

#65

This information was sent by Charlie Fisher in September 1992 and was subsequently entered into the data base. If it no longer agrees with the data base it is because since that time we have found reason to believe this information to be incorrect.

Monument Number **65**, designated as Valley Knudsen Garden Residence is located at 3800 Homer St.

This monument was designed by architect Richard Shaw.

OK

Rcd. 10/13/93
dm

HISTORICAL MONUMENT

DATE: _____

MON

~~NO.~~ NO. 65

RANGE OF ADDRESSES 3800 HOMER ST

NAME OF MONUMENT VALLEY KNUDSEN GARDEN
AND RESIDENTIAL / HERITAGE SQUARE
Between _____ and _____

LEGAL DESCRIPTION:

Lot No. _____ Block _____ Tract MR 2-504 Arb _____

County Ref. No. _____

DISTRICT OFFICE: _____

DISTRICT MAP NO: 144B221

INSTRUCTION: HERITAGE SQUARE

RICK BECKER
Zoning Engineer

R3:ss

Form #1 (Provisional Status)

Rcd.
4-5-93
lm

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: Los Angeles	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: Valley Knudsen Garden Residence	
AND/OR HISTORIC: No known names	

2. LOCATION			
STREET AND NUMBER: 3800 East Homer Street, Heritage Square (H.C.M. #65).			
CITY OR TOWN: Los Angeles			
STATE California	CODE 90031	COUNTY: Los Angeles	CODE

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☐ Site ☐ Object	☒ Building ☐ Structure ☒ Both	☐ Public ☐ Private ☒ Both	Public Acquisition: ☐ In Process ☐ Being Considered
		☐ Occupied ☐ Unoccupied ☒ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No temporarily
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☐ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☒ Other (Specify) Not in use
		☒ Comments Future House Museum	

4. OWNER OF PROPERTY			
OWNER'S NAME: Cultural Heritage Foundation, Inc.			
STREET AND NUMBER: Room 1500, City Hall			
CITY OR TOWN: Los Angeles	STATE: California	CODE 90012	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC.: City of Los Angeles Department of Recreation & Parks			
STREET AND NUMBER: Kajima Building			
CITY OR TOWN: Los Angeles	STATE: California	CODE 90012	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Cultural Heritage Board List of Historic Monuments			
DATE OF SURVEY: 4-15-1970			
☐ Federal ☐ State ☐ County ☒ Local			
DEPOSITORY FOR SURVEY RECORDS: Cultural Heritage Board Municipal Arts Department			
STREET AND NUMBER: Room 1500, City Hall			
CITY OR TOWN: Los Angeles	STATE: California	CODE 90012	

SEE INSTRUCTIONS

STATE:

COUNTY:

ENTRY NUMBER

DATE

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7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☐ Good	☒ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☒ Altered	☐ Unaltered	☒ Moved	☐ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

a. CONDITION

The building is structurally sound with replacement required for some architectural details and strengthening of the front porch which was damaged in moving.

The house has a two-story lean-to of which only the first story will be retained inasmuch as investigation of the roof structure indicates a lower roof tying in below the Mansard.

The house shows signs that it was moved once before its move to Heritage Square, probably from nearby Boyle Heights to Lincoln Heights.

b. DESCRIPTION

A small two-story Mansard cottage with beautifully detailed dormer windows and round brackets. The Mansard roof forms the second story and has fish-scale shingles. There is a wide banded ornamented frieze and wooden brackets under the Mansard overhang. Originally, according to records held by the Los Angeles Municipal Arts Department, there was a cupola on the roof of the central bay. This will be restored. There are four bedrooms and a bath on the second floor and also a small room (probably a sewing room) in the central bay. The downstairs has a central hall with staircase, on the left side of which is the usual front parlor and sitting room divided at one time by sliding doors or portiere. On the other side at the front is a room (probably a downstairs bedroom, possibly an office) behind which is the dining room. At the rear in a one story lean-to was the kitchen. This has been somewhat altered by additions but will be restored to its original condition.

SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) Late 1870's or early 1880's			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
☐ Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	☐ Other (Specify)
☐ Historic	☐ Industry	☐ Science	
☐ Agriculture	☐ Invention	☐ Sculpture	
☒ Architecture	☐ Landscape	☐ Social/Humanitarian	
☐ Art	☐ Literature	☐ Theater	
☐ Commerce	☐ Military	☐ Transportation	
☐ Communications	☐ Music		
☐ Conservation			
STATEMENT OF SIGNIFICANCE			
This house is one of the few Mansard Style houses left in the City of Los Angeles and is for so small a scale probably one of the most elaborately detailed Mansard houses ever built in this area, combining both French and Italian baroque forms. Very few such houses remain in all of California. The significance to Heritage Square will be as a living house museum, to give a balanced representation of all architectural styles and to preserve this very limited Mansard style of this early period. The Mansard roof, an adaptation of a popular architectural style in 17th Century France, was found on many late 19th Century American houses in California and the East as well as Los Angeles. The roof style has made a reappearance in residential and commercial structures because of its strong architectural roof line and unifying design. However, contemporary Mansards do not have the functional or decorative appearance of this 1880 house. Heritage Square presently contains the Hale House, listed on the National Register, which is located adjacent and to the North of the Valley Knudsen Garden Residence. Ultimately, Heritage Square will contain about a dozen houses of varying architectural styles of the period 1865 - 1914 and which represent among the last remaining examples of their style. There will also be other buildings such as a church, schoolhouse and early commercial buildings comprising a balanced architectural and cultural exhibit. The Cultural Heritage Foundation is providing funds, the Cultural Heritage Board is providing legislative and administrative assistance and the Heritage Square Committee is providing professional design assistance. The house was named in honor of Valley Knudsen founder of Los Angeles Beautiful which is an organization allied with the Chamber of Commerce and dedicated to tree-planting and other beautification efforts. The Bel Air Garden Club will plant a garden adjacent to the house when it is restored.			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Listed and described, under old address, in David Gebhard and Robert Winter's, A Guide to Architecture in Southern California (Los Angeles County Museum of Art, 1965) p.77.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds		LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 8 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
None			
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Justin Gershuny, A.I.A. Dr. Robert Winter	
ORGANIZATION For Cultural Heritage Board	DATE 4 February 1974
STREET AND NUMBER: Room 1500, City Hall	
CITY OR TOWN: Los Angeles	STATE California
	CODE 90012

SEE INSTRUCTIONS

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE California	
COUNTY Los Angeles	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Valley Knudsen Garden Residence			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: 3800 East Homer Street, Heritage Square (H.C.M. #65)			
CITY OR TOWN: Los Angeles			
STATE: California	CODE 90031	COUNTY: Los Angeles	CODE
3. MAP REFERENCE			
SOURCE: United States Department of the Interior, Geologic Survey			
SCALE: 1:24,000 or 1" = 2000 ft.			
DATE: 1966			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

STATE California	
COUNTY Los Angeles	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Valley Knudsen Garden Residence			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: 3800 East Homer Street, Heritage Square (H.C.M. #65)			
CITY OR TOWN: Los Angeles			
STATE: California	CODE 90031	COUNTY: Los Angeles	CODE
3. PHOTO REFERENCE			
PHOTO CREDIT: Frank Taylor			
DATE OF PHOTO: April 25, 1970			
NEGATIVE FILED AT: Cultural Heritage Board, Room 1500, City Hall, Los Angeles			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
#05197 Northwest side at Heritage Square.			
#05198 Southwest side at Heritage Square.			
#0066 NOTE: Also enclosing photo taken circa 1920's indicating cupola from northwest side at Heritage Square.			



March 26, 1970

Cultural Heritage Board
City of Los Angeles
Room 1500, City Hall
Los Angeles, California 90012

Re: 1926 Johnston Street
residence, Los Angeles

Honorable Members:

I am writing to respectfully request your consideration of the above named structure for its declaration as an historic-cultural monument.

