

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JUL 18 1985

date entered AUG 18 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The William Wrigley Jr. Summer Cottage

and/or common Mt. Ada

2. Location

street & number 76 Wrigley Road N/A not for publication

city, town Avalon N/A vicinity of

state California code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> museum
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name University of Southern California, Attn: Jon Strauss, Sr. Vice President - Administration

street & number University Park

city, town Los Angeles N/A vicinity of state California 90089-0011

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records

street & number 320 West Temple Street

city, town Los Angeles state California

6. Representation in Existing Surveys

title None known has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved

date N/A

~~Describe~~ the present and original (if known) physical appearance

The Wrigley Summer Cottage, at 76 Wrigley Drive, Santa Catalina Island, consists of a complex of original buildings and features including a main residence, servant's quarters, garage, and various landscape elements and associated features. The property is located on a prominent hillside location and is highly visible from various locations within the Port of Avalon. It is in good condition, and is virtually unaltered, maintaining its architectural integrity and sense of time and place.

The main residence consists of a two story L-shaped structure. It is built of wood frame construction with a stucco/ plaster exterior, and is designed in a manner incorporating Colonial Revival architectural references. The structure is oriented in a manner which utilizes both exterior scenic views and a private interior court. The exterior views, fronting on the cliffside, incorporate the use of major porch and bay window areas. the balcony/ porch area incorporates a partial basement. Major architectural features of the north and east elevations (fronting on the cliffside) include: flat window openings with arched surrounds, fluted pilasters, balcony balustrades at the first and second story and roof levels, a large bay window in the northwest corner of the structure, and a composite hipped roof with three major brick chimneys and five dormers with pediment. Architectural details include: decorative ironwork, a dentil course, ornamental shutters, small pane glass windows, wrought iron garden lamps, decorative brackets, and metal downspouts.

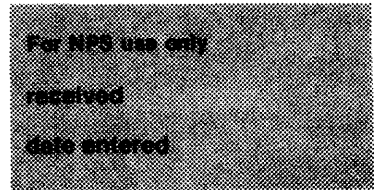
The courtyard of the main residence consists of an area surrounded by the west and south court elevations of the main residence, the north elevation of the servants quarters and a steeply sloping hillside to the west. The main residential entrance is located in the south court elevation. It is slightly offset. It consists of twin paneled doors with sidelights and fanlight above. The entry surround consists of fluted Doric columns supporting a flat lintil with dentil detailing and a balcony with balustrade above. Additional architectural features include an offset patio and flat window openings with arched surrounds at the first story level, fluted attached pilasters, and a composite hipped roof. Decorative brickwork is carried throughout the entry and patio area and is highlighted with Catalina decorative tile. The west court elevation is relatively austere, consisting of paired doorway openings with arched surrounds and flat window openings with decorative shutters. The courtyard consists of a circular driveway, well landscaped, with both native and imported species of plants. A large palm is located in the center of the circular drive area. Additional features include patio/ lawn furniture and decorative ceramic vases.

The first floor interior of the main residence is largely intact, including: light fixtures, decorative plasterwork, and built in features such as cabinets and fireplaces. The second floor interior is largely unaltered, with the exception of minor modifications to room function and fixture detailing.

The servant's quarters consist of a two story wood frame structure with a stucco/ plaster exterior. They are designed in a manner influenced by the Colonial Revival style and compatible with that on the main residence. This structure is

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Continuation sheet Description Item number 7 Page 1

connected to the main residence by a balustrated porte cochere. A driveway passes between the two structures. Major architectural features include a second story turret with conical cap located in the southeast corner of the building, flat window openings with simple surrounds and a composite hipped roof with incised dormers.

The garage consists of a simple two story wood frame building. It is designed in a style compatible with other buildings within the complex and has a hipped roof with centrally located dormers. It was converted to residential use in the 1950s.

