

December 31, 2014

8728

William E. Davis
City of Downey
Community Development Department
11111 Brookshire Avenue
Downey, California 90241

Subject: Significance Evaluation of the Property at 8572 Cherokee Drive, City of Downey, Los Angeles County, California

Dear Mr. Davis:

Dudek was retained by the City of Downey to conduct an updated historic resource evaluation for a property located at 8572 Cherokee Drive in the City of Downey, California (hereinafter “the subject property”). The evaluation update was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) and the Secretary of the Interior’s Standards for preparation of an evaluation. This report and the associated property evaluation was prepared by Dudek Architectural Historian, Samantha Murray, M.A., who meets the Secretary of the Interior’s Professional Qualification Standards for architectural history.

PROJECT LOCATION

The subject property is located at 8572 Cherokee Drive in the City of Downey, California, Assessor’s Identification Number 6253-017-052. The property is bounded by Cherokee Drive to the northeast; 7th Street to the southwest; Birchdale Avenue to the northwest; and Bellman Avenue to the southeast. The subject property falls within the USGS 7.5’ *Whittier* quadrangle in an unsectioned portion of Township 3 South, Range 12 West (Figure 1).

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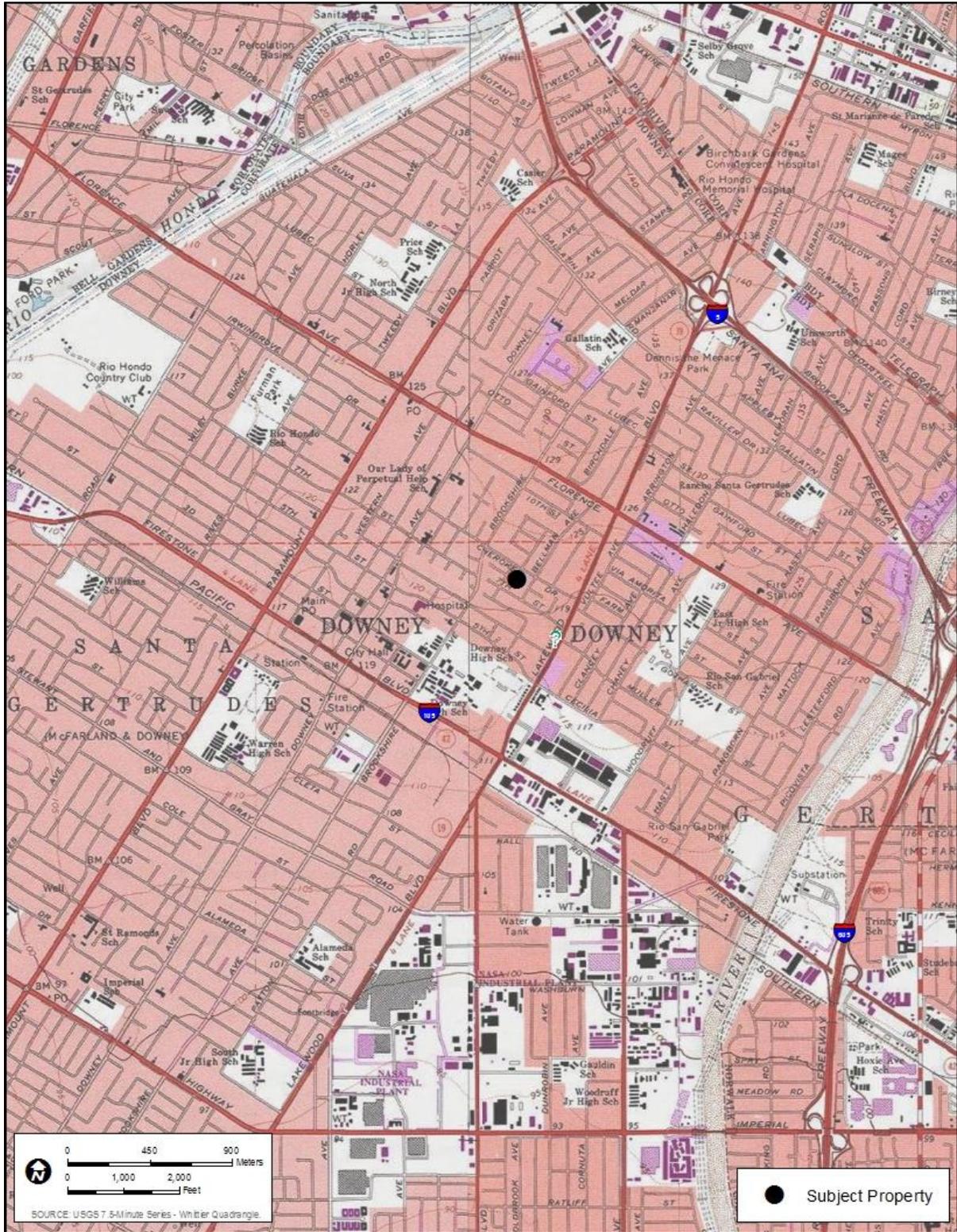


Figure 1. Project Location Map

PROJECT BACKGROUND

In 1977, the subject property was found eligible for listing as an individual property in the National Register of Historic Places (NRHP) through a survey evaluation (California Historical Resource Status Code 3S) conducted by Tom Sitton of the Natural History Museum of Los Angeles County, and is listed as such in the state's historic property data file.

In 2006, the City of Downey's Design Review Board (DRB) approved Case No. 06-168, which proposed to expand the existing residence by adding additional square footage, constructing a new four-car garage, and demolishing much of the existing building. Mitigation outlined in Case No. 06-168 sought to maintain the home's character-defining features by preserving the front façade, including the arcade porch. When construction began on the home in 2008, contractors discovered that the exterior walls consisted of unreinforced hollow clay tile with an absence of rebar connections, and that the load of the home was supported by stem walls of the same material.

The DRB's Case No. 06-168 found that reinforcement of the original walls was not feasible due to orientation of the clay tiles, and alternatively, complete encapsulation of the hollow clay tiles was recommended by the project proponent's engineer as the superior retrofit method. However, this method would have involved placing new supporting concrete walls on either side of the original walls, which would have covered up the home's original character-defining features. The engineer then proposed an alternate interior face retrofit design, which was noted as being an inferior method to the exterior face retrofit. Finally, it was concluded that the only safe solution was to demolish and rebuild the home to "match the old in design, color, texture, and other visual qualities. The project proponents will also utilize many of the original materials and maintain the arcade porch."

In April of 2008, the City of Downey DRB adopted a Mitigated Negative Declaration (MND) and approved Case No. 06-168(M), which modified the previously-adopted plans and allowed the property owner to proceed with demolishing nearly all of the residence. Modified mitigation required the property owner to reconstruct the front façade of the home in accordance with the Secretary of the Interior's Standards for Treatment of Historic Properties. However, the residence was almost entirely demolished, with the exception of the arcade on the front elevation and the original foundations. The 2008 economic downturn resulted in no additional work occurring on the property, and it has remained in a partially demolished state for the past seven years. In recent months, property ownership has changed, and a new vision for the property has been proposed.

CURRENT PROJECT DESCRIPTION

The current project, as depicted on Tentative Parcel Map No. 73035, proposes to subdivide the existing 47,718 square foot lot parcel into four lots. Three lots would comprise approximately 11,761 square feet and a fourth lot would comprise approximately 12,434 square feet. The plan calls for four new homes: three comprising 5,500 square feet and another comprising 6,500 square feet of living space, respectively. A private driveway is proposed to provide access for vehicles via Cherokee Drive.

REGULATORY SETTING

State

CEQA requires a lead agency to determine whether a project may have a *significant effect* on historical resources (CCR Section 21084.1). If it can be demonstrated that a project will cause damage to a *unique archaeological resource*, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2[a], [b], and [c]).

Section 21083.2(g) defines a *unique archaeological resource* as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
- 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- 3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

A *historical resource* is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (CCR Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CCR Section 15064.5[a][3]).

PRC Section 5024.1, CCR Section 15064.5, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The

purpose of the CRHR is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered *historically significant* if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2) is associated with the lives of persons important in our past;
- 3) embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed on or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines, Section 15064.5 [b][1], 2000). **Material impairment** is defined as demolition or alteration “in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register...” (CEQA Guidelines Section 15064.5[b][2][A]).

The disposition of burials falls first under the general prohibition on disturbing or removing human remains under California Health and Safety Code Section 7050.5. More specifically, remains suspected to be Native American are treated under CEQA at CCR Section 15064.5 and cite language found at PRC Section 5097.98 that illustrates the process to be followed in the event that remains are discovered. Further, if human remains are discovered during the construction of the proposed project, no further disturbance to the site shall occur and the Butte County Coroner must be notified (PRC 15064.5 and 5097.98). If the Coroner determines the remains to be Native American, the coroner shall notify the NAHC within 24 hours. The NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased, and the MLD may then make recommendations as to the disposition of the remains.

METHODS

Dudek conducted an intensive pedestrian survey of the subject property on December 11, 2014. The survey involved walking all portions of the property and taking detailed photographs from all accessible elevations.

Background information on the subject property was provided to Dudek by the City of Downey in a meeting held on December 11, 2014 and included the original 1977 evaluation of the property, photographs of the property prior to its demolition, the 2006 proposed design plans for the Cerros residence, the 2008 Notice of Determination and MND for DRB Case No. 06-168(M), permits and communications related to the 2008 demolition of the property, and the proposed 2014 plans for Tentative Parcel Map No. 73035.

