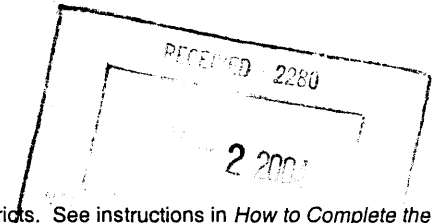


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Casa de Rosas

other names/site number Sunshine Mission

2. Location

street & number 2600 South Hoover Street NA  not for publication

city or town Los Angeles NA  vicinity

state California code CA county Los Angeles code 037 zip code 90007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Steph D. Miller 6/1/04  
Signature of certifying official Title Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Edson W. Beall 7/14/04  
Signature of the Keeper Date of Action

Casa de Rosas  
Name of Property

Los Angeles, California  
County and State

### 5. Classification

Ownership of Property (Check as many boxes as apply)      Category of Property (Check only one box)      Number of Resources within Property (Do not include previously listed resources in the count)

|   |   |              |                 |            |
|---|---|--------------|-----------------|------------|
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> buildings | Contributing | Noncontributing |            |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district             | <u>4</u>     | <u>0</u>        | buildings  |
| <input type="checkbox"/> public-state       | <input type="checkbox"/> site                 | <u>0</u>     | <u>0</u>        | sites      |
| <input type="checkbox"/> public-federal     | <input type="checkbox"/> structure            | <u>0</u>     | <u>0</u>        | structures |
|   | <input type="checkbox"/> object               | <u>0</u>     | <u>0</u>        | objects    |
|   |   | <u>4</u>     | <u>0</u>        | Total      |

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple  
property listing.)  
N/A

Number of contributing resources  
previously listed in the National Register  
0

### 6. Function or Use

Historic Functions  
(Enter categories from instructions)  
EDUCATION/school

Current Functions  
(Enter categories from instructions)  
DOMESTIC/multiple dwelling

### 7. Description

Architectural Classification  
(Enter categories from instructions)  
Late 19th Century & 20th Century Revival  
Mission

Materials  
(Enter categories from instructions)  
foundation concrete  
walls stucco  
roof wood

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

### 8. Statement of Significance

Applicable National Register Criteria  
(Mark "x" in one or more boxes for the criteria  
qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance  
(enter categories from instructions)

Education  
Architecture

Period of Significance

1893-1925

Casa de Rosas  
Name of Property

Los Angeles, California  
County and State

Criteria Considerations  
(Mark "x" in all the boxes that apply.)

Significant Dates  
1893 Main Building Constructed

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Significant Person  
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

N/A

Hunt, Sumner P. (Main Building)  
Hunt & Burns (Building B)  
Kavanaugh & Barnes (Building D)

Narrative Statement of Significance  
(Explain the significance of the property on one or more continuation sheets.)

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## 9. Major Bibliographical Reference

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### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible for listing in the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering  
Record # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of repository:

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## 10. Geographical Data

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Acreage of Property

Less than one acre

### UTM References

(Place additional UTM references on a continuation sheet.)

|   |      |         |          |      |         |          |
|---|------|---------|----------|------|---------|----------|
| 1 | 11   | 381640  | 3766020  | 3    |         |          |
|   | Zone | Easting | Northing | Zone | Easting | Northing |
| 2 |      |         |          | 4    |         |          |

Verbal Boundary Description  
See Continuation Sheet

Casa de Rosas

Name of Property

Los Angeles, California

County and State

Boundary Justification

The boundary includes the land area historically associated with the property.

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11. Form Prepared By

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name/title Teresa Grimes

organization N/A

date January 31, 2004

street & number 4211 Glenalbyn Drive

telephone 323-221-0942

city or town Los Angeles

state California

zip code 90065

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

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Property Owner

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(Complete this item at the request of SHPO or FPO.)

name Casa de Rosas Inc.

attn Steven Knight

street & number 2600 South Hoover Street

telephone

city or town Los Angeles

state CA

zip code 90007

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions (102400018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

Section number 7 page 1

Casa de Rosas  
Los Angeles County, California

### Introduction

Located a few miles south of downtown Los Angeles in an area rich in architectural and historical resources, the Casa de Rosas is a complex of four buildings that occupies an irregularly shaped lot at the southeast corner of West Adams Boulevard and South Hoover Street. Influenced in varying degrees by the Mission Revival style, the buildings retain most of their physical integrity from the period of significance 1893-1925. Arcades, courtyards, porte cochere, materials, fenestration, and interiors are strongly evocative of their periods of construction and the buildings' original functions. This is particularly true of the Main Building (Building A), which is also the only building that can be seen in detail from the public right-of-way. Constructed in 1893 as a school and used for both instructional and residential purposes, the Main Building is the physical manifestation of the educational principles of Friederich Froebel. The later buildings are simpler in concept and execution. Three events have been responsible for significant alterations: a fire in the Main Building in 1904, the widening of Hoover Street in 1971, and fires in 1984 and 1987. Some of these alterations have taken on significance in their own right, while others diminished the historic character of the buildings. Rehabilitation work in 1990 rectified the fire damage and some of the inappropriate alterations. Since 1951, the complex has been known as the Sunshine Mission, a refuge for homeless women. Substantially intact, many of the rooms retain their original residential function and most of the massing, materials, and finishes are also original.

