

PH0036960

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	California
COUNTY:	Los Angeles
FOR NPS USE ONLY	
ENTRY DATE	NOV 20 1974

1. NAME

COMMON:
Workman Adobe

AND/OR HISTORIC:
Workman, William (Don Julian) Home

2. LOCATION

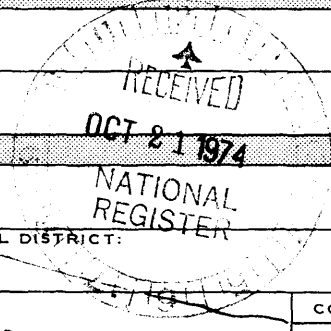
STREET AND NUMBER:
15415 E. Don Julian Road

CITY OR TOWN:
~~City of~~ Industry

CONGRESSIONAL DISTRICT:
25th

STATE: California CODE: 91744

COUNTY: Los Angeles CODE: 037



3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			Yes:
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <u>Intended for Cultural use</u>
			<input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
			<input checked="" type="checkbox"/> Comments To Be <u>Historic Park</u>

4. OWNER OF PROPERTY

OWNER'S NAME:
City of Industry

STREET AND NUMBER:
100 S. Hacienda Blvd.

CITY OR TOWN: City of Industry

STATE: California CODE: 91744

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Los Angeles County Hall of Records

STREET AND NUMBER:
227 N. Broadway

CITY OR TOWN: Los Angeles

STATE: California CODE: 06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic Adobe Houses of Southern California by Clarence Cullimore

DATE OF SURVEY: 1942
 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Unpublished Masters Thesis, University Southern California

STREET AND NUMBER:
3551 University Avenue, University Park

CITY OR TOWN: Los Angeles

STATE: California CODE: 90007

SEE INSTRUCTIONS

STATE: California

COUNTY: Los Angeles

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

1. PRESENT APPEARANCE: The Workman Home as seen today is a vine covered simulated English Country House, reflecting the birthplace of its original owner, William Workman.
- (A) PLAN - Basically "H" shaped with main living quarters in the central adobe portion, (approx. 20' x 70'), and the two brick wings added in 1872, (approx. 14' x 24' on each side of the central adobe). There is a flat arched porch on the north (which had turned wood posts and bracketed beams in 1872) and a porch on the south (enclosed after 1917) with the wood posts and brackets of 1872 still visible. The main floor is raised from the ground providing a partially submerged basement, which was originally used in the mid 19th Century for cooking, storage and 3 wine cellars (still existing). The adobe walls of the basement and the hand hewn, white-washed beams and walls are still preserved. A large Attic, originally used for drying of grapes, peppers, etc. now has 3 bedrooms and a bath.
- (B) ROOF - Steeply pitched gables are covered with asphalt shingles of recent times, laid over the original redwood shingles, which can still be seen in the attic. An existing dormer, added in the late 1930s at the north elevation will be removed. Wood rafters are 3" x 6½" spaced 3'- 6" typically, on center.
- (C) EAVES - One of the most unique and interesting features is the laminated, wood decorative console brackets along the rakes of the gable ends and also found along the lower, horizontal eaves, and except for some painting, are in good condition.
- (D) WALLS - The exterior walls of the 1872 alteration are 1" thick plaster over double width, unreinforced brick, with beaded joints in a running bond pattern to simulate heavy, masonry blocks. At the corners of the wings are plaster quoins, shaped to simulate stone work. The inner, central walls are two feet thick, sun dried adobe blocks, which is the original wall construction of 1840s thru 1860s. Some interior, nonbearing partition changes have been made on the interior.
- (E) WINDOWS - Are double hung, undivided, with Norman arches of projecting plaster to simulate stonework. The 1872 alterations on the wings are of this type, either single window, approximately 3' wide x 4'- 6" to the springline or grouped in threes, with a center window similar to the single and flanked by narrower windows, 2' wide on each side, separated by engaged, corinthian type columns which support the deep, projecting arches that are decorated with keystones of plaster. One at the southeast has a flat arch. Openings in the original adobe walls, still visible, are deeply splayed, double hung windows with horizontal lintels and having simple wooden pediments above the windows, seen at the exterior of the north porch.