The site is heavily landscaped including extensive irrigation systems and pathways with a major staircase leading from the northeast corner of the main residence down the hillside to the access road. A decorative trellis/ gateway is located at the roadway level. The landscape elements including plantings and an associated fire prevention system are virtually unaltered.

Several modifications to the built complex are, however, evident. A two story bay has been added to the western end of the south court elevation, and a turret has been added to the servant's quarters. Photographic documentation indicates that these are historic alterations, and they are designed in a manner compatible with the original design scheme. In addition, it is likely that these alterations were made shortly after the initial phase of construction. Minor recent modifications have been made to the windows of the garage. These do not impact the overall integrity of the structure.

In summary, the Wrigley Summer Cottage represents a unique residential complex in terms of size, architectural integrity, and quality of design. Its prominent location and historical associations have long served to make it a landmark on both Santa Catalina Island and in the Southern California area.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1921 **Builder/Architect** A.B. Waddingham/ David M. Renton

Statement of Significance (in one paragraph)

The Wrigley Summer Cottage or "Mt. Ada" is significant for its architectural quality and integrity, and as the finest residential and garden complex ever constructed on Santa Catalina Island. The estate is historically significant as having been the vacation residence of Mr. and Mrs. William Wrigley Jr. of Chicago, founders of the vast Wrigley chewing gum fortune and recognized as one of the world's wealthiest families. As a result of Mr. Wrigley's great political influence, Mt. Ada was frequently visited by Presidents Calvin Coolidge and Herbert Hoover, subsequently becoming known as the "Summer White House". An adjacent portion of the estate was sculpted into a baseball playing field* which received nationwide attention as the spring training camp of the Chicago Cubs. Mt. Ada is further significant for its design and quality of construction. It is associated with the following prominent firms and individuals: The Santa Catalina Island Company, chief architect David M. Renton, engineer Capt. A. B. Waddingham, and landscape architect Albert Conrad. Mt. Ada is the finest extant residential structure designed by architect Renton. The estate is situated atop the most desirable viewing location on the island, approximately 350 feet above sea level. Mt. Ada serves the community as a local landmark; it is visually prominent from most points in the City of Avalon as well as Avalon Bay - main point of entry to Santa Catalina Island. The estate is well known to the public. It was fully documented in period journals at the time of construction, and is well represented in most current tourism literature covering Santa Catalina Island. The Santa Catalina Island Company opened Mt. Ada for public viewing shortly after the death of Mrs. William Wrigley Jr. in 1958 until its donation to the University of Southern California in 1978. The main residence and servant's quarters have remained virtually unaltered, however the garage has been significantly altered as a result of conversion to living quarters. The Wrigley Summer Cottage retains a powerful sense of historical and architectural time and place unique to Santa Catalina Island.

William Wrigley, Jr. was born in Philadelphia on September 30, 1861, son of a soapmaker. In 1891 he began the manufacture of soap, baking powder, and chewing gum. Mr. Wrigley was a phenomenal salesman, and was one of the first manufacturers to fully capitalize on mass marketing and large scale advertising. Wrigley's "Spearmint" chewing gum was introduced in 1899; in 1908 \$1,000,000 worth of the flavor was sold. By the time of his death in 1932, the William Wrigley, Jr. Company generated yearly sales of \$75,000,000. William Wrigley, Jr. was the director of the National Boulevard Bank of Chicago; owned hotel and mining interests; owned the Chicago Cubs; built one of Chicago's most famous skyscrapers, the Wrigley Building in 1924; and built Wrigley Field in Chicago, home of the Cubs. His son, Phillip Knight Wrigley, inherited control of the financial empire after his death in Phoenix on January 26, 1932. Father and son

*Note: This feature is no longer extant and is not included in the nomination.

9. Major Bibliographical References

SEE CONTINUATION SHEET, ITEM 9

10. Geographical Data

Acreeage of nominated property 5.00 acres

Quadrangle name Santa Catalina East

Quadrangle scale 1:24000

UTM References

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Verbal boundary description and justification

SEE CONTINUATION SHEET, ITEM 10

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
state		code	county		code

11. Form Prepared By

name/title Roger G. Hatheway and Richard Starzak

organization Roger G. Hatheway & Assoc. date August 27, 1984

street & number 25283 Cabot Road #218 telephone (714) 472-8648

city or town Laguna Hills state CA 92653

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation 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.