### Main Building (Building A)

Constructed in 1893 by Sumner Hunt, the Main Building in the complex is a blend of Mission Revival and late Victorian architecture. Irregular in shape and plan, the stuccoed wood-framed structure was built around a roughly triangular courtyard. Hipped roofs of moderate pitch, with exposed rafters in the overhanging eaves, crown the one and two-story, obliquely angled wings. Dormers with hipped roofs, containing casement windows, are arranged singly or in pairs on the various elevations of the roof.

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## National Register of Historic Places Continuation Sheet

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Casa de Rosas  
Los Angeles County, California

The principal facade is oriented to Hoover Street on the west. Arches are the dominant motif of this asymmetrically arranged elevation. Across the center, a one-story, seven-bay arcade screens an open corridor and the courtyard. The central arch provides entry, and is distinguished by a hipped roof. Ornamental plasterwork surrounds the arch, which rises from short, paired Tuscan columns and a denticulated entablature. An original wrought iron gate screens the archway at the head of the short flight of stairs that lead to it. Short columns on a low stucco wall carry the open arches to either side. A certain amount of detail, including pilasters, impost moldings, and label moldings, has been removed from the arcade.

Located on the second story of the wing at the rear of the courtyard, an arcade is flanked by decoratively-paned double-hung sash windows. On the lower story of this wing, four wood double doors, panelled and glazed, open onto the courtyard. The doors are framed by double-hung sash windows, and both doors and windows are topped by diamond-paned transoms.

Joined to this section of the building at an obtuse angle, another two-story wing closes the courtyard on the south. A balcony, recessed behind a two bay arcade, overlooks the space. In 1971, the facade of this wing was truncated by a street widening project by approximately five feet, thereby changing the roof from hipped to gabled. At the time, the facade was blank except for two sliding aluminum windows on the first floor. In 1990, these windows were replaced and two others were added. The new windows are centered on the facade at each level and similar in profile and detail to those found throughout the building. On the first story is a two-sided bay with pairs of double-hung windows on each side. These are topped by diamond-paned transoms. On the second story is a pair of double-hung sash windows, and on the roof is a hipped dormer. South of this portion of the building the facade continues in two brief, angled, two-story sections, containing a variety of double-hung sash and casement windows and a sleeping porch, which has been enclosed.

North of the courtyard, a one-story wing features two tripartite windows on its facade. The one closest to the courtyard is flatheaded and contained within a shallow, squared, hipped roof bay. The other is conceived as an arcade, defined by pilasters, engaged columns, and lunettes (no longer glazed.) Moldings accent the arches and

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Casa de Rosas  
Los Angeles County, California

delineate the spandrel above them. The south elevation of this wing forms the northern wall of the courtyard. Latticework frames a small covered space, which has been added to the building. Reaching out toward the intersection, a porte cochere projects from the northwest corner of the building. Of brick construction and sheathed with stucco, the porte cochere consists of four flattened arches, which face each direction, and a parapet atop stringcourses. It is unroofed.

The Main Building currently houses offices and a lounge on the first floor and guest rooms on the second floor. The one-story wing off the porte cochere was originally used as a chapel, but is now a multi-purpose room. Throughout the building are hardwood floors, plaster walls and ceilings, wood paneled doors, and wood molding. In 1990, fire damage on the second floor of the rear wing was repaired including new flooring, drywall, and bathroom fixtures.

Though altered, the Main Building retains its physical integrity. With regard to the exterior, the existing building differs from the 1893 design in three ways. First, in 1904 the building was damaged by fire. Most of the damage impacted the roof of the two-story wing at the rear (east side) of the courtyard. When the damage was repaired, rooms were added in the attic space. Dormer windows were added to provide light and air to the interior spaces. Second, the facade of the wing south of the main entrance on Hoover was truncated in 1971. Third, a tall double chimney with twin stacks that once rose over the northwest corner of the building was removed for safety reasons in the 1960s.

Given the size and complexity of the design, these alterations do not diminish the architectural or historical character of the building. The dormers are relatively small and in keeping with the original design. Furthermore, dormers were originally a part of the design as evidenced in the photographs of the building in an 1895 edition of Land and Sunshine. While the wing facing Hoover has been truncated, the windows that were added in 1990 are in keeping with the other windows used in the building. The chimney was a unique, but minor element in the overall design.

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Casa de Rosas

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Buildings B, C, and D were constructed at different times. They are simple in design and complimentary to the Main Building in their height, stucco exteriors, and wooden doors and windows. They are connected to each other at the east end, but otherwise separated by narrow walkways.

### Building B

Building B, the smallest of the four buildings, is connected to the north side of Building C. Constructed in 1920 by the architectural firm of Hunt & Burns, it is a one-story wood-framed structure with a stucco finish. The hipped roof has such a low-pitch that it appears to be flat. A vestibule is centered on the west elevation and is oriented toward the Main Building. Recessed, the vestibule has doors on each side accessing the two classrooms within. Flanking the vestibule are groups of casement windows topped by transoms. Casement windows are also found on the side and rear elevations.

Other than routine rehabilitation work, the building remains unaltered and retains its physical integrity.