S E E I N S T R U C T I O N S

SEE INSTRUCTIONS

4. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input checked="" type="checkbox"/> Landscape Architecture	<input checked="" type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

AREAS OF SIGNIFICANCE INCLUDE:

1. By association with historical figures of transcending importance in California's development.
2. Historical event - The opening up of the west by eastern immigrants, the first Anglo-American settlers in Southern California.
3. Unique Architectural example, combining two distinct periods of the 19th Century.
4. One of the last surviving works of a pioneer Los Angeles Architect, E. F. Kysor.
 - (A) William Workman was born January 16, 1800 in Clifton, Westmoreland, England. Leaving home as a young man, he headed for New York and then drifted west, finally settling in New Mexico in 1823 where he met John Rowland, who was to become his lifelong partner and friend. By 1841, with trouble brewing between Texas and Mexico, Workman and Rowland were pressed to leave their New Mexico homes. They formed a party of 25 men and with several women and children, including Workman's family, they headed for California. So well had they planned and surveyed the trail that they made their journey in record time, without incident or mishap.
 - (B) Workman Home is a surviving symbol of the La Puente Rancho and the culminating event and purpose of the first overland wagon train of permanent, eastern settlers to reach Southern California. William Workman with his partner John Rowland led the party of American Pioneers that left from Abique, New Mexico, following the Old Spanish (Sante Fe) trail that brought them to Los Angeles on November 5, 1841. Thus, with the Bidwell-Bartleson party which reached San Jose in the north just a few days later, began the American colonization of California. The Workman Home was the beginning of the vast La Puente Rancho - under Anglo-American ownership - of some 48,790 acres.
 - (C) The Workman Home is often called the "Workman Adobe" for in fact it actually began as a typical California adobe in 1842; first

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. McGroarty, John S. Los Angeles From The Mountains to the Sea, The American Historical Society, Vol. III, CHI, & N. Y. 1921 pp. 922,923.
2. Radford, Claire G. La Puente Kaleidoscope, Part I, La Puente Valley Historical Society, La Puente, California 1974.
3. Rensch, Hero E. & Ethel G. Historical Spots in California, The Southern Counties, Stanford University Press, California 1932, pp.71-74.
4. Temple, Thomas W. II, Unpublished Notes. copied May 1951, on file, La Puente Historical Society, La Puente, California.

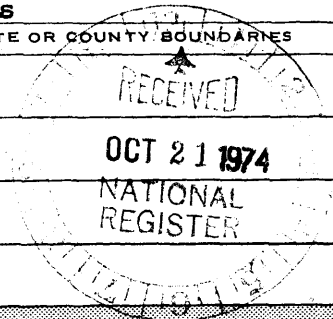
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
NW	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees Minutes Seconds		
NE	° ' "	° ' "	34° 01' 12"	117° 57' 51"		
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **1.3 acres**

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Millard E. Gooch, A.I.A.

ORGANIZATION: **For The City of Industry, California** DATE: **May 1974**

STREET AND NUMBER:
100 S. Hacienda Blvd.

CITY OR TOWN: **City of Industry** STATE: **California** CODE: **06**

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

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

National State Local

Name: [Signature]
Title: State Historic Preservation Officer
Date: OCT 10 1974

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

[Signature]
Director, Office of Archeology and Historic Preservation

Date: 11/20/74

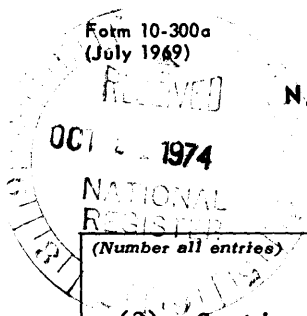
ATTEST:
[Signature]
Keeper of The National Register

Date: 11.14.74

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY Los Angeles	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	NOV 20 1974



(Number all entries)

(SIGNIFICANCE)

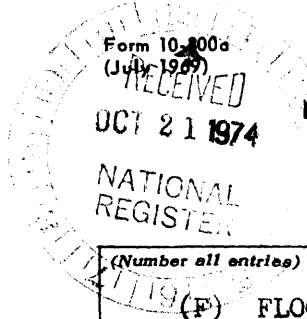
(3) Continued

as a simple, rectangular form with porch - raised over a partially submerged basement and later expanding to an impressive "U" shaped adobe, having 75' long wings with an enclosure wall on the south, surrounding a central patio.