State Historic Preservation Officer signature Kathryn Gualtieri Kathryn Gualtieri

title STATE HISTORIC PRESERVATION OFFICER date 6-25-85

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

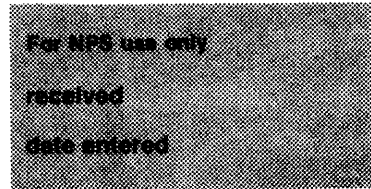
[Signature] 8-15-85
Keeper of the National Register

Attest:

Chief of Registration

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Continuation sheet Significance Item number 8 Page 1

both enjoyed vacationing at the summer cottage on Santa Catalina Island and took great interest in the development of the island. William Wrigley, Jr. acquired the stock in the Santa Catalina Island Company in 1919. He financed the development of a fresh water supply for the island through the construction of resevoirs, tunnels, dams, and pumping stations. He also donated six acres of land for the construction of the elementary and high schools. Phillip Knight Wrigley was responsible for helping make the island more attractive to tourism by supporting businesses in the City of Avalon, and providing funds for landscape and the general maintenance of the city.

The design and construction of Mt. Ada was undertaken by the Santa Catalina Island Company. The Santa Catalina Island Company acquired the title of ownership of the island from William Banning on May 7, 1896. William Wrigley Jr. became the majority stockholder of this firm in October 1919. Construction of the residence was announced as early as July 2, 1920 in the periodical Southwest Builder and Contractor. Grading of the site presented some construction problems due to the hardness of the rock encountered; black powder was used to level the site. The original three story design was altered to two stories; probably to ease foundation requirements. Actual construction of the edifice was begun in March 1921 and completed by December of that year. Estimates of the cost of construction range from \$100,000 to \$250,000. Property improvement values of the original 47.8 acre tract increased from no value in 1921 to \$18,850 in 1922. A complete set of renderings dated July 1922 are on file in the office of the Santa Catalina Island Company. David M. Renton, a notable architect of Pasadena, became superintendent of construction for the Santa Catalina Island Company in 1919. In 1920, he was appointed vice-president and general manager of the Wilmington Transportation Co. and the Santa Catalina Island Co., continuing to direct construction activities at Avalon. Among Mr. Renton's designs in Pasadena were the A.E. Hartford store at the corner of Franklin Ave. and Center St. in 1913, and the H.W. Retzel bungalow at 998 N. Raymond Ave, also in 1913. On Santa Catalina Island, Mr. Renton was also responsible for the design and construction of the famous Casino ballroom, dedicated in 1930. For the design of the Casino, Mr. Renton received an honor award from the American Institute of Architecture, Southern California Chapter. Captain A.B. Waddingham was the chief engineer of the Wrigley Summer Cottage. Mr. Waddingham had served as the city engineer of Avalon until his appointment as assistant manager of the Santa Catalina Island Company in June 1919. Mr. Albert Conrad was commissioned to landscape the grounds of the estate. Mr. Conrad was nationally recognized as the landscape architect of the Wrigley Residence in Pasadena, California, which now serves as the headquarters of the Tournament of Roses Parade.

In summary, the Wrigley Summer Cottage is architecturally the finest residential and garden complex on Santa Catalina Island. It is historically significant as a residence of William Wrigley Jr., one of America's wealthiest and most influential individuals; and as the site of visitations by Presidents Calvin Coolidge and Herbert Hoover. In addition, it is the greatest lifetime achievement of David M. Renton in the design of residential architecture.

