listings in blue indicate homes that still exist today)

1910

- **478 Harvard Blvd:** “modern 10-room residence” (“Report Active Business,” *Los Angeles Times* 2/06/1910, p.VII13)
- **710 Kingsley Drive:** building permit for 9-room residence reported (*Los Angeles Times* 5/15/1910, p.VI8)
- **720 Kingsley Drive:** building permit for 8-room residence reported (*Los Angeles Times* 6/26/1910, p.VI8)
- **Third Avenue near Pico:** reported as under construction, built for Charles W. Link in the Country Club tract. According to the LA Times report, “The living room, which is to have windows of art and cut glass, opens upon something of a novelty in house construction—a ‘ladies’ den,’ whose large windows and southern exposure make it essentially a sun-room as well.” (“Attractive Residence in and Out of Town,” *Los Angeles Times* 9/04/1910, p.VI1)

1911

- **580 Western Avenue:** 10-rooms, 3 baths, music room, interior in Juana Costa and Tobasco Mahogany, purchase price of \$11,000 (“Beautiful Wilshire Home Acquired by Easterner,” *Los Angeles Times* 6/18/1911, p.VI9, with photo)
 - Lot was sold to Hartigan by Henry Ragatz for \$2,700 in 1909 (*Los Angeles Times* 10/31/1909, p.V24)
 - This home is misidentified in the Los Angeles Public Library Photo Archive as being at 1039 Gramercy Place. Both the LA Times record and visual evidence demonstrate the mistake, which probably arose because Frank McMullen purchased both homes from Hartigan.
- **515 Western Avenue:** 10-room residence for Dr. Raymond G. Taylor, purchase price of \$9,500 (“New Home of Leading Physician,” *Los Angeles Times* 7/02/1911, p.VI6, with photo)
- **731 Ardmore:** 9-room home sold by Frank E. Hartigan to A. J. Condee for \$8,500 (“Sells Ardmore Homes,” *Los Angeles Times* 7/30/1911, p.VI12)
- **714 Ardmore:** 10-room home sold by Frank E. Hartigan to Louise Ashton for \$8,500 (“Sells Ardmore Homes,” *Los Angeles Times* 7/30/1911, p.VI12)

- **726 Ardmore:** 10-room residence under construction (“West End Building,” *Los Angeles Times* 7/30/1911, p.VI12)
- **730 Ardmore:** 9-room residence under construction for Isidore Steinhardt (“West End Building,” *Los Angeles Times* 7/30/1911, p.VI12)
- **737 Ardmore:** 9-room residence under construction (“West End Building,” *Los Angeles Times* 7/30/1911, p.VI12)
- **741 Kingsley Drive:** 8-room residence under construction (“West End Building,” *Los Angeles Times* 7/30/1911, p.VI12)
- **720 Ardmore:** 10-room, 2 bath residence sold by Frank E. Hartigan to V. H. Rossetti for \$9,000 (“Banker Buys Home,” *Los Angeles Times* 8/20/1911, p.VI4, with photo)
- **686 Harvard Blvd.:** 10-room residence (“Under Construction,” *Los Angeles Times* 9/17/1911, p.VI3)
- **750 Kingsley Drive:** 9-room residence (“Under Construction,” *Los Angeles Times* 9/17/1911, p.VI3)
- **734 Ardmore:** 10-room residence for Clem T. Glass (“Under Construction,” *Los Angeles Times* 9/17/1911, p.VI3)
- **743 Ardmore:** 9-room residence for Frank Curran (“Under Construction,” *Los Angeles Times* 9/17/1911, p.VI3)
- **Bronson Blvd, 600 feet south of Wilshire:** for W. L. Elijah (“Under Construction,” *Los Angeles Times* 9/17/1911, p.VI3)

1912

- **987 Gramercy Place:** 10- room, 2-bath residence for Anna M. Martin. The “interior finish is in oak and Juana Costa mahogany.” “Hartigan has worked out a pleasing scheme of retaining walls, approaches, pedestals and pergolas.” (“Style is Mission,” *Los Angeles Times* 10/27/1912, p.VI3, with photo)
- **742 Kingsley Drive:** 10-room residence built for Colonel W. E. Purviance for \$9,000. (“Officer Buys Home,” *Los Angeles Times* 11/03/1912, with photo)
- **1016 Gramercy Place:** a “handsome residence” sold to Rev. George F. Kenngott. “The house contains twelve rooms, two baths and two extra lavatories. It is of mission type exterior, with mission tile roof. The interior is finished in oak and mahogany. . . . “In addition to the usual rooms on the first floor, a music-room has been constructed to accommodate a pipe organ.” (“Gramercy Home Bought by Eastern Minister,” *Los Angeles Times* 12/01/1912, p.VI14, with photo).