### Building C

The City of Los Angeles has no record of the original construction of Building C. As such the name of the architect is unknown. However, the building is illustrated on the 1907 Sanborn Map and is described as a gymnasium. Building C is two stories in height. The wood-framed structure has a stucco finish and a low-pitched hipped roof. Rectangular in shape, the exterior has simple detailing. There are a variety of window and door types. Windows are mostly double-hung sash with multiple panes in the upper portion. Fixed multi-paned, three-over-one double-hung sash, and groups of casements are used as well. There are doors on all sides of the building including ones with full-length multi-paned lights.

A large impressive meeting hall is located in the center of the building on the first floor. This room was originally used as a gymnasium. A kitchen and restrooms are located on the east, while guest rooms are located on the west. The guest rooms were



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Casa de Rosas  
Los Angeles County, California

probably classrooms originally. Guest rooms are located on the east and west sides of the second floor. A lounge is on the south and a balcony is on the north. The Craftsman style meeting hall has wood wainscotting along the perimeter wall, an open truss ceiling, and original light fixtures throughout. This room also contains a massive brick fireplace with an arched opening accented by a keystone. Building C is connected to Building D by means of a second floor open passageway with wood railing.

Other than routine rehabilitation work, the building remains unaltered and retains its physical integrity.

### Building D

Building D is a two-story wood-framed structure with an open patio in the center. The hipped roof has overhanging eaves with exposed rafters. Constructed in 1915, it was designed by J.F. Kavanaugh and A.S. Barnes. When it was completed, it was known as "Rose Court." This large square-shaped building features an arcaded patio in the center. Access to the patio is provided by a covered courtyard on the west. Windows are mostly casements topped by multi-paned transoms. Wood doors mostly have full-length multi-paned lights.

On the opposite sides of the courtyard are the recreation room and commissary. The recreation room is distinguished by a fireplace and boxed beams on the ceiling. Also on the first floor are a kitchen and a dining room with an arcade and a fireplace. The second floor was originally a dormitory.

The floor plan is still intact, but half of the rooms were damaged by a fire in 1984. In 1990, sixteen rooms and six bathrooms were rehabilitated. New subfloor and flooring was installed, windows and doors were repaired, plaster walls were repaired or replaced with drywall, and new plumbing fixtures were installed. Otherwise, the building is substantially intact and retains its physical integrity.

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Casa de Rosas  
Los Angeles County, California

Setting and Landscaping

The Casa de Rosas got its name from the rose bushes and other vines, which once enveloped its exterior. Although all of the original vegetation on and around the structure has vanished, three features remain. A circular planter graces the Main Building courtyard, a quatrefoil-shaped fountain is located in the center of the patio of Building D, and remnants of a brick-edged driveway leads to the porte cochere.

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Casa de Rosas  
Los Angeles County, California

Casa de Rosas is significant in local history under National Register Criterion A in the area of education for its association with the Los Angeles Froebel Institute and the Girl's Collegiate School. The Froebel Institute was one of the first kindergartens in Los Angeles, and played an important role in the development of early childhood education in Los Angeles. Founded in 1892, the Girls' Collegiate School was one of the first private schools for girls in Los Angeles. Constructed between 1893 and 1920, the complex is one of the oldest groups of educational buildings in Los Angeles. The Main Building (Building A) is also significant in local history under Criterion C as one of the first buildings to use Mission architecture as a source of inspiration and as an important work of Sumner Hunt. While the popularity of the Mission Revival style was short, it brought about an interest in the historical architecture of Southern California that led to the Spanish Colonial Revival style. The courtyard plan figured prominently in the latter development not only of the Spanish Colonial Revival style, but the indoor-outdoor life style that characterizes architecture in Southern California. Remarkably, Casa de Rosas is the first documented building by the architect, Sumner Hunt who went on to have an illustrious career. Casa de Rosas is one of his most important buildings.

In 1893, architect Sumner Hunt was hired to design a new type of educational facility, the kindergarten, to be located in the fashionable North University Park neighborhood of Los Angeles. The building, to be known as Casa de Rosas because it was covered with flowering vines, was to be the physical embodiment of the teachings of Friedrich Froebel, whose revolutionary philosophy had a major impact on education in the United States after 1870.

Both in plan and philosophy, the Casa de Rosas (or Froebel Institute) was a radical departure from educational institutions of its day. Its proprietors, John Pierce and Helen Claverie, were disciples of Friedrich Froebel, a German philosopher who is best known as the founder of kindergarten. Between 1808-1810 he attended the training institute run by John Pestalozzi at Yverdon. Froebel left the institution accepting the basic principles of Pestalozzi's theory: permissive school atmosphere, emphasis on nature, and the object lesson. Froebel, however, was a strong idealist whose view of education was closely related to religion. He believed that everything in this world was developed according to the plan of God. He felt that something was

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Casa de Rosas  
Los Angeles County, California

missing in Pestalozzi's theory: the "spiritual mechanism" that, according to Froebel, was the foundation of early learning. Froebel's philosophy of education rested on four basic ideas: free self expression, creativity, social participation, and motor expression.

Froebel began to focus on the needs of children just prior to entering school. He envisioned a place attended by 4-6 year olds where children would be nurtured and protected from outside influences--like plants in a garden. Froebel decided to call his school kindergarten, which in German means "child garden." Froebel began a training institute for the teachers of his schools. He believed that teachers should be highly respected people with values that the children should imitate. The teacher should also be a sensitive, open, and easily approachable person.