As part of the process of conducting additional background research on the subject property, Dudek contacted the Downey Historical Society, who recommended contacting local historian, author, and business owner, Larry Latimer, for any archival documentation concerning the property. Mr. Latimer graciously provided Dudek with a compilation of documents (Latimer 2014) regarding the history of the Ball Family and the subject property. Much of the information concerning the Ball family (provided in the Historic Context section) was drawn from the documents provided by Mr. Latimer, with additional information obtained from other key sources as cited below.

HISTORIC CONTEXT

Early Downey

The Los Nietos Land Grant was established in 1771 under the jurisdiction of Mission San Gabriel. The grant was named after Manuel Nieto, a Spanish soldier who was granted provisional use of approximately 300,000 acres of ranch land in 1784 by Spanish Governor Pedro Vegas. Following the end of the California mission system in 1834, the Los Nietos Grant was divided up among the Nieto family, with a portion of the grant between the banks of the San Gabriel and Rio Hondo Rivers becoming known as Rancho Santa Gertrudes (City of Downey 2014). The rancho was owned by Lemuel Carpenter, who had bought the land from his wife's aunt in 1843 for \$4,000 (Latimer and DHS 2010).

In 1873, a 96-acre parcel called "Tract of the Downey Land Association" within Rancho Santa Gertrudes was established as the community of "Downey City," named after John Gately Downey. Downey was an Irish immigrant who came to California during the Gold Rush period from Washington D.C. where he had been working as a druggist's apprentice. In 1854, Downey moved to the pueblo of Los Angeles where he eventually married his wife and helped found the

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Sisters of Charity, which provided hospital services for orphaned children. He would also purchase 2,400 acres of Rancho San Pedro with Benito Wilson and Phineas Banning. In 1855, Downey was elected to the state legislature and by 1859 he would purchase Lemuel Carpenter's 17,602 acres of Rancho Santa Gertrudes (Latimer and DHS 2010). Downey would go on to serve as the state's governor from 1860 to 1862. He is credited with helping build the economic foundation of southern California through his vision of transitioning the region from a sea of vast open cattle ranches to a working agricultural network of small farms (City of Downey 2014). This transition ultimately attracted settlers, many of whom came from the south (Latimer and DHS 2010).

As settlers arrived in the region from the war-ravaged south, they began to build small communities, two of which would later become a part of Downey: Gallatin and College Settlement. Gallatin was the first of the two communities, located near present-day Paramount Boulevard and Florence Avenue. College Settlement came about in the 1860s when a man named John Ardis purchased a parcel in the southwest corner of Rancho Santa Gertrudes (near present-day Paramount Boulevard and Alameda Street). Over the next decade, College Settlement would become a successful community of farmers, educators, and merchants (City of Downey 2014).

After Downey's purchased of the 96-acre parcel in 1873, 16 blocks were established, with 10 acres reserved for a railroad station. Generally speaking, development patterns in Downey were largely dictated by the expansion of the railroad. Approximately 300 "box homes" were established in the community along with a courthouse, post office, schools, churches, and a variety of businesses. The original Downey homes were constructed of unsurfaced knotty wood with battens used to cover gaps between the boards, and whitewash over both the interior and exterior surfaces. By the 1920s many of these original board and batten structures would be replaced with concrete masonry homes (City of Downey 2014).

The commercial business center of Downey began at the northwest corner of Crawford and Front Streets (present-day Downey Avenue and Firestone Boulevard). The district would buy and sell the produce of local farmers who found great success in the fertile soils, favorable climate, and abundant water of the region. Fields were cultivated for grains, corn, castor beans, mustard, and a variety of fruits. Poultry farming was another successful industry in the region, with women as the driving force behind the industry. By 1888 the Southern Pacific Railroad Depot was complete, adding to the success of the commercial business center and contributing to the growth of the community. By the end of the 19th century, Downey boasted a fruit packing plant, department store, banks, restaurants, shops, a high school, and a grammar school (City of Downey 2014).

The Ball Family

Albert Lewis Ball was born on February 17, 1853 in Williamsport Pennsylvania to Joseph and Matilda Ball. He came to California in 1877 at the age of 24, like so many others of his time, with dreams of wealth of prosperity out west. Ball began his California chapter near present-day Orange County, working on the Alamitos Ranch for just \$25 a month. He eventually moved on to working for the Anaheim Lighter Company where he was tasked with delivering grain to steamboats docked at Anaheim Landing (present-day Seal Beach). Ball's next job was working for the Southern Pacific Railroad as a fireman and engineer. In 1884, Ball married Birdella M. Leffler who had come to California from Illinois. Albert and Birdella would have seven children together: Albert, Myda, Lucy, Louis, Elizabeth, Wayne, and Adelaide (Latimer and DHS 2010, Latimer 2014, Lewis 1889).

While still working for the Southern Pacific Railroad, Ball started his own farming business with his brother and business partner, William F. Ball who owned a cigar stand and billiard hall in Los Angeles (Latimer 2014). The two men began purchasing large lots of undeveloped land within the City of Downey, and by 1890 they had acquired nearly 71 acres of land in northeastern Downey. Together, they planted 35 acres of English walnuts, four acres of oranges and lemons, four acres of Winter Nellis pears, and 20 acres of alfalfa. The brothers would eventually partner with a man named T. Woods to purchase another 100 acres of land near the estate of James J. Tweedy (parcels currently occupied by Maude Price Elementary School and Griffiths Middle School on present-day Tweedy Road), and would plant more walnuts, corn, and alfalfa (Figure 2; Latimer and DHS 2010, Lewis 1889).

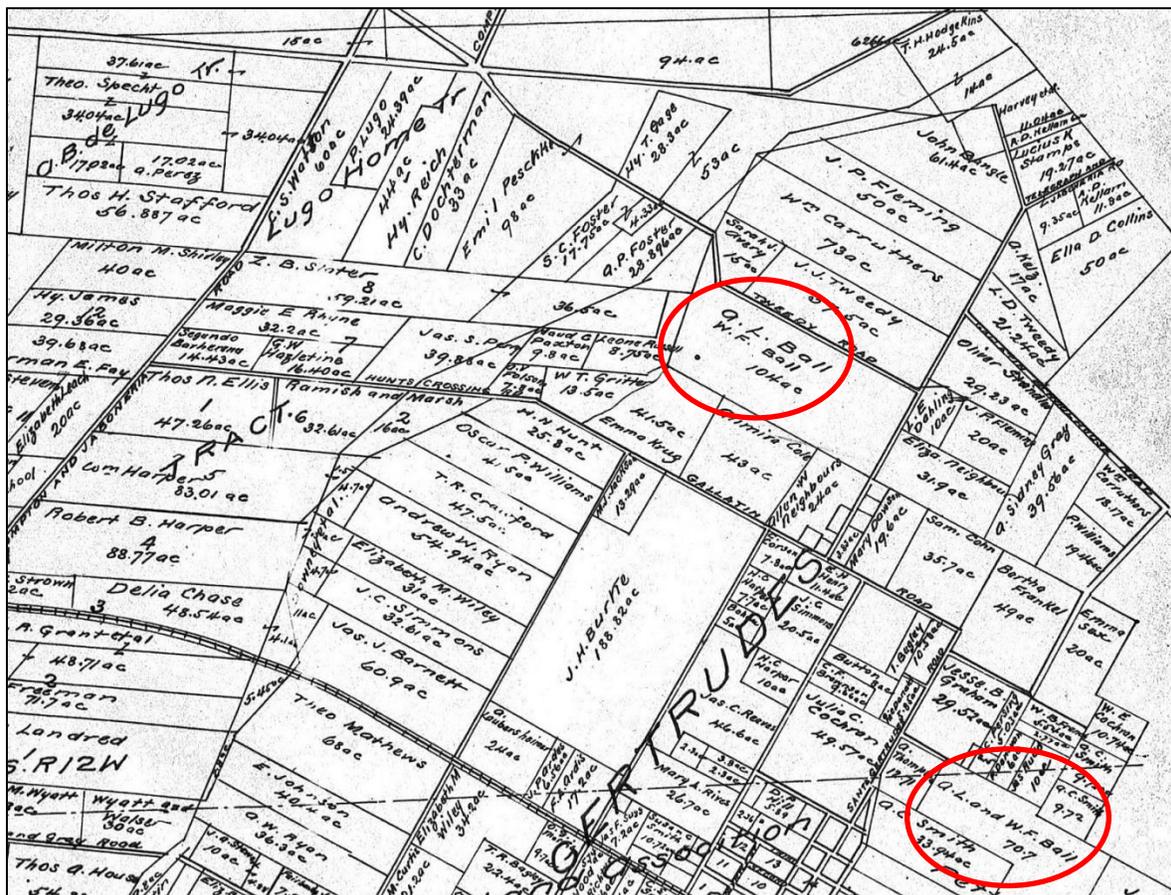


Figure 2. Los Angeles County Map published by Henry Rueger in 1903 showing land acquired by the Ball brothers, including the subject property in the lower right hand corner (Latimer 2014).

Not long after the start of their new found farming business, the Ball brothers, and other local farmers, ran into hard times stemming from tough price margins in the market and environmental setbacks resulting from pests and frost. In an effort to help local farmers overcome these hurdles, Ball and his neighbor, friend, and fellow Downey pioneer James Jackson Tweedy formed an orange grower's exchange in 1893 (Latimer and DHS 2010 and Latimer 2014). Just two years later, Ball and Tweedy launched their own cooperative called the Ball and Tweedy Sunkist Packing Company. As reported by James K. Tweedy (the oldest son of James J. Tweedy) in 1939 (Latimer 2014):

In 1895 Ball and Tweedy commenced packing their own fruit as well as that purchased throughout Los Nietos Valley. They used the old Southern Pacific depot as their first packing plant. In 1898 they removed to the old warehouse at the corner of First [now Firestone Boulevard] and Dolan Streets where they continued to pack citrus fruit until about 1904 when they built the packing house

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on the Southern Pacific track just west of the depot... The original members of the Ball and Tweedy Company were: W.F. and A.L. Ball; J.J. Tweedy and sons J.K. and M.A. Tweedy.