It was unique as an adobe, differing from the typical in this region by its partially submerged basement that was used for cooking, storage, etc.

(4) In 1872, the now prosperous (Don Julian, as he was called) workman, who was not only a prominent rancher but a banking pioneer in Los Angeles (he, together with his son-in-law, F.P.F. Temple and I.W. Hellman opened the first banking house there in 1868) felt that he had to change his home to reflect his growing image as a sophisticated businessman. In 1871 the Temple Block Building was just completed and the newly formed Temple and Workman Bank was established in it. The architect of that building was E.F. Kysor who had recently finished the Pico House Hotel at the Los Angeles Old Plaza, (he later designed the St. Vibiana Cathedral also in that city). Workman brought Kysor to his adobe home in La Puente and thus, this New York educated architect translated into reality his English born client's feeling for his boyhood homeland by demolishing the adobe wings and enveloping the old core of the 1842 hacienda with a new brick and plaster form, simulating an English country squire's home. As such, it is a unique example - in this region - of such an architectural style of this period. Much of the original features remain in fair condition including both the 1842 and 1872 forms.

The City of Industry has begun plans for a serious and careful restoration of the home to preserve the period of its greatest significance - the 1872 alterations along with the early adobe portion contained within. Restoration includes the old Water Tower (also called an observation tower and old fort) with its 19th Century Pump House, both at the southern side of the home, just beyond the walled patio. The house, accessory buildings and grounds will be preserved as an historical-cultural facility for the use and enjoyment of the public. Nearby will be erected an interpretative center (to be called the Pio Pico Gallery) for aiding the public to better understand the life and times of "Don Julian" William Workman and the great contributions that he and his pioneer friends made to the development of Southern California.



Form 10-800a
(July 1967)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY Los Angeles	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	NOV 26 1974

(Number all entries) 7. PRESENT APPEARANCE (continued)

- (F) FLOORS - Are 1 x 6 tongue and groove planks on 3" x 6" joists typically, supported by 10" x 10" hand hewn girder, resting on the adobe foundation walls.
- (G) FOUNDATION - Assumed as rubble masonry; to be determined.
- (H) DOORS - Inside and out are wood paneled, of varying periods.

2. ORIGINAL APPEARANCE: The Workman adobe was begun about 1842 as a simple adobe with flat, tar (Brea) covered roof typical of its period and locality.

- (A) PLAN - The initial structure (now existing within the 1872 alterations) was of a rectangular form, approximately 20' x 70', divided into three rooms (living & dining, bedroom and guest room) with a rear porch; the entire structure was raised some 3 feet above the grade to provide a partially submerged basement with some light and air. The portion under the porch was used for cooking and storage and the portion under the main house was divided into three storage rooms for wine, etc. The original adobe walls and hand hewn beams are still visible. This plan, having a raised porch and service rooms under, is quite unique for its period in this region, probably reflecting the English-Eastern influence of its builder-owner.**
- (B) ROOF - Was flat, full 1" thick wood planks, covered with Brea (Tar) from nearby pits. Remnants of this tar covering over the planks can still be seen in the present attic, which was erected over the older roof in the 1872 alteration.
- (C) WALLS - Are typically two feet thick, sun dried adobe block with plaster finish over (still visible in various portions).
- (D) FOUNDATION - Unknown, needs to be researched on the site.
- (E) WINDOWS - Splayed openings in the adobe walls. No original sash remains, but there is evidence of the splayed openings at the main floor and some original lintels in the basement, clearly visible.
- (F) DOORS - No original doors remain. Original openings and lintels still remain in the basement.

** Note: Somewhere between 1842 and 1868 the adobe was enlarged to provide two parallel wings southward, each wing being 75' long, forming a typical "U" shaped Mexican Adobe plan. An adobe wall enclosed the south elevation and had a 20' wide wooden gate. The patio created by this plan had a well, a grape arbor and orange trees. These adobe wings were demolished by the owner, William Workman, when he altered the structure in 1872 to create an English country squire's cottage, the central adobe (earliest) portion was retained within the new alterations as described above.