

PH 0661546

ADULT STREET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 3 1978
DATE ENTERED 1 1 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

McNally's Windermere Ranch Headquarters

AND/OR COMMON

Neff Park, Neff House, McNally Mansion, McNally Ranch, McNally Home

2 LOCATION

STREET & NUMBER

San Cristobal & San Esteban

NOT FOR PUBLICATION

CITY, TOWN

La Mirada

CONGRESSIONAL DISTRICT

33rd

STATE

California

CODE

06

COUNTY

Los Angeles

CODE

067

3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE |
|--|--|---|---|
| <input checked="" type="checkbox"/> DISTRICT | <input checked="" type="checkbox"/> PUBLIC | <input type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE |
| <input type="checkbox"/> BUILDING(S) | <input type="checkbox"/> PRIVATE | <input checked="" type="checkbox"/> UNOCCUPIED | <input type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> STRUCTURE | <input type="checkbox"/> BOTH | <input type="checkbox"/> WORK IN PROGRESS | <input checked="" type="checkbox"/> EDUCATIONAL |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input checked="" type="checkbox"/> ENTERTAINMENT |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input checked="" type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> GOVERNMENT |
| | <input type="checkbox"/> BEING CONSIDERED | <input type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL |
| | | <input type="checkbox"/> NO | <input type="checkbox"/> MILITARY |
| | | | <input 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: |

4 OWNER OF PROPERTY

NAME

Southeast Recreation and Park District

STREET & NUMBER

P.O. Box 348

CITY, TOWN

Norwalk

STATE

California

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Southeast Recreation and Park District

STREET & NUMBER

P.O. Box 348

CITY, TOWN

Norwalk

STATE

California 90650

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Neff Home

DATE

January 31, 1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Los Angeles Bicentennial Committee

CITY, TOWN

1120 Old Mill Road, San Marino

STATE

California 91108

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input checked="" type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The present "Neff Park", originally headquarters for McNally's Windermere Ranch, contains three buildings from the 1890's period when the ranch was formed. Two of these buildings, the foreman's house and the McNally Mansion, remain in original condition; the carriage barn experienced major interior and exterior alterations in 1965-66. Window and door sizes have been changed, the roof reshingled with composition shingles, and the interior converted to theatre use. The original headquarters' blacksmith shop, bunk house, dairy barn and mule shed have been removed. The original grounds have been converted to park use and contain playground apparatus, toilet facilities, picnic tables and benches, concrete paving and parking facilities which can be considered intrusive to the historic setting. The original tennis court near the barn has been landscaped over, and a modern tennis court situated near the park entrance. The original fountain in front of the McNally Mansion was replaced by a steel gazebo in 1976. A wooden gazebo originally existed 30 or 40 feet to the right of the McNally Mansion. Two bronze sphinx, now missing, originally served as ranch entrance landmarks.

The McNally Mansion designed by significant Los Angeles architect, F.L. Roehrig in 1892, retains its original integrity as a Spanish-influenced late 19th century tile-roofed, stucco two-story citrus grove ranch house. The foreman's house retains its integrity as a simple two-story 1890's farmhouse with steep gabled roofline. A two-story bay window and one-story veranda with Eastlake turnings embellish the otherwise plain facade.

The foreman's house, the carriage barn, McNally's Mansion and Edwin Neff's exotic plantings remain extant from the ranch's historic period. However, the barn's original appearance has been altered, and the contemporary park setting introduces elements which intrude upon the historic setting.

Originally this 10 acres was the headquarters of McNally's Windermere Ranch. Andrew McNally (of Rand McNally Co.) purchased in 1890 from the Able-Stearns Ranchos Company some 2,211 acres of open space land. The land at the time of purchase was used for some grazing of cattle and sheep.

McNally set aside 700 acres for his Windermere Ranch and with the remaining 1,500 acres, started the La Mirada Land Company. His dream was to sell this land in lots of 20 acres to begin what he called "Country Gentlemen Estates."

When the "Country Gentlemen" idea did not pan out, McNally planted not only his private 700 acres but much of the other 1,500 to olives, lemons, oranges, and grapefruits. Open space of the 1,500 acres was subleased or share-cropped. The open space land not planted to orchards produced sugar beets, hay, grain, vegetables and some flowers.

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 checked="" type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input 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 1892 (McNally Residence) BUILDER/ARCHITECT F.L. Roehrig of L.A. (residence)

STATEMENT OF SIGNIFICANCE

Andrew McNally, who formed Windermere Ranch in 1890, is a figure of importance in American publishing history, Southern California 19th century subdivision development, and his ranch was one of the first large, self-contained farm operations in southern California. His ranch land was used for the first time for tenant farming and crop production. Prior to McNally's settlement the land was used for grazing. Under McNally's proprietorship trees were planted and the first artesian wells of the area sunk. Construction of processing and packaging plants as well as a rail station are also credited to McNally's accomplishments. McNally built the first elementary school in the area.

Japanese quarters were also constructed as crop production increased. Japanese immigrants, many of them ancestors to those now residing in Los Angeles, played an important role in the farm's productive expansion. Quarters for these farm specialists and families included gardens, bathhouse, sleeping quarters and a kitchen which fed at its peak some 100 employees.

