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Form 10-300
(July 1969)

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 NUMBER	DATE
MAR 24 1972	

1. NAME

COMMON:
Pico - Romulo (Andres)

AND/OR HISTORIC:
Pico - Romulo Adobe

2. LOCATION

STREET AND NUMBER:
10940 Sepulveda Boulevard

CITY OR TOWN:
Mission Hills

STATE	CODE	COUNTY:	CODE
California	06	Los Angeles	037

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<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 checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
City of Los Angeles - Parks and Recreation Department

STREET AND NUMBER:
City Hall - 200 N. Spring Street

CITY OR TOWN:	STATE:	CODE
Los Angeles	California	06

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Hall of Records

STREET AND NUMBER:
220 N. Broadway

CITY OR TOWN:	STATE:	CODE
Los Angeles	California	06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
California Historical Landmarks Advisory Committee - H.A.B.S.

DATE OF SURVEY: October 9, 1939
 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Department of Parks and Recreation

STREET AND NUMBER:
1416 9th Street

CITY OR TOWN:	STATE:	CODE
Sacramento	California	06

SEE INSTRUCTIONS

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7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Restored adobe building: 2 story. A beautiful and authentic restoration somewhat enlarged in 1853 from the original, built during Mission Days. In 1929 Dr. Mark Harrington, curator emeritus for the southwest museum, restored the structure a second time being meticulously careful to insure authenticity throughout. Minor additions, bringing portions up to required standard have been made but did not appreciably change the overall appearance. Until the earthquake of 1971, structurally the building was in very good condition. Its environmental surroundings are good as well as ample in size. It is registered as California Historical Landmark #362.

Dimensions of the main portion - originally one story - is about 75 feet by 25 feet. There are two wings--clay tile floors and some wood floors, roofing tiles replacing the 19th Century shakes, iron grills on doorways and window openings, all contribute to reflect the composite mission and Hispanic California ranch house atmosphere. The home contains 8 rooms--five downstairs and 1 upstairs--plus three modern baths. The latter, however, do not appreciably impose upon the historical scene.

The Romulo Pico Adobe, or Andres Pico Adobe, sustained structural damage in the earthquake of February 1971, subsequent to the preparation and State approval of the National Register nomination. There was cracking of walls and other damage, to an extent that renders the building unsafe for occupancy. Repairs and stabilization will be necessary before the building can be reopened to the public.

These circumstances may be regarded as rendering preservation efforts even more critical than before the earthquake. Entry in the National Register of Historic Places could be an important positive factor leading to continued preservation of The Romulo or Andres Pico Adobe.

SEE INSTRUCTIONS

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) <u>residence</u> |
| <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 type="checkbox"/> Landscape Architecture | <input 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

The Romulo Pico Adobe is, in part, that building first used by Eulogio De Celis, a pioneer of the San Fernando area. It stands upon land once owned by Mission San Fernando, and was later sold by Pio Pico to help defray the cost of defending California from the Americans. There is a possibility that the original structure may have been in part a mission building. In 1853, the property was acquired by Romulo Pico, the son(or adopted son) of Andres Pico. He enlarged the structure, which ultimately fell into ruin. In 1929, it was restored by Dr. Mark Harrington. Following his sale of the property, it became a headquarters for the North Valley Y.M.C.A. Through effort of the San Fernando Historical Society, it was finally acquired by the City of Los Angeles. It is partly furnished and is open to the public on a limited basis.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Historic Spots in California - Rensch and Hoover

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		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	34°	16'	08"
NE	°	'	"	°	'	"	118°	28'	06"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 9.5 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

11. FORM PREPARED BY

NAME AND TITLE:
Allen W. Welts

ORGANIZATION: Department of Parks and Recreation DATE: 6/29/70

STREET AND NUMBER:
1416 9th Street

CITY OR TOWN: Sacramento STATE: California CODE: 06

12. STATE LIAISON OFFICER CERTIFICATION

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

National State Local

Name [Signature]