While I do not have any detailed research documentation of this 19th Century Mansard style residence, I am personally acquainted with its architectural significance. I believe that it is one of the last examples of its style left in the Los Angeles area. Further, it will probably be the last opportunity to save such an excellent example of this style particularly if it could be relocated to Heritage Square. Both its size, which is small, and its wood frame type of construction, would enable it to be rather easily relocated. When I last saw it, it appeared to be in good condition. Its wood craftsmanship and detail are noteworthy. As a total architectural composition, I feel it has great charm and is quite handsome. It could be a fine contribution to the City's list of monuments.

Very truly yours,


RAYMOND GIRVIGIAN, A.I.A.
State Preservation Coordinator

RG:brg

C: Mr. John Reed, A.I.A.

HCM #65

RECEIVED

SEP 25 1996

CULTURAL AFFAIRS DEPARTMENT
CITY OF LOS ANGELES



OFFICE OF
CONTROLLER

RICK TUTTLE
CONTROLLER

220 CITY HALL
LOS ANGELES 90012
(213) 485-5093

September 16, 1996

The City Council of the City of Los Angeles

Attention : Honorable Rita Walters
Chairperson, Arts, Health & Humanities Committee
Council member, Ninth District
City of Los Angeles
Room 260, City Hall
Los Angeles, CA 90012

Dear Councilmember Walters:

In response to your request, attached is a copy of audit report relating to Cultural Heritage Foundation.

If you would like to discuss or have any questions concerning our report, please call James Armstrong at (213) 847-5872.

Very truly yours,

RICK TUTTLE, CONTROLLER

By *Antonio Miera*
Antonio Miera
Chief Deputy Controller

JPA:ADG:
cc: Hon. Mike Hernandez
Jackie Tatum, Recreation and Parks Department

Attachment



OFFICE OF
CONTROLLER

RICK TUTTLE
CONTROLLER

220 CITY HALL
LOS ANGELES 90012
(213) 485-5093

August 28, 1996

Ms. Jackie Tatum, General Manager
Recreation and Parks Department
200 N. Main, Room 1330
Los Angeles, CA 90012

Dear Ms. Tatum:

Our Audit Division completed an audit of the Cultural Heritage Foundation, Inc. (CHF). This audit took more time to complete than usual because of CHF's questions on the scope of the examination, numerous scheduling accommodations to the Foundation by our auditors and the difficulty in scheduling meetings with the Executive Director of CHF.

A draft of our report was provided to you and to the Executive Director of CHF for review and comments. The findings and recommendations including the written response of CHF to our draft report were discussed with representatives of CHF and your Department before the report was finalized.

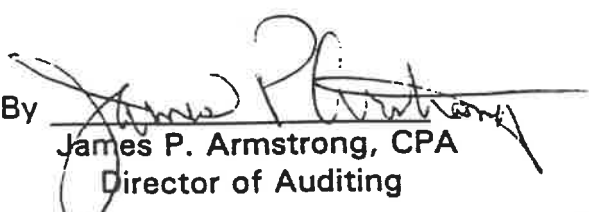
Please have your staff review the report, provide a copy to CHF and respond to the Controller's Office within 30 days on actions taken to implement our recommendations. Should you so desire, our staff is available to again discuss the contents of the report at your convenience.

The cooperation extended by your staff is appreciated. If you have any questions concerning our report, please call Antonio de Guzman, Chief Auditor II, at (213) 847-5815.

Very truly yours,

RICK TUTTLE, CONTROLLER

By


James P. Armstrong, CPA
Director of Auditing

JPA:ADG:vca

wp:HERITAGE.sdg

REPORT ON THE AUDIT OF THE CULTURAL HERITAGE FOUNDATION, INC.

EXECUTIVE SUMMARY

We have reviewed the Income and Expense Statement of the Cultural Heritage Foundation, Inc. (CHF), a nonprofit charitable corporation, for the year ending December 31, 1994. We also reviewed and analyzed the Concession and Lease Agreement to operate the Heritage Square Museum between the City of Los Angeles and CHF.

The Controller's Office performed the review in response to a request from the First District Councilmember.

Our audit scope included the review of the Foundation's financial books and records, review of monitoring procedures, if any, adopted by the Department of Recreation and Parks and verification of the lessee's compliance with all of the requirements of the lease agreement.