Initial roads were surveyed and constructed under McNally's supervision. They were adorned with many rare and exotic species of trees and shrubs.

The rail station where McNally's private coach was stored, was beautifully dressed in Canary Island fan-palms. The entrance to the ranch headquarters was planted to Canary Island pine and bunya-bunya trees.

On the immediate grounds were (and still are) many exotic species of trees. Landscaped after his Altadena home, the McNally headquarters contained Canary Island pine, Australian flame, bottle, Canary Island date palm, bunya-bunya trees, Victorian box, black acacia and silk oak trees. For the final touch, McNally imported and turned loose on the grounds exotic birds.

The trees produced by McNally for olive harvest were of the highest quality. Their beauty was such to attract the eyes of many Los Angeles landscape architects. His olive trees now adorn many of Los Angeles' well-known public places, including Hollywood Park race track and Union Railway Station. McNally's Windermere Ranch remained intact until 1951. At that time negotiations were completed to develop homesites for present-day La Mirada.

Born in 1836 in Armagh, Scotland, Andrew McNally was apprenticed at the age of 14 to John McWalters, master printer. McNally finished his apprenticeship and came to New York City. From there he went to work in the Chicago Tribune's print shop where he met William Rand. In 1868 he formed a partnership with

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Information herein obtained via personal interview with Mr. Bob Camp, City of La Mirada Historian and author of the book LaMirada, From Rancho to City, Sultana Press, Fullerton, California, 1970.

McNally, Andrew, The Country Gentleman in California, (McNally publication, 1896).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 3.5 acres

Center Point

UTM REFERENCES

3751-140 / 405-300

A 1,1 | 40,5 | 3,6,0 | 3,7 | 5,1 | 1,3,0

B 1,1 | 40,5 | 3,6,0 | 3,7 | 5,1 | 0,4,0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1,1 | 40,5 | 1,6,0 | 3,7 | 5,1 | 1,6,0

D 1,1 | 40,5 | 1,6,0 | 3,7 | 5,1 | 2,0,0

VERBAL BOUNDARY DESCRIPTION

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

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

11 FORM PREPARED BY

NAME / TITLE

Thomas L. Gharst, Program Assistant (staff revision 10/77)

ORGANIZATION

Southeast Recreation and Park District

DATE

March 29, 1977

STREET & NUMBER

P.O. Box 348

TELEPHONE

(213)864-3794

CITY OR TOWN

Norwalk

STATE

California

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

Kenny Miller

TITLE State Historic Preservation Officer

DATE 1/24/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles Adams

DATE 7-20-78

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST: William Cole

DATE 7-5-78

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

Rand in Chicago, and in 1870 they purchased rights to the profitable Western Railroad Guide. The 1871 Chicago fire doomed the future of the Rand, McNally company, and McNally entered farming in Elmhurst, Illinois. He reestablished the Rand, McNally Co. which subsequently became the internationally known map and atlas publishing firm.

McNally first visited California in 1879 and in 1880 purchased 400 acres near Pasadena which he subsequently subdivided into a showplace of elegant homes. This subdivision subsequently became Altadena where McNally resided for the rest of his life.

In 1888 he began negotiations with Able Stearns to purchase 2200 acres at the site of present-day La Mirada. The purchase was completed in 1890, and McNally formed the La Mirada Land Company, a \$200,000 corporation, in order to subdivide his property in "Country Estates." In 1896 he published Country Gentlemen to promote this venture.

In 1892 he commissioned F.L. Roeffig to build the McNally Mansion which he deeded to his son-in-law, Edwin D. Neff, and daughter, Nanny. While McNally maintained residence in Altadena, Neff ran the ranch. Neff was responsible for the exotic landscaping which gradually embe ished the property over the first quarter of the 20th century.

McNally's Windermere ranch and mansion, as now represented by the 3.5 acre complex within Neff Park, is La Mirada's only link to its historic past.

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CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

POINT OF ORIGIN DEFINED: West juncture of north entrance driveway and parking lot on west side of barn and at the northeast corner of the George Home storage shed.

DESCRIPTION OF HISTORICAL DISTRICT:

From point of origin, a line congruent with the south side of the entrance drive extending 60 feet west (and just past the George House). From this point 60 feet west of origin, a line extending south paralleling the west side of the George House 135 feet just past the fish pool. From this point, a line extending generally east and paralleling the south side of the service road 348' just past the California pepper tree. From this point, 270' south generally paralleling the west side of the mansion. From this point, a line extending generally southeast to a point southwest of and adjacent to the intersection of the service road and Windermere Avenue. From this point 78' south to the fence line. From this point, a line congruent with the fence line running west by northwest 54' to juncture in the fence. From this point, north a line congruent with the eastern most boundary of the park and fence line 456'. From this point, a line extending generally west to a point 375' and just east of the barn's outside toilet. From this point, south 48' (not quite to service road). From this point, west 288' to a point just southeast of the corner of the George House. From this point, north 93' to the point of origin.