

PH 0036820

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
	JUN 19 1973

1. NAME

COMMON:
Pio Pico Casa

AND/OR HISTORIC:
Pio Pico State Historic Park

2. LOCATION

STREET AND NUMBER:
6003 Pioneer Boulevard

CITY OR TOWN:
Whittier

STATE California	CODE 06	COUNTY: Los Angeles	CODE 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 type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Public Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			Yes:
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" 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"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
			<input type="checkbox"/> Comments Historic Park

4. OWNER OF PROPERTY

OWNER'S NAME:
State of California, Department of Parks and Recreation

STREET AND NUMBER:
1416 - 9th Street

CITY OR TOWN:
Sacramento

STATE: California	CODE 06
----------------------	------------

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
L. A. Hall of Administration (Room 205)

STREET AND NUMBER:
500 W. Temple

CITY OR TOWN:
Los Angeles

STATE: California	CODE 06
----------------------	------------

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
California Historical Landmarks Advisory Committee

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Department of Parks and Recreation

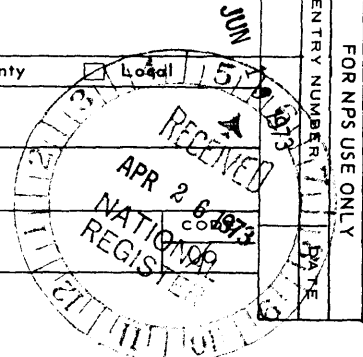
STREET AND NUMBER:
P. O. Box 2390

CITY OR TOWN:
Sacramento

STATE: California

SEE INSTRUCTIONS

STATE: California
COUNTY: Los Angeles
ENTRY NUMBER: 157
DATE: APR 26 1973



FOR NPS USE ONLY

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 type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

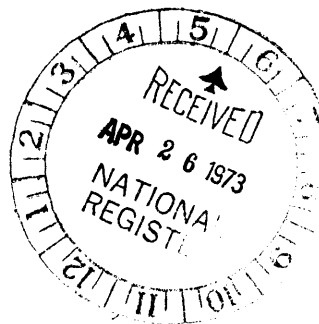
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

In 1852 Pio Pico built a modest adobe home to serve as a ranch house of Rancho Paso de Bartolo. The only physical record of this structure is a page from the surveyor notebook of R. G. Ruxton, during 1879 survey. Ruxton sketched a front profile of the Pico casa, and also drew the outline of the building, including porches, but failed to include the rooms. However, a study of the arrangement of windows and doors in relationship to the casa suggests possibly seven or eight rooms.

During the winter of 1883-84, rains and floods combined to destroy this structure. Pico immediately rebuilt, this time a larger structure, using some of the original foundations, apparently. This second home was also of adobe, a 1½ story rambling affair, some 98 feet long and built in a U-shape around a patio. It consisted of 15 rooms; the floors were wood, and the gabled roof was shingled. Thus, the second house represents a compromise of American and Mexican architecture. For example, there were dormer windows in the attic. The front of the house had the unique appearance of a store front, with porch and an upper balcony.

With the exception of two rooms mistakenly removed in 1946, the building remains much as it was in Pico's day.

Today the Pio Pico Casa is a U-shaped structure with the court or "patio" between the wings open on the east. A covered porch with stairs to the second story is on the inside of the U. A well is in the courtyard (patio). An open covered corridor separates the south wing and inside of the U from the north wing. There are four rooms in the north wing and nine rooms on the south side of the corridor (one upstairs). The Casa is built of adobe bricks. Some reinforcement was given the structure in 1946 when reinforced concrete faced with adobe bricks was incorporated with a minor portion of the building.