The final location of the Ball and Tweedy packing plant was constructed for \$50,000 and operated from 1922 until 1964 when it was eventually demolished (Latimer and DHS 2010).

Following the success of the Ball and Tweedy Sunkist Packing Company, Albert and Birdella Ball built three separate residences for their growing family. The last home (the subject property) was built in 1920 by master Los Angeles architect Harry Hayden Whiteley on over 68 acres of sprawling fruit orchards (Figure 3). The street name (Cherokee Drive) is said to have been inspired by the rows of Cherokee rose bushes along the lane leading up to the house which were planted by Birdella Ball. The original street address for the residence was 380 Cherokee Drive (Latimer and DHS 2010). A *Southeast News* article (1973) provided by Latimer (2014) describes the original Spanish Colonial Revival style home in great detail:

This home was built in 1920, and included a huge entry hall, spacious living room, a music room, formal dining room, ranch-size kitchen plus two pantries, a service porch, and a maid's room – all downstairs. The second story had 2 ½ baths, five bedrooms, a sewing room, and an office. The exterior of the home had graceful columns over a covered arcade which stretched across the drive to make a covered carport. At that time it was a showplace of the area, and was situated in the midst of groves which were part of their ranch.

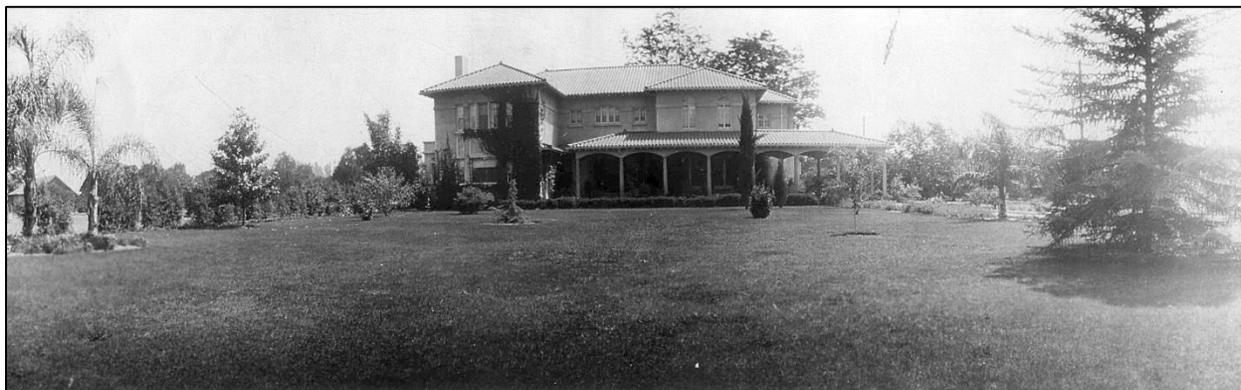


Figure 3. Overview of the subject property shortly after its completion circa 1920 (Latimer 2014).

Albert Ball passed away in August of 1927. In addition to successes in the citrus industry, he was also known for being an active civic leader in the community; serving as director of the Arroyo Ditch and Water Company and director and vice-president of the Los Nietos Bank (Latimer and DHS 2010, Latimer 2014).

The Steere Family

On June 15, 1944, Birdella Ball sold the Cherokee Drive home to Dr. Richard Steere and his wife Roberta (Bobbie), originally from Wyoming. The couple had come to California around the turn-of-the-century when Dr. Steere took a position in public health in San Francisco, and later in San Diego. The Steere family eventually moved to Downey in the 1930s so Dr. Steere could build his medical practice. Dr. Steere worked at the Downey Community Hospital, while Roberta was founding president of the Downey Community Hospital Auxiliary. The couple would raise four children at the residence together. Also living with the family was Roberta's older sister Bernice Manlove (Ancestry.com 2012), who continued to live in the home after the passing of Roberta in 1969 and Richard in 1973 (Ancestry.com 2000). An article written after the death of Dr. Steere in 1973 describes the home as the site of many large hospital fundraising parties and "Mrs. Steere often entertained Republican office holders and seekers in the spacious drawing room." It is also said that the Steere daughters had big weddings on the property.

While under ownership of the Steere family, the original 68 acre Ball property was subdivided, and eventually led to development of Cherokee Estates in 1956. By the time Bernice Manlove moved out of the home in 1973, the subject property was sitting on approximately one acre. Homes began being developed on the south side of the property in the late 1950s, and by the late 1970s, the Ball property, which was once covered in citrus groves as far as the eye could see, was surrounded by single-family homes.

The Maniaci Family

After the Steere family chapter came to a close, Robert and Mary Maniaci purchased the property in August of 1975. The couple and their four children Gina, Daniella, Craig, and Doug, all rolled up their sleeves to undertake a massive restoration to save one of the oldest homes in the City of Downey. The east side of the home was sagging by nearly six inches, the property had termites, shot plumbing, broken screens, and a slew of other issues (Latimer 2014). Still, the Maniaci family worked tirelessly to restore the home to its former glory.

In 2004, Salvador and Maria Cerros took ownership of the property and decided to substantially remodel the residence to add square footage. The sequence of events that followed led to the house being effectively demolished in 2008. In 2014, ownership of the property transferred once again to Joe and Gloria Campuzano.

PROPERTY SIGNIFICANCE EVALUATION

Property Description

The subject property was once a large two-story Spanish Colonial Revival style residence, roughly rectangular in plan, with a low-pitched hipped roof sheathed in red Spanish tiles. The building was comprised of concrete and hollow clay tiles with exterior walls clad in stucco. The building featured both arched and traditional casement windows throughout, some with decorative metal grilles. The front elevation featured a seven arched arcade that also served as a covered porch/carport, leading to the main front entrance. A solarium was added to the east elevation not long after the home was built in the early 1920s. Today, all that remains of the residence is the arcade porch with its seven arches and 12 columns (Figure 4), the original 1920 concrete foundation and basement walls (Figure 5), the wooden foundation grillage (Figure 6), the wooden frame of a basement staircase, a portion of the brick patio beneath the porch, the concrete walkway extending from the sidewalk to the former entrance, and a tennis/basketball court located at the rear of the property (Figure 7).



Figure 4. Overview of remaining arcade (view to south).

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Figure 5. Overview of remaining foundations (view to north).



Figure 6. Overview of remaining foundations (view to south).

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Figure 7. Overview of tennis/basketball court, note stacks of original roof tiles (view to southeast).

Historic aerial photographs of the property from 1949 (Latimer 2014) and 1952 (NETR 2011) show the property almost as an island, separated from nearby post-war developments, and surrounded by fruit orchards (Figure 8). Single family residences have been developed directly across the street and at great distances to the east, west, and south, but the Ball property and all its acreage remained intact. By 1963 we see a very different picture, with Birchdale and Bellman Avenues flanking the property to the west and east, and a row of single-family residences along the southern boundary on 7th Street. Aerials from 1972 look much the same. Just several years later, after further subdivision of the property, single family residences absorb the property to the west and east, substantially decreasing its size, and the property takes on the shape we see today.



Figure 8. Overview of subject property in 1949 surrounded by orchards (Latimer 2014).

Historical Significance

As described in the Regulatory Setting, a resource is considered *historically significant* if it (i) retains “substantial integrity,” and (ii) meets at least one of the following CRHR designation criteria:

- 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2) is associated with the lives of persons important in our past;
- 3) embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

The subject property does not appear to have been associated with any events that contributed to the broad patterns of California or City of Downey history. While the property served as the home of one of Downey’s pioneers, Albert L. Ball, who was associated with the development of

the citrus industry in the region, and while the property contained citrus groves associated with the citrus industry, no specific historical events are known to be associated with the property. Therefore, the subject property would likely not have been eligible under NRHP or CRHR Criteria A/1. However, if the property retained requisite integrity, it would likely have been eligible under NRHP and CRHR Criteria B/2 for its associations with an important local historical figure, Albert L. Ball, a pioneer of the City of Downey who launched a cooperative to help local farmers solve their problems and ultimately started the Ball and Tweedy Sunkist Packing Company, a vital component of the community's agricultural success in the early twentieth century.

The subject property was also an example of master Los Angeles (and later Las Vegas) architect Harry Hayden Whiteley (H.H. Whiteley), often seen misspelled as "Whitely." During the early 1900s and 1920s, Whiteley designed numerous single- and multi-family homes and retail stores throughout Los Angeles, many of which are now owned by celebrities and prized for their architectural merit. In addition to the Ball residence, Whiteley is known to have designed at least one other building in the City of Downey: a country home for Hogan Willeford (built 1919), a former eastern coal producer. Like the Ball residence, the Willeford home was designed in Spanish Colonial Revival style and was said to be "constructed of cement and hollow ornamental tile...surrounded by spacious grounds planted to fruit and shade trees" (Los Angeles Times 1919). While there are other extant examples of H.H. Whiteley's designs from the early 1920s in Los Angeles, there do not appear to be any in the City of Downey. Were it not for a near total loss of integrity, the subject property would likely have been eligible under NRHP and CRHR Criteria C/3 for embodying the distinctive characteristics of Spanish Colonial Revival style architecture and representing the work of a master architect.

Finally, due to the fact that much of the property has already been demolished, it is not likely to yield any additional information important to history and is therefore not eligible under NRHP and CRHR Criteria D/4.