This audit took more time to complete than usual because of CHF's questions on the scope of the examination, numerous scheduling accommodations to the Foundation by our auditors and the difficulty in scheduling of meetings with the Executive Director of CHF.

A. AUDIT OBJECTIVES

Our objectives were to determine if (1) expenditures were reasonable and properly recorded; (2) there were violations of the terms of the lease agreement; (3) the lessee had executed any subleases, and (4) there was any audit or monitoring done by the Department of Recreation and Parks.

B. AUDIT PROCEDURES

We reviewed the income and expense of CHF for the 12 months ending December 31, 1994, obtained a copy of the Concession and Lease Agreement and reviewed its contents and determined the compliance requirements for both

funds. According to the Development Officer of the Heritage Square Museum, current revenues generated from admission fees were not enough to complete restoration and cover maintenance costs.

RECOMMENDATIONS:

1. CHF should perform effective price analysis or negotiation and competitively award contracts for professional services after soliciting bids or quotations from a variety of qualified vendors.
2. The Cultural Heritage Foundation should ensure all transfers of restricted funds to the unrestricted fund (general fund) have written approval from the donors and the Board of Directors.
3. The Department of Recreation and Parks should conduct a follow-up review and, if necessary, an audit of CHF in the future to ensure implementation of the recommendations in this report.
4. To comply with the national guidelines for nonprofit organizations, the organization should strive to ensure that general and administration expenses do not exceed 15% of the total expenditures.

The funds were initially used to rehabilitate and restore two Victorian residences known as the "Hale House" and the "Valley Knudsen Garden Residence". Other structures placed on the property are: (a) The Palms Southern Pacific Railroad Depot (b) Mount Pleasant House (c) Beaudry Avenue House (d) Lincoln Avenue Church Building and (e) Octagon House.

Standard #13 of the Ethical Standards for Charities developed for the Social Service Department of the City of Los Angeles states "A conflict of interest occurs when an inappropriate benefit accrues to an associated person and there is a corresponding adverse impact on the charity. Associated persons include members of the Board of Directors, employees, and other volunteers who act in a policy-setting capacity or have material decision making authority. Persons or firms related to associated persons should be considered as associated also".

In order to avoid the appearance of conflict of interest and self-dealing, CHF should have solicited quotations for accounting/bookkeeping and tax services from professional firms and have selected the most responsive vendor.

RECOMMENDATION:

CHF should perform effective price analysis or negotiation and competitively award contracts for professional services after soliciting bids or quotations from a variety of qualified vendors.

funds to the unrestricted fund (general fund). He stated that the Board plans to take up these matters at a May 16, 1996 meeting and would request approval of transfers retroactively.

After the conclusion of our fieldwork, the Executive Director mailed to us, on May 13, 1996, an unsigned letter, dated May 10, 1996, from a donor approving the use of restricted funds.

RECOMMENDATION:

The Cultural Heritage Foundation should ensure all transfers of restricted funds to the unrestricted fund (general fund) have written approval from the donors and from the CHF Board of Directors.

**FINDING No. 4 CHF'S EXPENDITURES FOR GENERAL AND ADMINISTRATION
ARE ABOVE SUGGESTED GUIDELINES.**

The General and Administration Expenditures of CHF exceeded the guidelines developed for nonprofit organizations. The Unrestricted Fund total expenditures for the year ending December 31, 1994 were \$189,270. Of this amount, the general and administration expenditures totaled \$44,517 (23%), program operations expenditures were \$108,856 (58%), and fundraising expenditures amounted to \$35,897 (19%).

The National Charities Information Bureau (NCIB) has developed guidelines that state,

"organizations to spend at least 60% of the annual budget on program activities, fund raising expenses should not exceed 25%, and general administration and salaries should not exceed 15%."

The CHF's general and administration expenses including salaries were 23%.

RECOMMENDATION:

To comply with the national guidelines for nonprofit organizations, the organization should strive to ensure that general and administration expenses do not exceed 15% of the total expenditures.