Froebel's first kindergarten was founded in 1837 in Blakenburg Germany. It featured games, play, songs, stories, and crafts to stimulate imagination and develop physical and motor skills. The materials in the room were divided into two categories: "gifts" and "occupations." Gifts were objects that were fixed in form such as blocks. The purpose was that in playing with the object the child would learn the underlying concept represented by the object. Occupations allowed more freedom and consisted of things that children could shape and manipulate such as clay, sand, beads, string etc. There was an underlying symbolic meaning in all that was done. Even clean up time was seen as a final concrete reminder to the child of God's plan for moral and social order.

The Prussian government did not agree with Froebel's ideas. They were considered dangerous and detrimental to children. The government ordered the schools closed in 1848. Froebel died in 1852 not knowing the impact his work would have on the American school system.

Many Germans immigrated to the United States after the German Revolution. Among them were women trained in the Froebel system of education. It was these women who were responsible for bringing kindergarten to the United States. The first American kindergarten was for German immigrant children. It was started by Margarethe Schurz in Watertown, Wisconsin and taught in German. William T. Harris,

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Casa de Rosas  
Los Angeles County, California

superintendent of St. Louis schools, was the first to incorporate kindergarten into the public school system in 1873.

Froebel's ideas provided the major direction for kindergarten curriculum during the last half of the nineteenth century. Many of his ideas can still be observed in kindergarten today: learning through play, group games, goal oriented activities, and outdoor time. His theories on "Spiritual Mechanism," as well as others have been forgotten or discredited, but his role as the developer of kindergarten is remembered.

Kindergarten was enthusiastically adopted by Progressive movement reformers, who saw in its principles a structure for providing American children with the necessary education to create a better social environment. In Los Angeles, Caroline Severance was one of the primary advocates for the establishment of kindergartens. Not coincidentally, her home was located just a block away from Casa de Rosas. Severance was instrumental in bringing the Froebel teachers to Los Angeles in 1876. They, in turn, trained other teachers in the Froebel approach, which held that early childhood education was crucial to life-long learning.

Claverie and Pierce charged architect Sumner Hunt with designing a building to facilitate the teaching of the Froebel philosophy. Several observers noted the differences in its design from traditional educational facilities, said to be hard and cold, with a minimum of aesthetic appeal. Casa de Rosas was intended to foster creativity and a love of beauty and to accommodate the more active learning methods for young children espoused by the Froebel curriculum. The design was given a particularly domestic quality, so that the educational model was that of a family of all ages, adult and children, learning together, a radical departure from the standard formal teacher-student relationship of the day.

Ironically, the school was a victim of its own success. Public school officials saw the achievements of early childhood education and decided to incorporate kindergarten into the grammar school curriculum. Kindergarten was introduced in the Los Angeles public school system in 1889. By 1895, there were 49 kindergarten classes with 1,314 children in the Los Angeles Unified School District. Private (those supported by "subscription") kindergartens like Casa de Rosas became an unnecessary

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Casa de Rosas  
Los Angeles County, California

expense for families who sought early childhood education for their youngsters. Casa de Rosas closed sometime around the turn of the century and was taken over by the Girls' Collegiate School.

The Girls' Collegiate School was one of several schools established at the turn of the century for the exclusive education of girls. Founded in 1892 by Alice K. Parsons and Jeanne W. Dennen. At the time, the only other girls' school in Los Angeles was the Marlborough School for Girls, which was founded in 1889. It too was located in the North University Park area of Los Angeles, but later moved to the Hancock Park area. Another prestigious institution was the Westlake School for Girls. Founded in 1904 in the Westlake area (now called MacArthur Park), the school changed locations several times before settling into the present campus in Bel-Air. Other girls' schools in the area included the Miss Orton's School for Girls in Altadena and the Westridge School for Girls in Pasadena.

The Girls' Collegiate School enrolled the daughters of the best known Los Angeles families in grades 7 through 12. Two years of post graduate studies were also offered. The school motto was "Honesty, Loyalty, Courtesy." A profile of the school described the curriculum: "Resident pupils enjoy the priveledges of a true Christian home of refinement and culture. Social life is encouraged, and the cultivation of graceful manners and courtesies is considered a necessary part of the education. Pupils are led to enjoy all that is best in literature, art and music and the intimate social life is that of the real home."

Parsons was a native of New York and the daughter of Samuel and Virginia (Whitwell) Parsons. Her father was a prominent attorney who worked on Wall Street. She was educated at Wells College and graduated with a B.A. Parsons taught for a few years in Kentucky, and then left to tour Europe for several years. Upon her return she and Dennen established a school in Brooklyn. After a few years, they sold the school and moved to Los Angeles. Dennen was born in Boston to Reverend Stephen and Clara Whitney (Ludwig) Dennen. She was educated at the Bradford Academy and upon graduation taught at the Packer Institute in Brooklyn, remaining there until 1885.

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Casa de Rosas  
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The first location of the Girls' Collegiate School was on Tenth Street between Olive Street and Grand Avenue, moving in 1895 to Grand Avenue near Washington Street. By some accounts, the school occupied Casa de Rosas as early as 1900. County Tax Assessor records and newspaper articles confirm that Parsons and Dennen purchased the property in 1904. Shortly after the school moved into Casa de Rosas, Building C was constructed. It included a gymnasium, laboratory, art studio, and music room on the ground floor and dormitory rooms on the second floor. A variety of physical education courses were offered on an off campus including gymnastics, tennis, dance, swimming, and riding. By 1915, the school had an average attendance of one hundred and fifty with thirty to forty students boarding. Building D was constructed that year to provide more dormitory rooms.