Integrity Considerations

The California Office of Historic Preservation (OHP) describes integrity as "the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance" (OHP 2002). More specifically, integrity is evaluated with regard to the retention of seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

The property has never been moved and therefore its integrity of original location remains intact, however, the property's setting has been greatly altered over the last 60 years. The setting of the

subject property was first impacted in the 1950s when the land was subdivided as part of the Cherokee Estates while under ownership of the Steere family. While the home's location has not changed, it has lost much of its original land to neighboring properties. The original property comprised 68 acres of sprawling fruit orchards. Once the land was subdivided and the adjacent streets were developed, the original setting was forever changed. Adjacent single family residences closed in around the property in the 1970s, leaving the property situated on just over one acre of land. Interestingly, the two palm trees that stand in front of the property along Cherokee Drive are known to have been in place since at least 1949 (see Figure 8), but it is not known when the palms were first planted.

Only a small portion of the original design, materials, and workmanship remain evident: the arcade porch on the front elevation and the original building foundations. The front (north) side of the arcade is mostly intact and exhibits the original seven arches, however, the rear (south) side of the arcade was largely destroyed when the connecting structure was removed. In addition, all of the original Spanish roof tiles have been removed (but appear to have been retained for future use). This incomplete arcade porch is the only surviving character-defining feature of the original 1920 home, and it is not enough to convey the original architectural design, materials, and workmanship. For these reasons, it is safe to say that the home has been effectively demolished along with its physical integrity.

In regards to integrity of feeling, demolition of the subject property has undoubtedly altered the historic sense of time and place that property once conveyed. The removal of much of the surrounding acreage in the 1950s altered the original feeling one might have had of agricultural life in Downey at the turn of the century, with its vast expanse of fruit orchards. More recent and substantial alterations have resulted in the subject property losing its integrity of feeling all together. Looking at the property today it is difficult to conjure up the feelings of grandeur that the property once exuded, or to imagine what the Ball house might have looked like in the 1920s with its beautiful landscaping and orchards, or to think back on the elaborate parties that were once thrown on the grounds when the property was under ownership of the Steere family. For many long-time residents of the neighborhood, the property's feeling has been inextricably altered from one of pride in Downey's rich history, to one of loss.

Integrity of association refers to a direct link between an important historical event or person and the subject property. For many of the same reasons mentioned above, the demolition of most of building has resulted in a loss of historical associations. In its current condition, the subject property is not sufficiently intact to convey its historical associations to an observer.

Findings

Because the subject property fails to retain requisite integrity, it does not appear eligible under any national or state designation criteria. While it is possible to reconstruct the subject property, “a property whose historic features and materials have been lost and then reconstructed is usually not eligible” (National Park Service 2002).

SUMMARY AND MANAGEMENT RECOMMENDATIONS

The material impairment caused from the 2008 demolition of most of the original residence has resulted in a substantial adverse change to a historical resource under CEQA. Although one character-defining feature, the arcade porch, remains intact. This evaluation finds that the home no longer retains requisite integrity as a result of substantial material impairment. Therefore, the subject property is recommended not eligible under NRHP or CRHR designation criteria due to a substantial lack of physical integrity.

The 2008 demolition of the subject property is largely attributed to the discovery of hollow clay tiles in the walls, which were deemed to be unsafe by the contractor and engineer. This type of building material was very popular in Mediterranean and Spanish Colonial Revival homes, particularly in southern California the 1920s, advertised as being a lightweight, fireproof, and relatively affordable building material. Hollow clay tiles helped to create the characteristic thick walls of the revival styles. However, the material’s inability to withstand seismic forces is well documented. The wake of destruction following the 1933 Long Beach earthquake provided evidence of the structural deficiencies of certain building materials that had been used for many years, including hollow clay tiles. Recently, a Master’s Thesis was prepared concerning the history of hollow clay tiles as a popular building material, and methods by which buildings comprised of this material can theoretically be preserved (Cimmarusti 2012). However, the time for considering such methods has passed, as the property has been demolished.

Mitigation outlined in the DRB’s Case No. 06-168 called for compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and provided an itemized explanation of how the 2006 project would comply with all ten Standards for Rehabilitation. Specifically, the original mitigation stated that “the project proponents will rebuild the front façade of the house to be nearly identical to the existing structure and retain the arcade front porch, which is the most significant architectural feature of the house. Roof tiles, fireplace tiles, and other salvageable materials and artifacts will be retained and reused.” This mitigation was updated in 2008 after the project engineer reported that he/she was “not comfortable with any retrofit plan due to the physical nature of unreinforced hollow clay tile.” The modified DRB

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Case No. 06-168(M) proposed to “tear the house down, excluding the front porch, and rebuild it to look as it did before.”

As a result of the economic collapse in 2008, project mitigation was never implemented and the subject property has been left in a partially demolished state for the last several years. In 2014, the property came under new ownership and the current owners are proposing to subdivide the parcel into four lots and build four new residences. Based on the fact that the property is being proposed for a new use (i.e., different from its historical use as one single-family residence on a large lot), and the fact that a massive amount of change has already occurred and would be further required with respect to the property’s materials, features, spaces, and spatial relationships, the original project mitigation for rehabilitation (associated with the construction of one single-family residence) no longer appears feasible.

Should you have any questions regarding this evaluation report or its attachments, please do not hesitate to contact me. I may be reached via email at smurray@dudek.com or via phone at (626) 204-9826.

Sincerely,



Samantha Murray, M.A.
Architectural Historian

Attachment A.: DPR Forms

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REFERENCES

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- Office of Historic Preservation (OHP). 2002. *California Office of Historic Preservation Technical Assistance Series #6. California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)*. Sacramento, California. Accessed on December 18, 2014 via the OHP's website: <http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf/>

Attachment A:

Department of Parks and Recreation Series 523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 19-177343 Update
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: 8572 Cherokee Drive Residence

P1. Other Identifier: Albert Lewis Ball House; Al Ball House; Ball-Steere House

***P2. Location:** Not for Publication Unrestricted

***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Whittier **Date:** 1965, P.R. 1981 **T** 3 South; **R** 12 West; **of ¼ of Sec** Unsectioned; S.B. **B.M.**

c. Address: 8572 Cherokee Drive

City: Downey

Zip: 90241

d. UTM: Zone: 11S ; 396226.49 mE/ 3756551.99 mN (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 126 feet amsl.

Assessor's Identification Number: 6253-017-052. The property is bounded by Cherokee Drive to the northeast; 7th Street to the southwest; Birchdale Avenue to the northwest; and Bellman Avenue to the southeast.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property was once a large two-story Spanish Colonial Revival style residence, roughly rectangular in plan, with a low-pitched hipped roof sheathed in red Spanish tiles. The building was comprised of concrete and hollow clay tiles with exterior walls clad in stucco. The building featured both arched and traditional casement windows throughout, some with decorative metal grilles. The front elevation featured a seven arched arcade that also served as a covered porch/carport, leading to the main front entrance. A solarium was added to the east elevation not long after the home was built in the early 1920s.

Today, all that remains of the residence is the arcade porch with its seven arches and 12 columns, the original 1920 concrete foundation and basement walls, the wooden foundation grillage, the wooden frame of a basement staircase, a portion of the brick patio beneath the porch, the concrete walkway extending from the sidewalk to the former entrance, and a tennis/basketball court (added at a later date) located at the rear of the property.

***P3b. Resource Attributes:** (List attributes and codes) HP2 (single-family property).

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Front elevation; view to south; 12/11/14; IMG_4361

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Built in 1920 (Los Angeles County Assessor)