SEE INSTRUCTIONS

SIGNIFICANCE

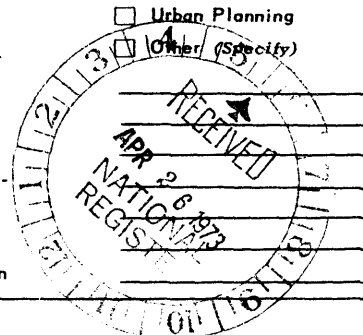
PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <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 checked="" 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 type="checkbox"/> Architecture | <input 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

In early manhood Pio Pico became deeply involved in the revolutions and counter-revolutions that was characteristic of California during the Mexican period. What must be understood is that political turmoil could be settled only by a force of arms. In 1831, Governor Victoria attempted to crush young Pico, but was defeated, and the victory paved the way for Pico's first governorship. Governorships during those years of unrest sometimes changed several times a year, so it is not surprising that Pico served this office only a matter of months. However, the governorship put Pico well on the road to influence, and for the next decade he was to make the most of it.

The secularization of the missions gave Pico the opportunity to gain great wealth and prestige. In 1838 Pico attempted to oust Governor Alvarado--it did not quite come off. Instead Pico was captured, but so great was his influence he was immediately released.

Again, in 1845 Pico again revolted, this time against Governor Micheltorena. A victory by Pico's army put him in the governor's chair again. In the following year United States invaded California. Pico escaped to Mexico; at war's end he returned to his land now American.

Don Pio Pico's life is divided into two periods: The Mexican period and the American period. It is in the American period that the Pio Pico Mansion comes into focus. In the American period there is a paradoxical change in the man Pico. In the Mexican period he is first a revolutionist, and second an opportunist. In the American period he catches the spirit that is so manifestly American. He is for progress and order. He uses his wealth and influence to establish education, banking and town development. He built the magnificent Pico House in Los Angeles, and he pioneered in California's first oil venture that eventually grew to become the Standard Oil Company of California. During forty years of the American period he made his home at the 9000 acres Rancho Paso de Bartolo, that he affectionally called El Ranchito. It was indeed a small ranch in comparison with his other ranches ranging from 57,000 to 133,000 acres. Ironically, it was on El Ranchito that the last California battle of the Mexican War was fought, and the defeat of the Mexicans here, brought about the final surrender to the Americans. Also generally overlooked in the significance of Rancho Paso de Bartolo, is

(Continued)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bancroft, H. H. - History of California
 Rensch and Hoover - Historic Spots in California

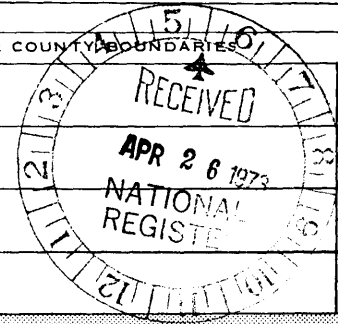
10. GEOGRAPHICAL DATA

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	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	33°	59'	37"	118°	04'	20"
NE	°	'	"	°	'	"						
SE	°	'	"	°	'	"						
SW	°	'	"	°	'	"						

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 5.5

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

STATE:	CODE	COUNTY	CODE



11/40017
3761780

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Claire G. Radford (Joint Submission)
Martin Cole

ORGANIZATION: La Puente Valley Woman's Club DATE: 2/24/73
Pio Pico Mansion Society

STREET AND NUMBER: 1750 Kanola Road
10367 Starca

CITY OR TOWN: La Habra STATE: California CODE: 06
Whittier

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 Liaison Officer

Date: February 24, 1973

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

[Signature]
 Chief, Office of Archeology and Historic Preservation

Date: 6/19/73

ATTEST: [Signature]
 Keeper of The National Register

Date: 6 7 73

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

(Continuation Sheet)

STATE California	
COUNTY Los Angeles	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 10 1973

(Number all entries)

8. Significance

that in the Whittier Narrows area, the first white settlement of the present vast, metropolitan area of Los Angeles was established here September 8, 1771. Thus the ranch of Don Pio Pico has two special significant that in a way are related to the ranch house of this historical ranch. Also of significance is Pico's development of Picoville, the first planned town in California, that is it was surveyed and laid off in town lots, before sales were made, the first such in California. Picoville was, of course, on Rancho Paso de Bartolo.