The school was once described as "the ideal school amid ideal surroundings." By the mid-1920s, however, the surrounds began to change. The wealthiest residents moved further west, and many of the estates on Hoover Street and West Adams Boulevard were demolished and redeveloped with apartment buildings. The neighborhood was no longer viewed as a desirable location, and the school had no where to expand. In 1925, the founders of the school purchased fifty acres in Glendora, a town in the San Gabriel Valley, and constructed a new campus. In 1937, the school acquired the campus of the former Norton School for Boys in 1955 and is still operating there. Now called Claremont Collegiate, the school became co-educational in 1972.

One of the few nineteenth century educational facilities to survive in Southern California, the Casa de Rosas embodies many of the physical characteristics associated with its primary purpose and period of significance. Froebel stressed individuality and creativity in his educational philosophy, shunning the institutionalism which he felt characterized traditional childhood learning. In consequence, architect Sumner Hunt designed a unique and unpredictable home, full of twists and turn and nooks and crannies.

In the narrow context of girls' schools and the broader context of private schools, the Casa de Rosas is the oldest facility in the Los Angeles area. There were numerous private schools in the Los Angeles area in the early part of the twentieth century including: the Thatcher School in Ojai, the Markham School for Boys in Monrovia, Miss

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Casa de Rosas  
Los Angeles County, California

Orton's School for Girls in Pasadena, the Westridge School for Girls in Pasadena, the Polytechnic School in Pasadena, and Belmont Hall, the Barton School, Harvard Military Academy, Coulter Academy, the Cumnock School, and the Marlborough School for Girls in Los Angeles. Most of these schools and their facilities no longer exist. Of those that remain, the Polytechnic School has the oldest campus which has buildings from 1907 and later.

In the context of school buildings in Los Angeles, there are only three from the nineteenth century and a few from the early twentieth century: the Vernon Avenue School (1876), which was a one-room school that has been moved from its original site and is now a museum; the Farmdale School (1889), which is now a community center; Canyon Elementary (1894), which is now the library for the school by the same name; the auditorium (1916) and science building (1916) at San Fernando High School, which is now a middle school, and Morningside Middle School (1915).

The Main Building of Casa de Rosas is also significant under Criterion C as one of the first buildings in Los Angeles to embody elements of the Mission Revival style, the "indigenous" style of architecture, which boosters such as Charles Fletcher Lummis considered most appropriate for Southern California. One of the first complexes of its era to make use of interior courtyards, the school was a precursor of the indoor-outdoor lifestyle that later became characteristic of Southern California architecture.

The roots of the Mission Revival style in Southern California can be traced to an interest in California missions, which began during the land boom of the 1880s. While this surge in economic growth brought about prosperity for many, it also resulted in a radical change in the California landscape and a more urbanized life style. The belief that early Californians had a more relaxed existence brought about a renewed interest in history and architecture. This misconception was put forth by a variety of sources including local boosters and entrepreneurs who touted California's exoticism to tourists, many of whom became permanent residents. The newcomers cherished the lingering sense of another time and place. It was in the writings of Helen Hunt Jackson that both the architecture of the missions, and the life style they represented, were permanently enshrined. Her novel *Ramona*, published in 1884, was a



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romanticized version of life in Southern California during the Mexican period, set in rambling adobe homes surrounded by verandas and garden walks.

One of the leading advocates for the preservation of the state's missions as representations of this idyllic period was Charles Fletcher Lummis. In 1895, Lummis founded the Landmarks Club of Southern California for the purpose of preserving the state's missions. At that time, the only missions kept in repair were those still in use as Catholic churches. Other missions had fallen into ruin and were in danger of complete disintegration. Furthermore, the influx of Protestants from the Midwest to California in the 1880s had produced a wave of anti-Catholic bias that obstructed popular support of restoration efforts. By de-emphasizing the religious significance of the structures and stressing instead their value as historical monuments for all Californians, Lummis succeeded in raising funds sufficient to repair several missions and was highly influential in increasing public awareness of historic architecture.

Mission architecture romanticized the simple Spanish churches of colonial America. It featured red tile roofs, parapets, decorative railings, and carved stonework. Like the Craftsman movement, the purveyors of this new architectural style were also reacting to the excesses of the Victorian age. In contrast to the Queen Anne style with its emphasis on elaborate ornamentation, the architecture of the missions offered a more simplified building profile that was not only picturesque, but also more suited to the climate. One of the first major buildings in the Mission Revival style, was the California Building for the World's Columbian Exposition of 1893. The fanfare and publicity surrounding the California Building gave the Mission Revival the recognition it needed. Perhaps the final impetus for a Mission Revival came with the planning of the California Midwinter International Exposition. M.H. DeYoung, commissioner of the Columbia Exposition and owner of the San Francisco *Chronicle*, proposed a similar fair for San Francisco in January 1894. Many of the same architects who had entered the competition for the California Building also submitted designs for the Midwinter Fair. Sumner Hunt was awarded the commission for the Southern California Building. It featured mission gables, arcades, and a tile roof set in a palm studded landscape. As the exposition was held in Golden Gate Park from January to June, the sub-tropical imagery was probably shrouded in fog most of the time. As the revival in mission architecture blossomed, however, Southern California became its most important stage.