***P7. Owner and Address:**

Joe and Gloria Campuzano

P.O. Box 40279

Downey, CA 90240

***P8. Recorded by:** (Name, affiliation, and address)

Samantha Murray

Dudek

38 N. Marengo Avenue

Pasadena, CA 91101

***P9. Date Recorded:** 12/11/14

***P10. Survey Type:** (Describe) Intensive.

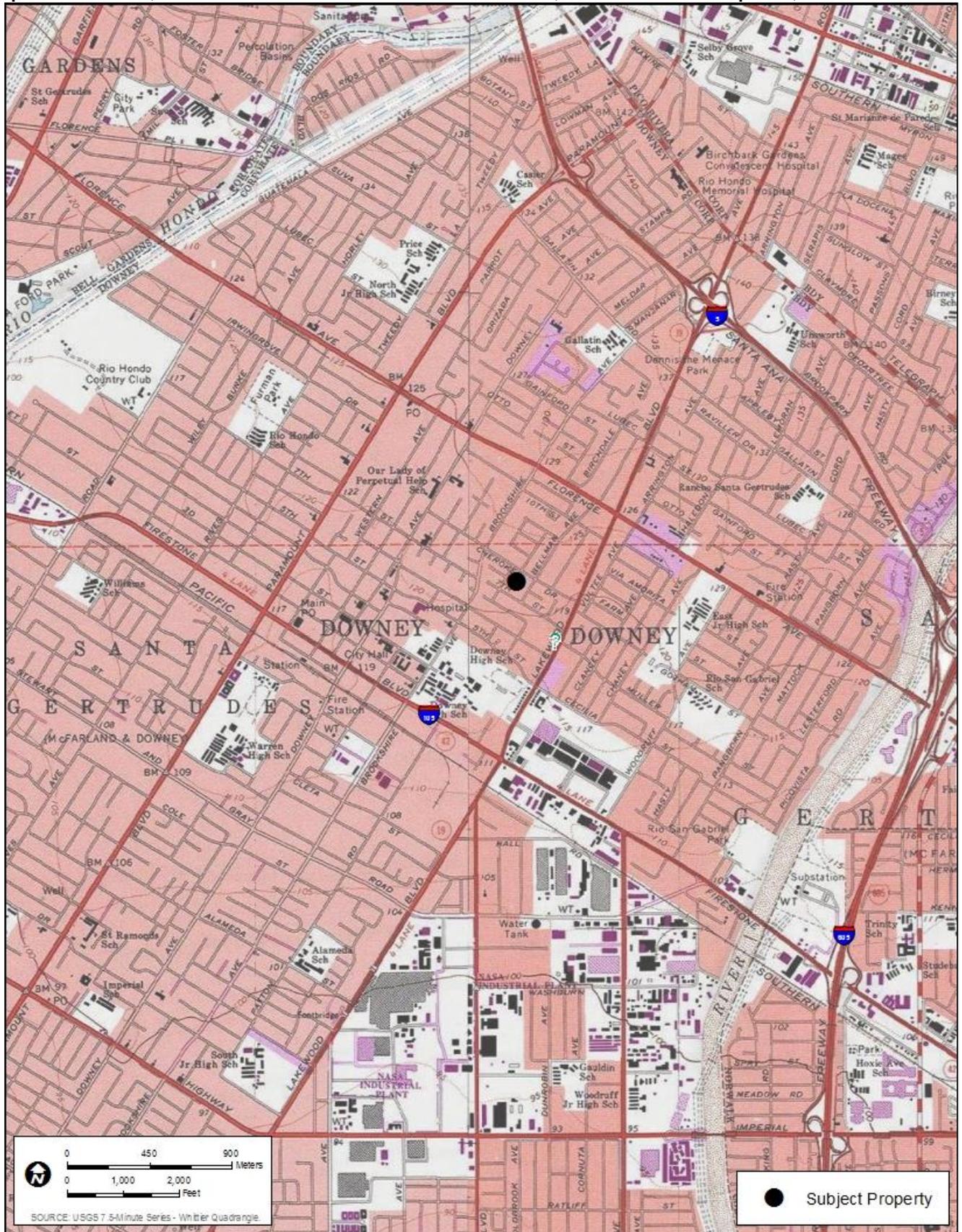
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Significance Evaluation of the Property at 8572 Cherokee Drive, City of Downey, Los Angeles County, California. Submitted to the City of Downey Community Development Department. Prepared by Dudek, January 2015.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 8572 Cherokee Drive Residence

- B1. Historic Name: Albert Lewis Ball House; Al Ball House; Ball-Steere House
- B2. Common Name: Al Ball House
- B3. Original Use: single-family residence
- B4. Present Use: vacant

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1920; addition of solarium in 1920s; restoration of interior and exterior in mid to late 1970s; addition of a pool and tennis court between 1972 and 1994; demolition of most of the property in 2008.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Harry Hayden Whiteley

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Context:

Albert Lewis Ball was born on February 17, 1853 in Williamsport Pennsylvania to Joseph and Matilda Ball. He came to California in 1877 at the age of 24, like so many others of his time, with dreams of wealth of prosperity out west. Ball began his California chapter near present-day Orange County, working on the Alamitos Ranch for just \$25 a month. He eventually moved on to working for the Anaheim Lighter Company where he was tasked with delivering grain to steamboats docked at Anaheim Landing (present-day Seal Beach). Ball's next job was working for the Southern Pacific Railroad as a fireman and engineer. In 1884, Ball married Birdella M. Leffler who had come to California from Illinois. Albert and Birdella would have seven children together: Albert, Myda, Lucy, Louis, Elizabeth, Wayne, and Adelaide (Latimer and DHS 2010, Latimer 2014, Lewis 1889).

While still working for the Southern Pacific Railroad, Ball started his own farming business with his brother and business partner, William F. Ball who owned a cigar stand and billiard hall in Los Angeles (Latimer 2014). The two men began purchasing large lots of undeveloped land within the City of Downey, and by 1890 they had acquired nearly 71 acres of land in northeastern Downey. Together, they planted 35 acres of English walnuts, four acres of oranges and lemons, four acres of Winter Nellis pears, and 20 acres of alfalfa. The brothers would eventually partner with a man named T. Woods to purchase another 100 acres of land near the estate of James J. Tweedy (parcels currently occupied by Maude Price Elementary School and Griffiths Middle School on present-day Tweedy Road), and would plant more walnuts, corn, and alfalfa (Latimer and DHS 2010, Lewis 1889).

Not long after the start of their new found farming business, the Ball brothers, and other local farmers, ran into hard times stemming from tough price margins in the market and environmental setbacks resulting from pests and frost. In an effort to help local farmers overcome these hurdles, Ball and his neighbor, friend, and fellow Downey pioneer James Jackson Tweedy formed an orange grower's exchange in 1893 (Latimer and DHS 2010 and Latimer 2014). Just two years later, Ball and Tweedy launched their own cooperative called the Ball and Tweedy Sunkist Packing Company. As reported by James K. Tweedy (the oldest son of James J. Tweedy) in 1939 (Latimer 2014):

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Samantha Murray

*Date of Evaluation: 12/11/14

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Recorded by: Samantha Murray

*Date: 12/11/14

Continuation

Update

In 1895 Ball and Tweedy commenced packing their own fruit as well as that purchased throughout Los Nietos Valley. They used the old Southern Pacific depot as their first packing plant. In 1898 they removed to the old warehouse at the corner of First [now Firestone Boulevard] and Dolan Streets where they continued to pack citrus fruit until about 1904 when they built the packing house on the Southern Pacific track just west of the depot...The original members of the Ball and Tweedy Company were: W.F. and A.L. Ball; J.J. Tweedy and sons J.K. and M.A. Tweedy.

The final location of the Ball and Tweedy packing plant was constructed for \$50,000 and operated from 1922 until 1964 when it was eventually demolished (Latimer and DHS 2010).

Following the success of the Ball and Tweedy Sunkist Packing Company, Albert and Birdella Ball built three separate residences for their growing family. The last home (the subject property) was built in 1920 by master Los Angeles architect Harry Hayden Whiteley on over 68 acres of sprawling fruit orchards. The street name (Cherokee Drive) is said to have been inspired by the rows of Cherokee rose bushes along the lane leading up to the house which were planted by Birdella Ball. The original street address for the residence was 380 Cherokee Drive (Latimer and DHS 2010). A Southeast News article (1973) provided by Latimer (2014) describes the original Spanish Colonial Revival style home in great detail:

This home was built in 1920, and included a huge entry hall, spacious living room, a music room, formal dining room, ranch-size kitchen plus two pantries, a service porch, and a maid's room – all downstairs. The second story had 2 ½ baths, five bedrooms, a sewing room, and an office. The exterior of the home had graceful columns over a covered arcade which stretched across the drive to make a covered carport. At that time it was a showplace of the area, and was situated in the midst of groves which were part of their ranch.

Albert Ball passed away in August of 1927. In addition to successes in the citrus industry, he was also known for being an active civic leader in the community; serving as director of the Arroyo Ditch and Water Company and director and vice-president of the Los Nietos Bank (Latimer and DHS 2010, Latimer 2014).

On June 15, 1944, Birdella Ball sold the Cherokee Drive home to Dr. Richard Steere and his wife Roberta (Bobbie), originally from Wyoming. The couple had come to California around the turn-of-the-century when Dr. Steere took a position in public health in San Francisco, and later in San Diego. The Steere family eventually moved to Downey in the 1930s so Dr. Steere could build his medical practice. Dr. Steere worked at the Downey Community Hospital, while Roberta was founding president of the Downey Community Hospital Auxiliary. The couple would raise four children at the residence together. Also living with the family was Roberta's older sister Bernice Manlove (Ancestry.com 2012), who continued to live in the home after the passing of Roberta in 1969 and Richard in 1973 (Ancestry.com 2000). An article written after the death of Dr. Steere in 1973 describes the home as the site of many large hospital fundraising parties and "Mrs. Steere often entertained Republican office holders and seekers in the spacious drawing room." It is also said that the Steere daughters had big weddings on the property.

While under ownership of the Steere family, the original 68 acre Ball property was subdivided, and eventually led to development of Cherokee Estates in 1956. By the time Bernice Manlove moved out of the home in 1973, the subject property was sitting on approximately one acre. Homes began being developed on the south side of the property in the late 1950s, and by the late 1970s, the Ball property, which was once covered in citrus groves as far as the eye could see, was surrounded by single-family homes.

After the Steere family chapter came to a close, Robert and Mary Maniaci purchased the property in August of 1975. The couple and their four children Gina, Daniella, Craig, and Doug, all rolled up their sleeves to undertake a massive restoration to save one of the oldest homes in the City of Downey. The east side of the home was sagging by nearly six inches, the property had termites, shot plumbing, broken screens, and a slew of other issues (Latimer 2014). Still, the Maniaci family worked tirelessly to restore the home to its former glory.

In 2004, Salvador and Maria Cerros took ownership of the property and decided to substantially remodel the residence to add square footage. The sequence of events that followed led to the house being effectively destroyed in 2008. In 2014, ownership of the property transferred once again to Joe and Gloria Campuzano.

*Recorded by: Samantha Murray

*Date: 12/11/14

Continuation

Update

Significance Evaluation:

Historic aerial photographs of the property from 1952 (NETR 2011) show the property almost as an island, separated from nearby post-war developments, and surrounded by fruit orchards. Single family residences have been developed directly across the street and at great distances to the east, west, and south, but the Ball property and all its acreage remained intact. By 1963 we see a very different picture, with Birchdale and Bellman Avenues flanking the property to the west and east, and a row of single-family residences along the southern boundary on 7th Street. Aerials from 1972 look much the same. Just several years later, after further subdivision of the property, single family residences absorb the property to the west and east, substantially decreasing its size, and the property takes on the shape we see today.