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Item number 10

Page 1

THAT PORTION OF LOT 1 OF TRACT 8911 IN THE CITY OF AVALON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 118 PAGE 3 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALSO A PORTION OF LOT 102 IN BLOCK 15 OF THE OFFICIAL MAP OF THE CITY OF AVALON, RECORDED IN BOOK 1 PAGES 31 TO 46 OF OFFICIAL MAPS, IN SAID RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THAT CERTAIN COURSE IN THE WESTERLY BOUNDARY OF SAID LOT 1 HAVING A BEARING OF NORTH 6 DEGREES 05 MINUTES 00 SECONDS EAST AND A LENGTH OF 235.57 FEET; DISTANT THEREON SOUTH 6 DEGREES 05 MINUTES 00 SECONDS WEST, 105.46 FEET FROM THE NORTHERLY TERMINUS OF SAID COURSE, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 81 IN BLOCK 15 OF SAID OFFICIAL MAP OF THE CITY OF AVALON; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:

NORTH 6 DEGREES 05 MINUTES 00 SECONDS EAST, 105.46 FEET; NORTH 82 DEGREES 00 MINUTES 00 SECONDS EAST, 31.40 FEET; NORTH 77 DEGREES 19 MINUTES 45 SECONDS EAST, 31.78 FEET, NORTH 59 DEGREES 22 MINUTES 00 SECONDS EAST, 88.50 FEET; NORTH 35 DEGREES 00 MINUTES 00 SECONDS EAST 77.62 FEET; AND NORTH 22 DEGREES 03 MINUTES 00 SECONDS EAST, 183.69 FEET;

THENCE NORTH 65 DEGREES 36 MINUTES 12 SECONDS EAST, 45.58 FEET; THENCE SOUTH 36 DEGREES 21 MINUTES 41 SECONDS EAST, 148.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 340.00 FEET; THEN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 28 MINUTES 03 SECONDS, AN ARC DISTANCE OF 257.94 FEET; THENCE SOUTH 79 DEGREES 49 MINUTES 44 SECONDS EAST, 90.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 24 MINUTES 04 SECONDS, AN ARC DISTANCE OF 160.75 FEET TO A POINT OF NON-TANGENCY THENCE SOUTH 87 DEGREES 19 MINUTES 55 SECONDS WEST, 192.04 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 94.75 FEET; THENCE SOUTH 8 DEGREES 50 MINUTES 07 SECONDS EAST, 175.32 FEET; THENCE SOUTH 60 DEGREES 50 MINUTES 27 SECONDS WEST, 65.19 FEET; THENCE NORTH 55 DEGREES 56 MINUTES 00 SECONDS WEST 253.50 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 45 SECONDS WEST, 236.28 FEET; THENCE NORTH 83 DEGREES 38 MINUTES 14 SECONDS WEST, 101.49 FEET TO THE POINT OF BEGINNING.

Boundaries encompass the five acre parcel which has resulted from sub-division of the property over time; the historic building, outbuildings, and grounds are located within this remaining parcel.

5376

(48)

OFFICIAL MAP OF THE CITY OF AVALON
O.M. 1-31-46

FOR PREV. ASMT. SET:
1480-3



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CA.

MICROFORM PUBLISHERS, INC.
P. O. BOX 2046, MALDEN, CALIFORNIA 94550
Phone (415) 253-1200
1975 (1975) CALIFORNIA - 1975 (1975) CALIFORNIA

180 4
SCALE 1" = 200'

67083 7892

PORTION LOT 102, BLK 15

PEBBLE BEACH RD.

PACIFIC

BLK. 15

102

104

UPPER TERRACE RD.

35.28 AC.
35.28 AC.

OFFICIAL MAP OF THE CITY OF AVALON
O.M. 1-31-46

THE WILLIAM WRIGLEY JR. SUMMER COTTAGE
76 Wrigley Rd.
Avalon, Los Angeles County, CA

EXHIBIT A

CODE
5370

FOR PREV. ASMT. SET: 405-18

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1975 (1975) CALIFORNIA - 1975 (1975) CALIFORNIA

180 5
SCALE 1" = 60'