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One of the first buildings in Los Angeles to draw upon mission architecture was the Casa de Rosas. Designed in 1893, it represents the transition from late Victorian to Mission Revival architecture. Stucco on metal lath, the school included a patio, rounded-arch windows, and arcades. The diamond-paned windows are a remnant from late Victorian architecture as was the landscape plan that featured climbing roses. Later Mission Revival style buildings were invariably fit with clay tile roofs instead of the traditional composition and typically featured shaped parapets and towers.

Casa de Rosas was pronounced by the judges at the Columbian Exposition a model of school architecture. By September of 1895, *Land and Sunshine* presented the institute as typifying the direction that California schools should take in the future. Indeed, architects throughout California began designing Mission Revival style schools, churches, hotels libraries, city halls, train depots, and residences. By the end of the teens, the popularity of the style began to wane for a variety of reasons, some of which had to do with its applicability to commercial buildings. Architects continued, however, to look at the Spanish tradition for inspiration. But the twentieth century Spanish inspired styles proved to be more far-reaching. Wild and expressive, this new fashion borrowed from the entire history of Spanish architecture, from the Moorish to Byzantine to Renaissance.

Alas, few Mission Revival style buildings remain in Los Angeles. Casa de Rosas is significant as one of the oldest and last remaining examples of the style of architecture that is closely associated with Southern California. Other Mission Revival style buildings that still stand include: the Herald Examiner Building by Julia Morgan (1912) which clearly shows the influence of the California Building; the Hollenbeck Home for the Aged by Morgan and Walls (1896); the Hotel Green in Pasadena by Frederick Roehrig (1898); Fire Station #18 (1904); the Powers Residence (1904), and the Ivy Substation (1907).

Sumner Hunt came to California in 1889 after being trained as an architect in New York. He opened his own practice in 1893, at various points in his career working in partnership with three other architects, Theodore Eisen, A.W. Eager, and Silas Burns. Hunt was extremely active in the architectural community and belonged to several professional. Clubs, serving as the President of the Southern California Chapter of the

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AIA. Hunt and his partners were responsible for the design of many residences and a variety of institutional buildings including social clubs and schools. Hunt's work, representing several architectural styles including Shingle, Tudor, and Spanish Colonial Revival, was viewed as quite modern in comparison to the late Victorian styles of the turn of the century.

One of his very first commissions was for the Los Angeles Froebel Institute, also known as Casa de Rosas. His good friend Charles Fletcher Lummis viewed it as the "fittest and most attractive in Los Angeles." The association between Hunt and Lummis began in the 1890s when Lummis chose Hunt as the architect in charge of the restoration of several of the original California missions that he was conducting under the auspices of the Landmarks Club. During this period, Hunt and Lummis collaborated on a series of articles in praise of adobe construction and the Mission style. Hunt continued to work in the Mission Revival style and to develop its popularity in Los Angeles. An article by Hunt, which appeared in 1908 noted how modern architecture was beautifying Los Angeles and stated how this was due in large part to the realization by architects that "any attempts to transplant bodily the styles of the East to the climate of Southern California must fail." Other architects in Los Angeles during this time were also beginning to work extensively in variations of the Spanish Colonial Revival and Mission Revival styles. These included architects such as Myron Hunt, Irving Gill, Reginald Johnson, and Bertram Goodhue.

Hunt went on to have a long and illustrious career. He practiced through the late 1920s and died in 1938. Although he designed dozens of buildings, either independently or in association with other architects, most have been demolished. Casa de Rosas is significant as one of Hunt's first commissions and represents his interest in the Mission Revival style, which he was instrumental in popularizing. His other major works that still stand include the Southwest Museum (1912), the Automobile Club of Southern California (1922), and the Los Angeles Ebell Club (1924).