The subject property does not appear to have been associated with any events that contributed to the broad patterns of California or City of Downey history. While the property served as the home of one of Downey's pioneers, Albert L. Ball, who was associated with the development of the citrus industry in the region, no specific historical events are known to be associated with the property. Therefore, the subject property would likely not have been eligible under NRHP or CRHR Criteria A/1. However, if the property retained requisite integrity, it would likely have been eligible under NRHP and CRHR Criteria B/2 for its associations with an important local historical figure, Albert L. Ball, a pioneer of the City of Downey who launched a cooperative to help local farmers solve their problems and ultimately started the Ball and Tweedy Sunkist Packing Company, a vital component of the community's agricultural success in the early twentieth century.

The subject property was also an example of master Los Angeles (and later Las Vegas) architect Harry Hayden Whiteley (H.H. Whiteley), often seen misspelled as "Whitely." During the early 1900s and 1920s, Whiteley designed numerous single- and multi-family homes and retail stores throughout Los Angeles, many of which are now owned by celebrities and prized for their architectural merit. In addition to the Ball residence, Whiteley is known to have designed at least one other building in the City of Downey: a country home for Hogan Willeford (built 1919), a former eastern coal producer. Like the Ball residence, the Willeford home was design in Spanish Colonial Revival style and was said to be "constructed of cement and hollow ornamental tile...surrounded by spacious grounds planted to fruit and shade trees" (Los Angeles Times 1919). While there are other extant examples of H.H. Whiteley's designs from the early 1920s in Los Angeles, there do not appear to be any in the City of Downey. Were it not for a near total loss of integrity, the subject property would likely have been eligible under NRHP and CRHR Criteria C/3 for embodying the distinctive characteristics of Spanish Colonial Revival style architecture and representing the work of a master architect.

Finally, due to the fact that much of the property has already been demolished, it is not likely to yield any additional information important to history and is therefore not eligible under NRHP and CRHR Criteria D/4.

Integrity Considerations:

The California Office of Historic Preservation (OHP) describes integrity as "the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance" (OHP 2002). More specifically, integrity is evaluated with regard to the retention of seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

The property has never been moved and therefore its integrity of original location remains intact, however, the property's setting has been greatly altered over the last 60 years. The setting of the subject property was first impacted in the 1950s when the land was subdivided as part of the Cherokee Estates while under ownership of the Steere family. While the home's location has not changed, it has lost much of its original land to neighboring properties. The original property comprised 68 acres of sprawling fruit orchards. Once the land was subdivided and the adjacent streets were developed, the original setting was forever changed. Adjacent single family residences closed in around the property in the 1970s, leaving the property situated on just over one acre of land. Interestingly, the two palm trees that stand in front of the property along Cherokee Drive are known to have been in place since at least 1949, but it is not known when the palms were first planted.

Only a small portion of the original design, materials, and workmanship remain evident: the arcade porch on the front elevation and the original building foundations. The front (north) side of the arcade is mostly intact and exhibits the original seven arches, however, the rear (south) side of the arcade was largely destroyed when the connecting structure was removed. In addition, all of the original Spanish roof tiles have been removed (but appear to have been retained for future use). This incomplete arcade porch is the only surviving character-defining feature of the original 1920 home, and it is not enough to convey the original architectural design, materials, and workmanship. For these reasons, it is safe to say that the home has been effectively destroyed along with its physical integrity.

*Recorded by: Samantha Murray

*Date: 12/11/14

Continuation

Update

In regards to integrity of feeling, the destruction of the subject property has undoubtedly altered the historic sense of time and place that property once conveyed. The removal of much of the surrounding acreage in the 1950s altered the original feeling one might have had of agricultural life in Downey at the turn of the century, with its vast expanse of fruit orchards. More recent and substantial alterations have resulted in the subject property losing its integrity of feeling all together. Looking at the property today it is difficult to conjure up the feelings of grandeur that the property once exuded, or to imagine what the Ball house might have looked like in the 1920s with its beautiful landscaping and orchards, or to think back on the elaborate parties that were once thrown on the grounds when the property was under ownership of the Steere family. For many long-time residents of the neighborhood, the property's feeling has been inextricably altered from one of pride in Downey's rich history, to one of loss.

Integrity of association refers to a direct link between an important historical event or person and the subject property. For many of the same reasons mentioned above, the demolition of most of building has resulted in a loss of historical associations. In its current condition, the subject property is not sufficiently intact to convey its historical associations to an observer.

Because the subject property fails to retain requisite integrity, it does not appear eligible under any national or state designation criteria.

References:

Ancestry.com 2000. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2000.

Ancestry.com 2012. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Latimer, Larry. 2014. Albert Lewis Ball Family: An Overview of the Family and Their Home on Cherokee Drive in Downey. Compiled by Larry Latimer of the Downey Historical Society.

Latimer, Larry and the Downey Historical Society (DHS). 2010. Downey (Images of America). Arcadia Publishing. Charleston, South Carolina.

Lewis Publishing Company. 1889. "A.L. Ball" in An Illustrated History of Los Angeles County, California. Lewis Publishing Company, Los Angeles, California. P. 380

Nationwide Environmental Title Research, LLC (NETR). 2011. "Historic Aerials" by NETR Online. Accessed on December 18, 2014: <http://www.historicaerials.com/>.

Office of Historic Preservation (OHP). 2002. California Office of Historic Preservation Technical Assistance Series #6. California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register). Sacramento, California. Accessed on December 18, 2014 via the OHP's website: <http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf/>

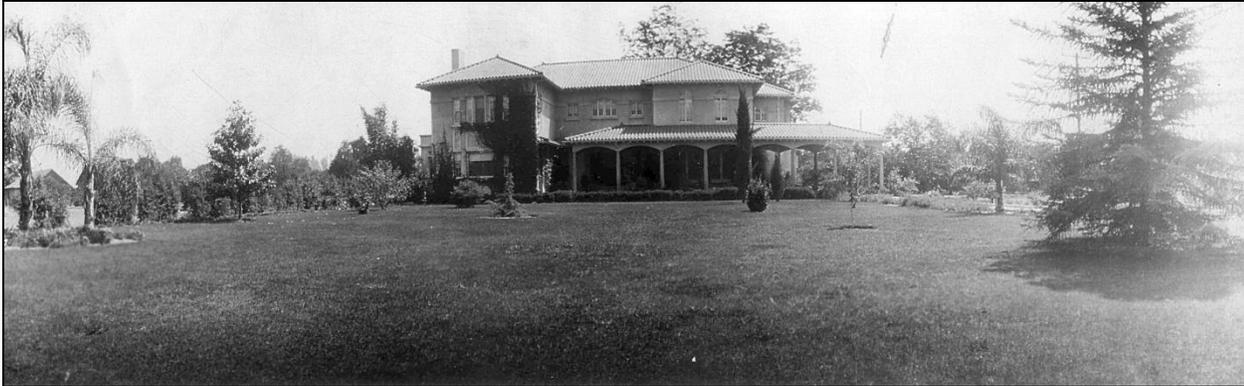
*Recorded by: Samantha Murray

*Date: 12/11/14

Continuation

Update

Photographs:



Overview of the subject property shortly after its completion circa 1920 (Latimer 2014).



Overview of remaining foundations (view to north, 12/11/14).

*Recorded by: Samantha Murray

*Date: 12/11/14

Continuation

Update



Overview of remaining foundations (view to south, 12/11/14).



Overview of tennis/basketball court, note stacks of original roof tiles (view to southeast, 12/11/14).

HISTORIC RESOURCES INVENTORY

(State use only)
UTM _____ Q _____ NR 3 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 11/396380/3756360 89A

IDENTIFICATION

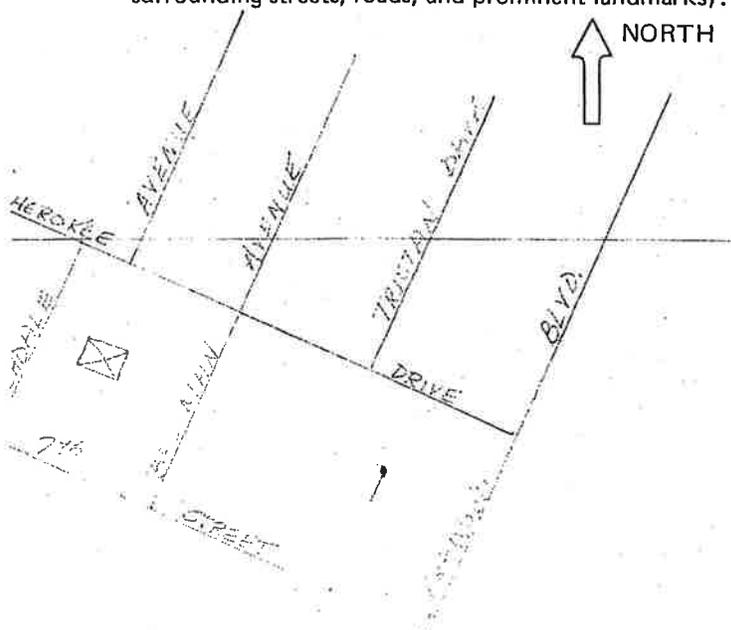
1. Common name: BALL-STEERE HOUSE 19-0241-3
2. Historic name, if known: Al Ball House
3. Street or rural address 8572 Cherokee Drive
City: Downey ZIP: 90241 County: Los Angeles
4. Present owner, if known: Robert P. & Mary M. Maniaci Address: 8572 Cherokee Dr.
City: Downey ZIP: 90241 Ownership is: Public Private
5. Present Use: Private Residence Original Use: Private Residence
- Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