- **2867 Sunset Place:** a home “of original and attractive design” for Fred S. Hughes. “The residence is practically three stories in height and contains ten main rooms, two baths and a marble shower.” (“Original in Design,” *Los Angeles Times* 12/22/1912, p.VI3, with photo)

1913

- **726 Kingsley Drive:** a house “of the Elizabethan type” sold to W.J. Dodd for \$9,750. (“Sells to Kentuckian,” *Los Angeles Times* 3/2/1913, p.VI4, with photo)
- **1022 Gramercy Place:** completes a house that “follows English lines.” (“On Gramercy Place,” *Los Angeles Times* 3/30/1913, with photo)
 - Home of daughter Frances Hartigan in 1913 (*Los Angeles Times* 6/29/1913, p.VI9)
- **1028 Gramercy Place:** completes a house of the “modified mission type.” (“On Gramercy Place,” *Los Angeles Times* 3/30/1913, p.VI3, with photo)
 - Home sold to Rufus C. Porter for \$14,000 in 1916 (*LA Times* 7/09/1916, p.V1)
- **Near Downey, CA:** a 9-room residence for F. B. Martin on his 75-acre farm. (“Home of Up to Date Farmer,” *Los Angeles Times* 5/11/1913, p.VI4)
- **1033 Gramercy Place:** a 13-room residence “of Italian Renaissance style” sold to Emma G. Allen. Features include Juana Costa mahogany interior trim, two solaria. (“Sells to Iowan,” *Los Angeles Times* 6/29/1913, p.VI4, with photo)
- **North Glendale:** 13-room home for Charles H. Toll, Vice President of Security Trust and Savings Bank of Los Angeles, under construction; architect is Charles E. Shattuck. (“Starts Foothill Home,” *Los Angeles Times* 8/17/1913, p.VI10, with photo)
- **Buckingham Road and Washington Blvd:** completes a 15-room duplex for Mrs. Mary B. Lockwood that is designed to look like a single-family home. (“For Two Families,” *Los Angeles Times* 9/07/1913, p.VI3, with photo)
- **At the Palms, where 4th St. Terminates at the National Blvd:** a 14-room residence with an exterior “of the Italian Renaissance style” is reported under construction. The home is for A. L. King. (“Has Sweeping View,” *Los Angeles Times* 9/28/1913, p.VI3, with photo).

1914

- **11th and Hill Streets:** building contract reported for brick store building for Bishop Bros-Maier Syndicate. (“Secures Contracts,” *Los Angeles Times* 1/11/1914, p.VI12)

- **8th and Catalina:** building contract reported for two flats for Emily McMahon, \$20,000 total. (“Secures Contracts,” *Los Angeles Times* 1/11/1914, p.VI12)
 - Photo provided (*LA Times* 5/10/14, p.VI5)
- **9th and West Adams:** building contract reported for 12-room brick residence for Ada A. Dryden. (“Secures Contracts,” *Los Angeles Times* 1/11/1914, p.VI12)
 - Home finished and sold for \$25,000; Tobasco and Peruvian mahogany interior; slate roof; exterior is “colonial in type.” (*LA Times* 10/25/1914, p.V1)
- **1034 Gramercy Place:** 12-room residence sold to Gertrude D. Wilson for \$12,500. “The dwelling contains twelve rooms, three baths and two solaria. The exterior is of Herringbone brick, interest with Gruby tile for the first story, the second story being shingled, with redwood trimming. The interior finish is in oak and mahogany. “ (“To new York Woman,” *Los Angeles Times* 1/25/1914, p.VI2, with photo)
- **1039 Gramercy Place:** a 12-room residence in “Italian Renaissance style” is sold to Frank E. McMullen for \$15,000. (“To Insurance Man,” *Los Angeles Times* 2/22/1914, p.VI2, with photo)
- **1040 Gramercy Place:** building permit recorded for 10-room residence. (“Building Permits,” *Los Angeles Times* 3/15/1914, p.VI2)
- **1045 Gramercy Place:** building permit recorded for 10-room residence. (“Building Permits,” *Los Angeles Times* 3/15/1914, p.VI2)
- **1800 N. Harvard Blvd.:** 14-room residence for H. Reunitz reported under construction; plastered exterior, four baths, pergola terrace in rear. (“For Hollywood Site,” *Los Angeles Times* 4/05/1914, p.VI9, with drawing)
- **3rd Avenue, north of Pico:** residence reported under construction for Mrs. L. J. Mason; plastered exterior walls. (“Fine Home for Beverly Hills,” *Los Angeles Times* 9/20/1914, p.V1).
- **Seventh Street, West of Western:** 9-room colonial style residence reported under construction for Dr. Archibald McLeish. (“Fine Home for Beverly Hills,” *Los Angeles Times* 9/20/1914, p.V1)

1915

- **Canon Drive, Beverly Hills:** 10-room “Spanish Renaissance type” residence “designed and will be built by F. E. Hartigan” for Major C. W. Farber of the U.S. Army. (“For Army Officer,” *Los Angeles Times* 9/19/1915, p.VI2)

Other References

- **1672 Buckingham Road (Lafayette Square):** 11-rooms, practically new, “a Hartigan House,” for sale for \$30,000. (*Los Angeles Times* classified ad 4/20/1924, p.E2)
- **Wellington Square:** a 9-room mansion, “Hartigan built,” for sale for \$21,000. (*Los Angeles Times* classified ad 12/14/1926, p.E2)

	2863280
	2031995
	2014230
	142159
	128498
Building 1:	
1. Year Built:	1909
1. Building Class:	D55B
1. Number of Units:	1
1. Number of Bedrooms:	4
1. Number of Bathrooms:	2
1. Building Square Footage:	2,280.0 (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:	Methane Buffer Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	1.04991 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

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

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Wilshire
Report District:	747
Fire Information:	
District / Fire Station:	29
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-2007-2707-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Description(s): TEMPORARY MORATORIUM IN COUNTRY CLUB PARK UNTIL THE HPOZ CAN BE ADOPTED.

DATA NOT AVAILABLE

CPC-16920
ORD-179285