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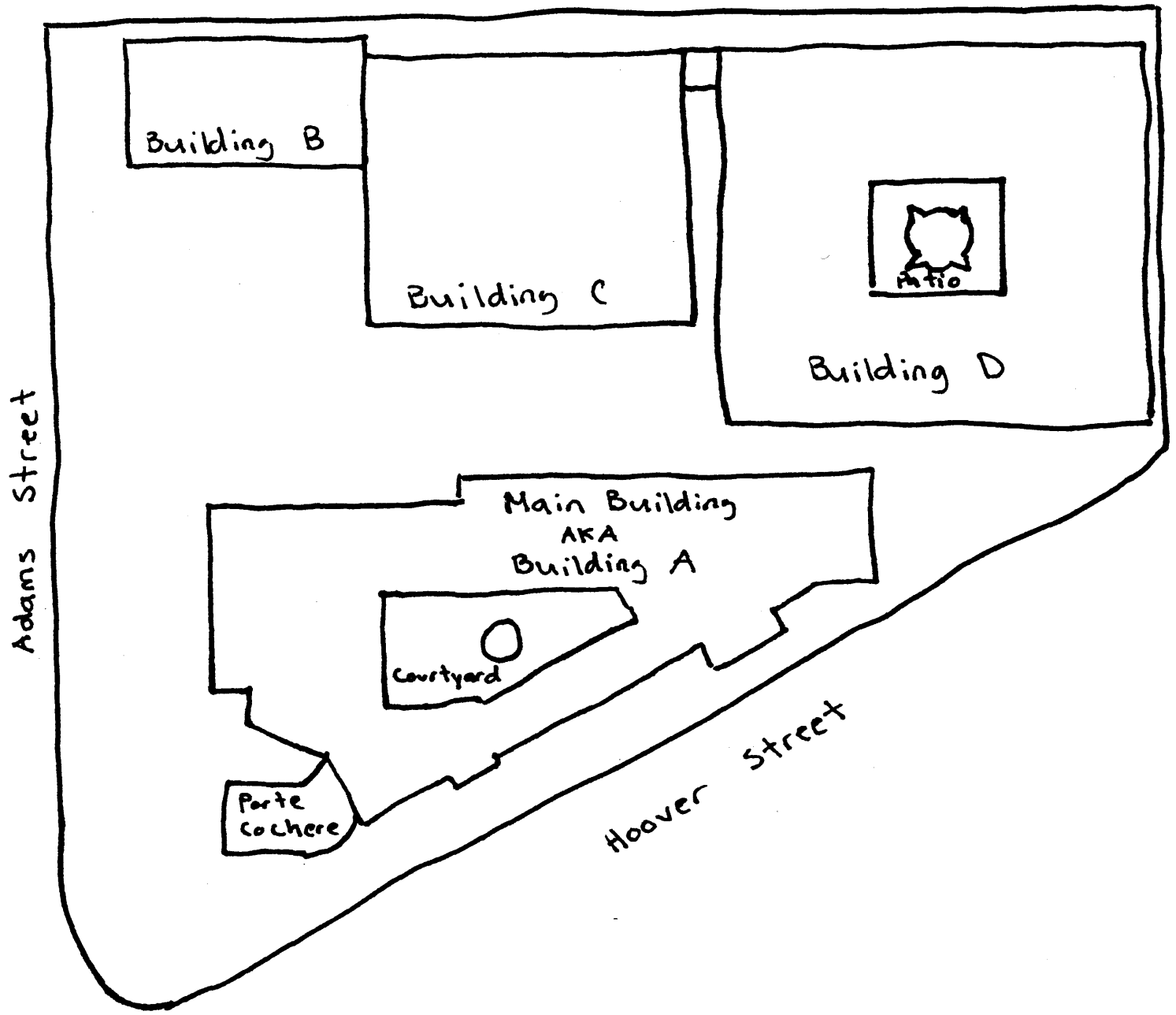
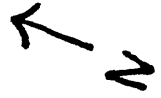
Los Angeles County, California

### Verbal Boundary Description

Lot com at most E cor of lot 6 Belgravia the SW on SE line of sd lot 250' the N 62 degrees 07' of E line of Hoover Street the S thereon and SE on part of lot 6 Belgravia Tract. (See attached map.)

### Boundary Justification

The boundary includes the land area historically associated with the property, minus the five taken from the South Hoover Street side by the road widening.