A two-story, Spanish Colonial residence constructed of cement plaster with a hipped, red tile roof. The structure is basically rectangular with two sections extending from the facade. The main entrance, located between the extensions is covered by an arcade porch which extends past the northwest corner of the structure and is supported by round columns. Several of the windows on the second story are arched, and some on the first floor are partially protected by small metal grates. Alterations include interior remodeling and the addition of a solarium to the eastern side. The structure is presently in the process of restoration by the owner.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
Lot size (in feet) Frontage 140 '
Depth 341 '
or approx. acreage _____.
9. Condition: (check one)
a. Excellent b. Good c. Fair
d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered?
11. Surroundings: (Check more than one if necessary)
a. Open land b. Scattered buildings
c. Densely built-up d. Residential
e. Commercial f. Industrial
g. Other _____
12. Threats to site:
a. None known b. Private development
c. Zoning d. Public Works project
e. Vandalism f. Other _____
13. Date(s) of enclosed photograph(s): January 1977

NOTE: The following (Items 14-19) are structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other Cement Plaster
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1919 This date is: a. Factual b. Estimated
17. Architect (if known): H. H. Whitely
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other Garage, etc. i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

When completed in 1920, the Albert Ball residence was one of the most elaborate residences in the community of Downey. An adaptation of Spanish Colonial styling, the house was designed by Los Angeles architect H.H. Whitley for Ball, part owner of the Ball and Tweedy Packing Company which was one of Downey's chief industries at that time. The house was subsequently owned by Dr. Steere, a local physician, and had been deteriorating since before his death in 1973. In 1975 it was purchased by the present owners who are currently restoring it. The structure is located on a large lot that is all that remains of a huge fruit ranch that has been subdivided many times for residential units.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Southeast News & Downey Champion, September 20, 1973; April 2, 1976, p. B-1. Southwest Builder & Contractor, May 30, 1919, p. 12. Quinn, Charles Russell. History of Downey. Downey: Elenn Quinn, 1973. Assessment Records of Los Angeles County, 1900-1930. Los Angeles County Archives.

23. Date form prepared: April 1977 By (name): Tom Sitton
Address: 900 Exposition Blvd. City Los Angeles ZIP: 90007
Phone: (213) 746-0410 x241 Organization: Natural History Museum

(State Use Only)

Prop. #: 028019 AL BALL HOUSE, BALL STEERE JPISE

Perm. #: 19-177343

Address:

8572 CHEROKEE DR
DOWNEY 90241

County: LAN

X-Street:

Vicinity:

Parcel #:

Category: BUILDING

Owner Type: PRIVATE

Present Use: RESIDENTIAL

Other Recognition:

CHL #:

Dates of Construction: 1919 - 0

Architect: WHITELY

Builder:

Historic Attributes: SING.FAM.PROP., ANCILLARY BLDGS.

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval Crit	Eval-date	Evaluator
IST.SURV.	0241-0003-0000	3S		PERSON UNKNOWN

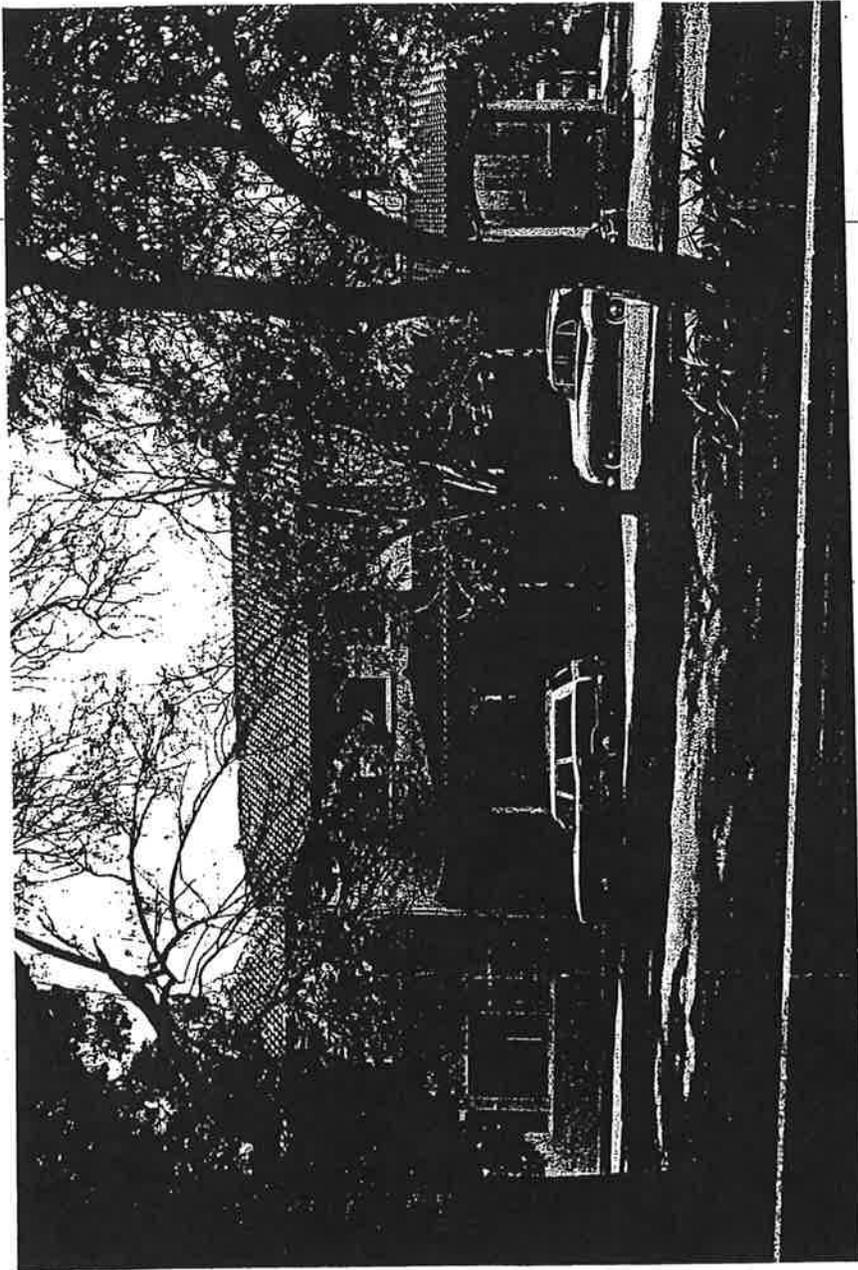
IST.SURV. 0241-0003-0000

3S

PERSON UNKNOWN

Key to EVAL:

S : Appears eligible to NR as individual prop thru survey evaluation.



BALL FAMILY

Photos

DOWNEY HISTORICAL SOCIETY

Object Photos of Ball Family Members Accession # 86.64.18-

Locale Western America 23

Period 1920's - 1950's

Condition Good

DESCRIPTION: Photos of Ball family members [reprints]

18. Maurice Tweedy (left), Wayne Kraemer Ball (right) with broad bill marlin at Tuna Club, Catalina Island; 3 1/2 inches x 5 1/2 inches, black and white matte finish print; 1950's
19. "Cherokee Drive looking from Ball house toward Downey Ave. "; 3 1/2 inches x 5 1/2 inches, black and white matte finish print; ca. 1935
20. Mrs. Albert [Birdella] Ball with Birdella Ball Stock, age 6 mos. in Wrangell, Alaska; 3 1/2 inches x 5 1/2 inches, black and

Source Mrs. Ruth Ball Gift [over]

Purchase _____

Price \$ _____

Date Received September 3, 1986

Other _____

BALL HOUSE

Photographs

DOWNEY HISTORICAL SOCIETY

Object Ball House Photos Accession # 89.17.1 & 2

Locale Downey, California

Period 1919 & 1935

Condition Good

DESCRIPTION: Reprints of photographs of Ball House & environs

1. The Ball House, ca. 1919; 11 inches wide X 3 1/2 inches high
2. Cherokee Drive from the Ball House, looking toward Downey Avenue, ca. 1935; 3 1/2 inches high x 5 1/4 inches wide; borderless.

Source Birdella (Ball) Stock

Gift x

Purchase _____

Price \$ _____

Date Received June 19, 1999

Other _____

FAMILY RECORD

Surname BALL
Family No. _____

FATHER Name in full ALBERT L. BALL *

Event	Month	Day	Year	Town	County	State	Country
Birth	Feb.	17,	1853	Williamsport	Lycoming	Pennsylvania	
Res.	Came in 1877 to California; to Downey, 1885						
Married			1884				
Death	Aug.		1927	at home on Cherokee Street, Downey, L.A. Co., California			
Burial	Aug.	31,	1927	Sunnyside Mausoleum			