Title State Liaison Officer

Date August 3, 1970

NATIONAL REGISTER VERIFICATION

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

[Signature]
Chief, Office of Archeology and Historic Preservation
MAR 24 1972

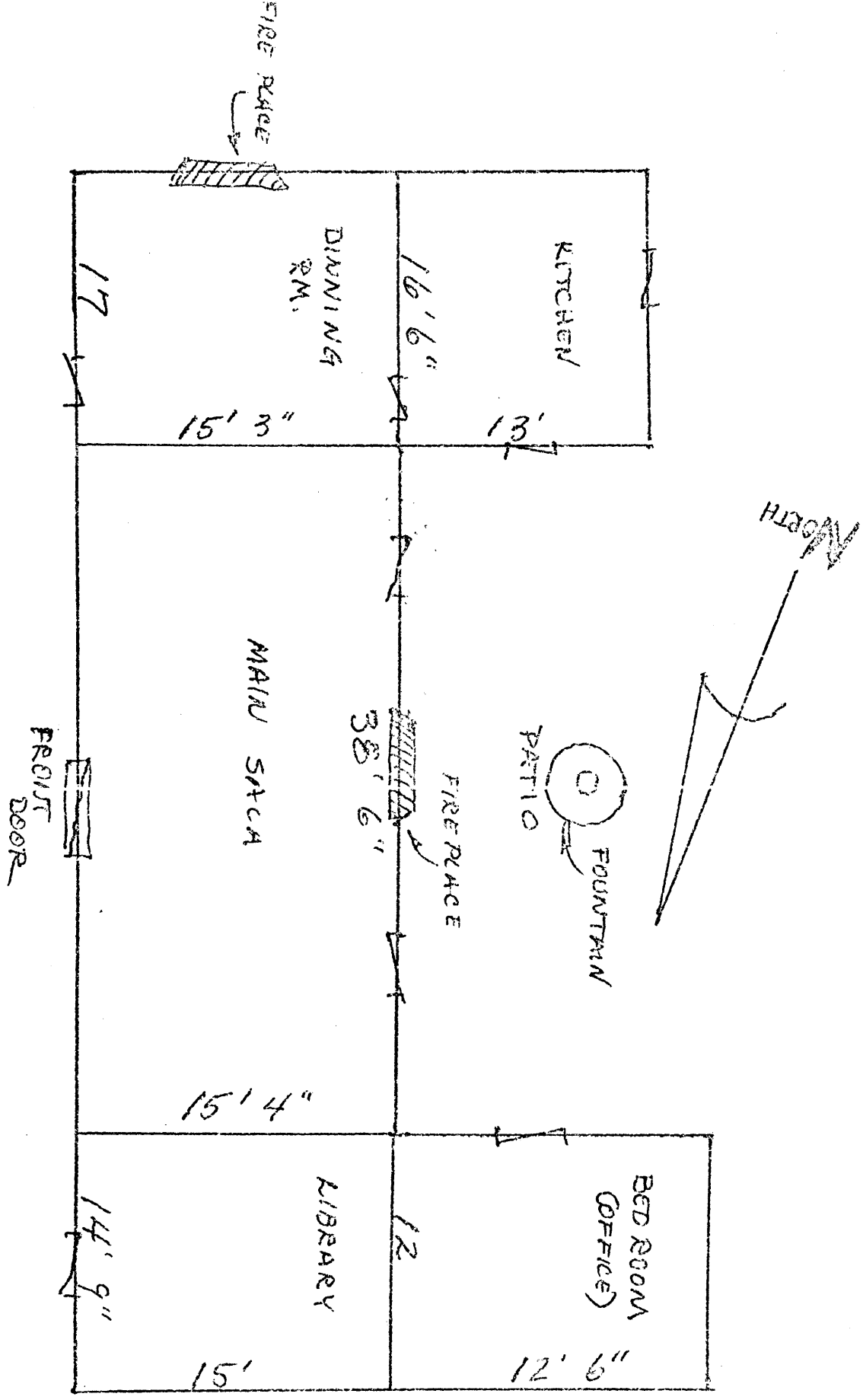
Date _____

ATTEST:
[Signature]
Keeper of The National Register
MAR 9 1972

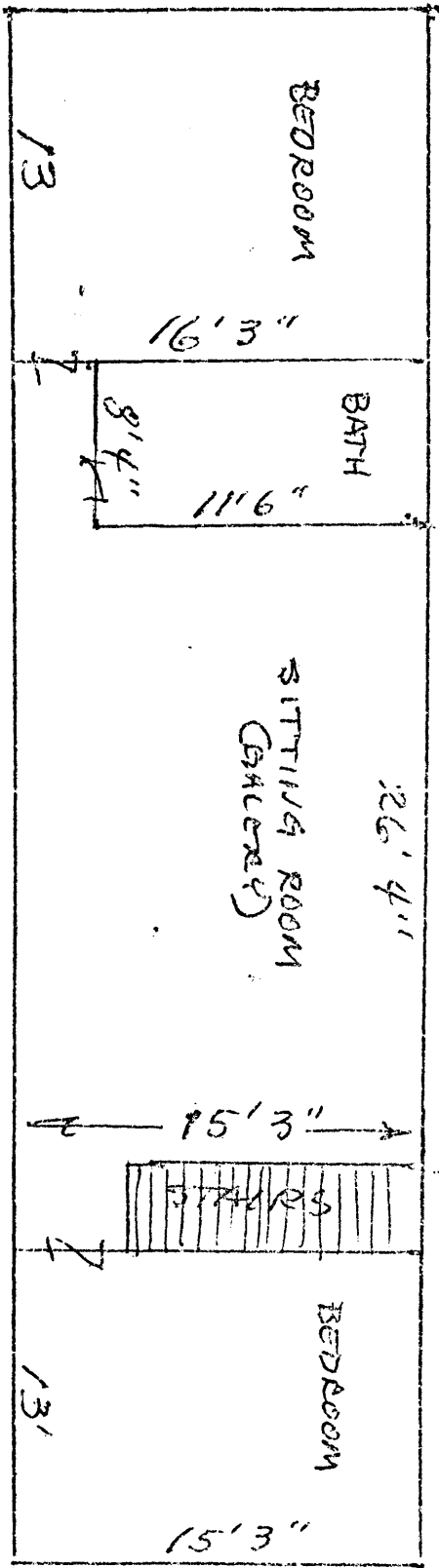
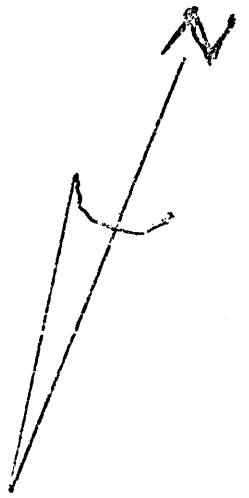
Date _____

U/M
11/364911
379-74
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SEE INSTRUCTIONS



DOWN STAIRS OF ADDRESS PICO ADOBE



SECOND FLOOR OF PICO ADOBE