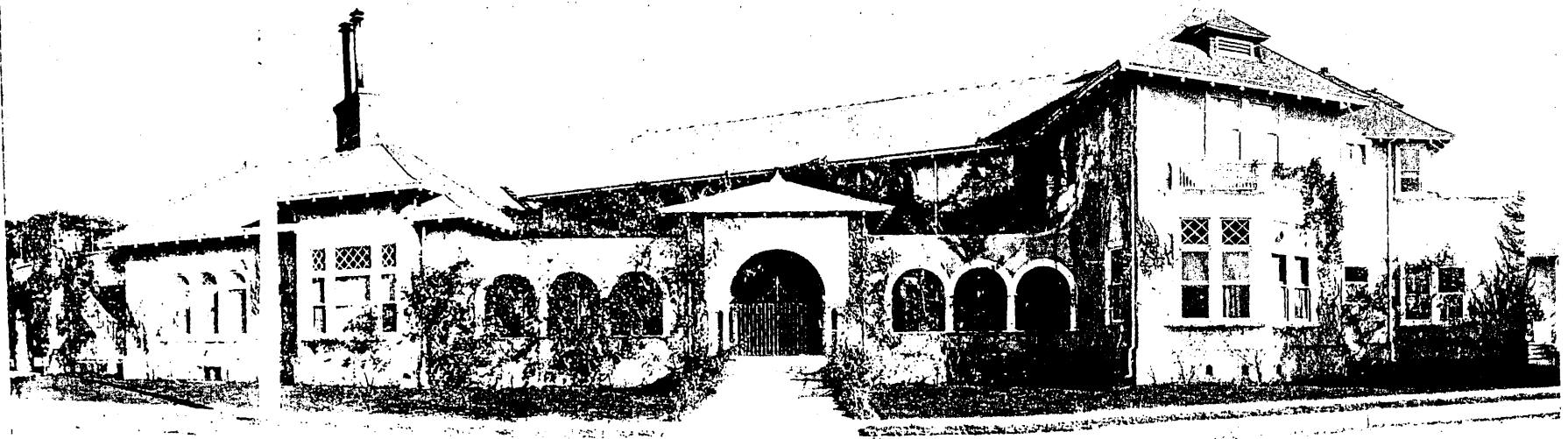
Casa de Rosas



## HISTORIC PHOTOGRAPHS

1. Photograph of the Hoover Street elevation, circa 1893  
Note the chimney to the left that has since been removed.  
Note the dormer over the projecting bay to the right of the entrance  
it was this bay that was truncated in 1971.  
Note that there are no dormers over the rear two-story wing.
2. Land and Sunshinge, 1895  
Photograph on the top of the page is looking north inside the courtyard  
of the Main Building.  
Note the dormers overlooking the courtyard and the chimney that has  
since been removed.  
Photograph on the bottom of the page is looking south on Hoover.  
Note the dormers on the north elevation and the chimney in the  
approximate center that has since been removed.
3. Photograph looking east toward the porte cochere, date unknown.
4. Photograph looking east toward the main entrance, date unknown, but  
prior to 1971.  
Note the original design of the bay south of the main entrance, which  
was truncated in 1971.  
Note the addition of the dormer windows over the rear two-story wing.
5. Photograph looking northeast, date unknown, but after 1971.  
Note that the projecting bay south of the main entrance was truncated,  
changing the original hipped roof to gabled.
6. Photograph looking northeast toward the main entrance, date unknown, but  
after 1905 and before 1971.
7. Photograph looking toward the main entrance, date unknown, presumably  
the same as #6.

*Casa de Rosas  
2600 South Hoover St.  
Los Angeles, CA  
Los Angeles County*

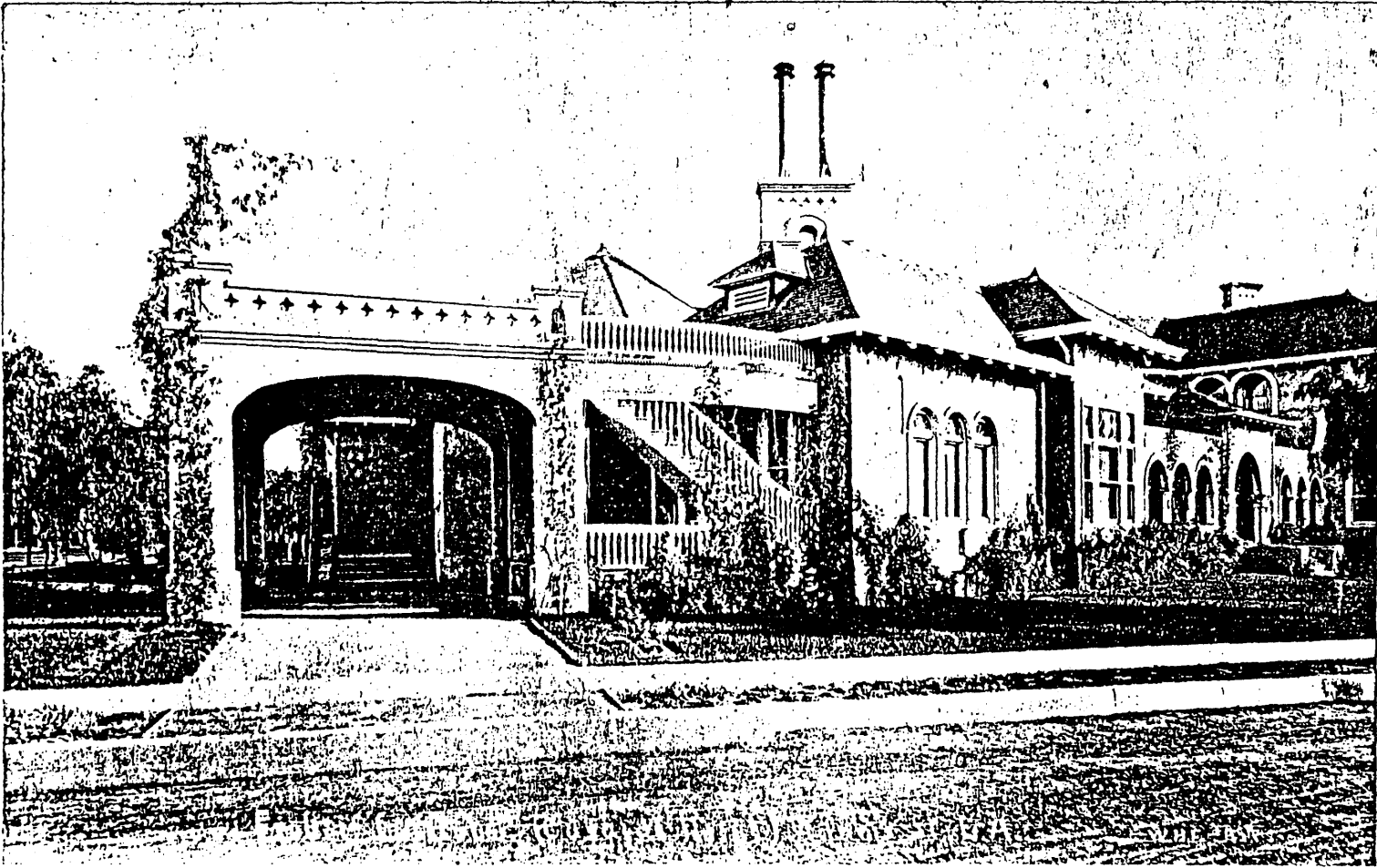


CASA DE ROSAS

FRÖBEL INSTITUTE

SUMNER P. HUNT, ARCHITECT

Casa de Rosas  
Los Angeles, CA  
Los Angeles County



XXXXXXXXXX Froebel Institute (Casa de Rosa) Adams St.  
Neg. # A 611