His father's name Joseph Ball His mother's maiden name Matilda

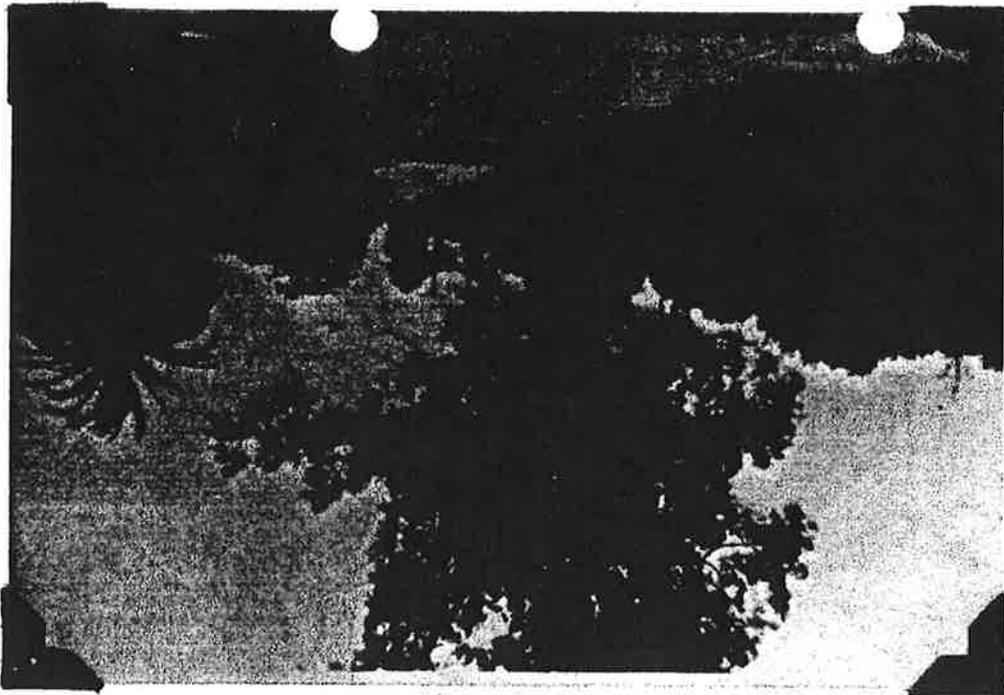
MOTHER Name in full BIRDELLA M. LEFFLER

Event	Month	Day	Year	Town	County	State	Country
Birth	ca.		1863			Illinois	
Res.							
Death	Oct.	1,	1958	Altadena	Los Angeles	California	
Burial	Oct.	4,	1958	Forest Lawn, Glendale, Los Angeles Co., California			

Her father's name _____ Her mother's maiden name _____

CHILDREN

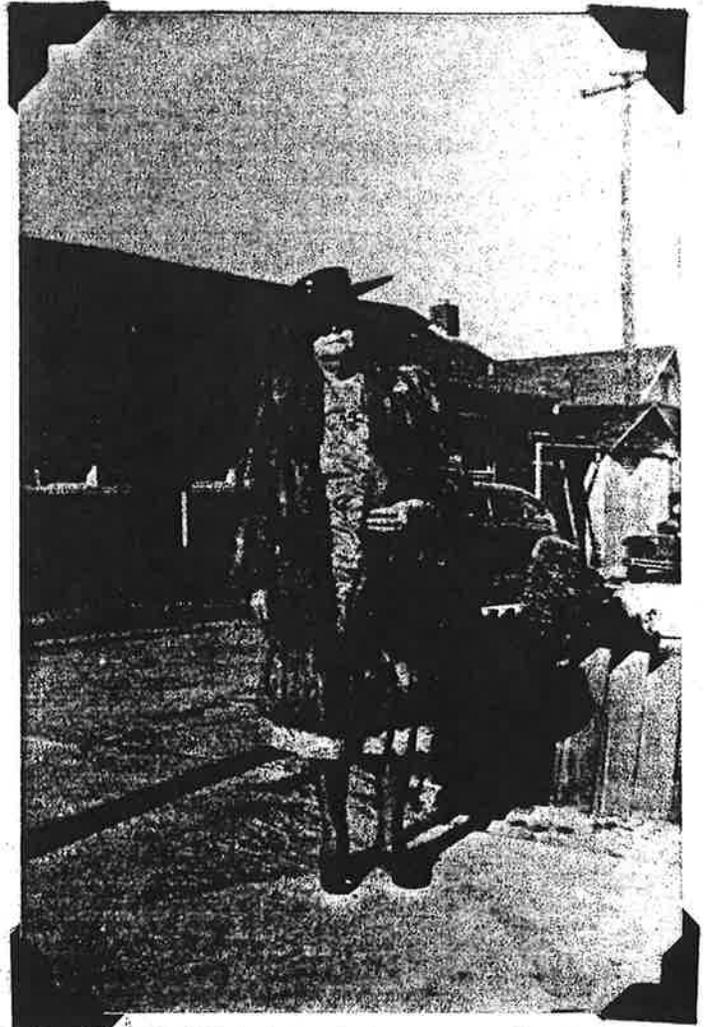
	Full given name	Event	Month	Day	Year	Town	County	State	Country	Cre Refer Ind
1	Albert Ball	Birth								
	Married to	Death				[before 1938]				
		Mar.								
2	Myda Ball	Birth								
	Married to	Death				[before 1938]				
		Mar.								
3	Lucy Ball	Birth								
	Married to	Death				[before 1938]				
		Mar.								
4	Louis K. Ball	Birth	July	8,	1897	Downey	Los Angeles	California		
	Married to	Death	Sept.	3,	1938	French Hospital, L.A.; buried Downey Cem.				
	Pauline Rives	Mar.	Feb.	6,	1922	Downey	Los Angeles	California		
5	Elizabeth(Bessie)Ball	Birth								
	Married to	Death				[Lived Altadena, 1958]				
	Ed Rives	Mar.	Nov.	19,	1923					
6	Wayne K. Ball	Birth								
	Married to	Death				[Died between 1927 & 1958]				
		Mar.								
7	Adelaide Ball (Jug)	Birth								
	Married to	Death				[Lived Pasadena, 1958]				
	Dr. Hartman P. Travi	Mar.								
8		Birth								
	Married to	Death								
		Mar.								
9		Birth								
	Married to	Death				* Worked at Alamitos Ranch; Anaheim Light				
		Mar.				Co., delivering grain to steamers at				
		Mar.				Anaheim Landing; Southern Pacific R. R.				
10		Birth				for 5 yrs. as a fireman & engineer; ranch				
	Married to	Death				& packing house operator with Tweedy; one				
		Mar.				1st trustees of DUHS District; director of				
11		Birth				Arroyo Ditch & Water Co.; director & V.P.				
	Married to	Death				of Los Nietos Valley Bank.				
		Mar.								
12		Birth								
	Married to	Death								
		Mar.								



Cherokee Drive, looking from
Ball house toward Downey Ave.
ca. 1935



Albert Ball



Mrs. Albert Ball [Birdella]
at Newport Beach, 1945

Birdella Ball with Birdella
A. Ball Stock, age 6 months
Wrangell, Alaska



Maurice Tweedy (left) with
Wayne Kraemer Ball at the
Broadbill Tuna Club, Catalina



Lewis

for a number of years has been correspondent of the Los Angeles and San Francisco papers. He is a man well informed on all general subjects and especially in subjects historical. The following quotation from a "Historical Lecture" prepared by himself and delivered in several different places shows that he has given close and creditable attention to the subject. He says: "The fact that the first gold delivered in California was discovered near the present town of Newhall is not generally known, but the old archives of Los Angeles prove this to be a fact. The record shows that gold was discovered on the San Francisco Ranch in 1841, seven years before Marshall made his discovery at Coloma, and considerable gold was received at the United States Mint at Philadelphia from here in 1842. Envy of the wealth of California missions tempted certain individuals to demand that they be turned into villages, and all authority taken from the missionaries and be vested in the civil power; and from that date the missions began to decline in prosperity and the Indians to disperse. To-day there is only a miserable remnant of them left in the land." Mr. Brophy is developing a coal mine on his 200-acre tract near the town of Newhall, which will, no doubt, prove to be a profitable industry. Socially, Mr. Brophy is a member of the I. O. O. F., and also of the N. S. G. W.



L. BALL.—This county has not, perhaps, a more successful young man than is he whose name stands at the head of this sketch. He came to California with no capital save an abundance of energy and a determination to succeed, and soon obtained employment on Alamitus Ranch at \$25 a month. Later he was employed by the Anaheim Lighter Company, delivering grain to steamers at Anaheim Landing, after which he was engaged by the Southern Pacific Railroad Company for five years, first as fireman and afterward as engineer. He then engaged in business for himself, in part-

nership with his brother, W. F. Ball, now the owner of a cigar stand and billiard hall, corner of Spring and First streets, Los Angeles. Three years ago Mr. Ball and brother purchased seventy-one acres of land one-half mile north-east of Downey. On this farm they have planted out thirty-five acres of English walnuts, which yield from \$250 to \$300 per acre. He has also four acres of oranges and lemons, four acres of Winter Nellis pears, and twenty acres of alfalfa. In partnership with his brother and T. Woods he owns 100 acres of land a mile and a half north of Downey, forty-five acres of which are in walnuts, and the rest is devoted to corn and alfalfa. All that Mr. Ball owns he has the satisfaction of knowing that he has made himself in the thirteen years that he has been in California, and he is justly proud of the success he has achieved in that time. He is a native of Pennsylvania, born in Williamsport, in 1853, and is a son of Joseph and Matilda Ball, natives of Pennsylvania and Germany respectively. He was married in 1884 to Miss Birdella Leffler, of Illinois, but later of Los Angeles. They have been blessed with a son, Albert, and two daughters, Myda and Lucy.



JOHN KEIR, farmer near Artesia, was born in Glasgow, Scotland, in 1837, of Scotch parents, Walter and Catharine (McIntire) Keir. His father, a seafaring man, died in January, 1842; his mother died in 1884. They had six children, of whom John was the fourth. Learning the carpenter's trade, he followed this vocation in Scotland, England and the United States. He came to America in 1867, worked a few months in Cincinnati, then for a short time in Leavenworth, Kansas, and then in Wichita, that State, near which place he pre-empted a quarter-section of land. He came to the coast in 1874, spent a year in San Francisco and Santa Clara, next a short time in Ventura County, and finally came to this county. He sold his place in Kansas in 1881. He own