

West Adams Matters

Awards Season: West Adams Projects Earn Well-Deserved

by Laura Meyers and Jean Frost

It's been an amazing few months for historic preservation projects in and near West Adams, as the hard work of many people has been recognized and lauded by the Los Angeles Conservancy, the California Preservation Foundation and the City of Los Angeles Planning Department's Office of Historic Resources (OHR), which just announced the winners of the 2014 HPOZ Awards.

OHR staff said it was impressed with the breadth and diversity of preservation projects "around the City" – but we note that of nine awards to be given (at the 2014 Historic Neighborhoods Conference on October 18), six awards are for West Adams projects, with two more in adjacent Wilshire Park, one of WAHA's preservation partner neighborhoods (we've held a tour and a coffee stroll in Wilshire Park, and helped with financial support for its HPOZ survey). Yay, us!

(continued on page 12)



Jim and Janice Robinson's restoration of the Victorian era Teed Residence in University Park has won an HPOZ Award. Along with exterior repainting, the work involved the reproduction of 50 rafter tails and scrolled bargeboards

Historic Neighborhoods Conference

Saturday, October 18, 8:30 a.m. - 4 p.m., in Windsor Village HPOZ

Worried about teardowns in your older or historic neighborhood? Wondering how to protect the great qualities that drew you there in the first place? If so, you're certainly not alone. People all over Los Angeles are facing similar issues, and this month's L.A. Historic Neighborhoods Conference is designed to bring them together to discuss their common challenges.

Join the Conservancy and the Los Angeles Department of City Planning for a day-long forum on neighborhood preservation, including presentations by experts in the field, interactive workshops, and dialogue with community stakeholders to be held at Wilshire United Methodist Church (LA HCM No. 114), located at 4350 Wilshire Blvd. on the edge of Windsor Village.



The theme of this year's conference is sustainable practices. The event is open to anyone interested in neighborhood conservation and historic districts.

The 2014 L.A. Historic Neighborhoods Conference is for you if:

- You are interested in learning more about current issues facing older and historic neighborhoods in Los Angeles, such as sustainability, mansionization,

(continued on page 8)

Suddenly Seeking Redevelopment Planning

by Jean Frost

Adams-Normandie. University Park. Mid-City. West Adams Terrace. What's in a name?

Many neighborhoods in West Adams can be identified by their historic name (such as Kinney Heights), Specific Plan name (for example, North University Park), HPOZ name (Harvard Heights; West Adams Terrace) or its Redevelopment Project Area name (Normandie 5, covering the Halldale/Chas. Victor Hall Tract).

Some of the Redevelopment Project Areas in West Adams are (or were) Adams Normandie 4321, Normandie 5, Pico Union, Mid City Recovery, Mid City Recovery, and Hoover (now renamed Exposition Park/University Park). Of these four, only three, Exposition Park/University Park, Mid City and PicoUnion2, are active and in effect, until 2030, 2028 and 2017 respectively. Even though the State legislature ended the official role of California's redevelopment agencies in terms of economic development, land use in Los Angeles's approved redevelopment project areas continue to be governed by an active Redevelopment Plan (albeit now absent the staffing that the Community Redevelopment Agency, or "CRA," provided.)

The West Adams area has a half dozen state and federal designated historic districts, as well as two Specific Plans (Crenshaw Boulevard, a commercial corridor plan and the North University Park Specific Plan. In addition but less widely understood, many neighborhoods in West Adams have had a Community Redevelopment Project Area overlaid on top of their regular zoning.

The CRA was a large agency employing planners, architects, environmental experts, project managers, and public

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A HUGE THANK YOU!

TO ALL WHO
 HELPED ON THE
 LIVING HISTORY TOUR.
 A FULL REPORT WILL
 FOLLOW IN THE NEXT
WAHA MATTERS
 NEWSLETTER.

Historic West Adams Heights Residence Now On the Road to Landmark Status

By *Laura Meyers and Mitzi March Mogul*

Sometimes a nondescript exterior hides a marvelous treasure inside. And sometimes, it takes a little while for that discovery to percolate through the system. But after some fits and starts, another hidden West Adams gem is finally on the road to becoming one of the City’s designated Monuments. The first of several public hearings is slated for October 16 at the Cultural Heritage Commission (at press time, the hearing was scheduled for 10 a.m. in City Hall).

As first reported months ago, WAHA has quietly been working with West Adams Heights/Sugar Hill neighbors to save this gem, a true diamond in the rough: the John L. Matheson/Church of Latter Day Saints (LDS) California Mission Residence, located at 2067 Hobart Blvd. and designed by famed architect Fredrick Roehrig.

This 1909 Gothic Revival was brought to everyone’s attention a year ago when it was advertised for sale as a teardown in favor of apartment units, and an estate sale offered not only belongings but also such house parts as the windows and light fixtures. The realtors never disclosed in the MLS to potential buyers that the property is located within the Harvard Heights HPOZ.

At WAHA’s request, Council District 10 staff and Council President Herb Wesson reviewed the situation, and agreed that the community should not risk the loss of this historic gem. In mid-February, Council President Wesson nominated the Matheson/ LDS Mission Residence as a Historic Cultural Monument. It’s taken awhile to work its way through the City Hall system, but finally the motion was moved forward in early August to the Cultural Heritage Commission (CHC). The CHC commissioners and staff toured the house in September. Now, the Commissioners will make a recommendation, and then the nomination will go back to the full City Council for a final decision. ●



The Matheson-Church of Latter Day Saints Residence, shown in a 1941 photograph, will be at the Cultural Heritage Commission for its Determination and Recommendation on Thursday, October 16 at 10 a.m. in Room 1010, City Hall.

2014 Holiday Tour is Coming to Kinney Heights! Saturday, December 6 and Sunday, December 7

While it might seem incongruous to think about the holidays while we're still in the throes of an Indian Summer heat wave, it's nonetheless time to gear up for WAHA's biggest event of the year. Our neighbors in Kinney Heights have enthusiastically embraced hosting the event this year, and we're in the final stages of completing the selection of featured homes.



THE WONDERFUL CHRISTMAS TREE.

This will be the 28th annual edition of WAHA's Holiday Progressive Dinner Tour, and we're looking forward to making this year's event the best one yet! That of course means pulling together the small army of eager volunteers who make this very special event possible.

The Holiday Progressive Dinner Tour is WAHA's primary fundraising activity. Tour visitors enjoy various dinner courses — appetizers and champagne, salad, soup, main entree and dessert — as they tour through a variety of historic homes, all beautifully decorated to celebrate the holiday season. Tickets go on sale by October 10, and this year are priced at \$70 for members (two max), \$80 for non-members — before November 15 — and \$90 for all tickets purchased after November 15. Tickets for the Sunday Walking Tour (free to volunteers) are \$30.

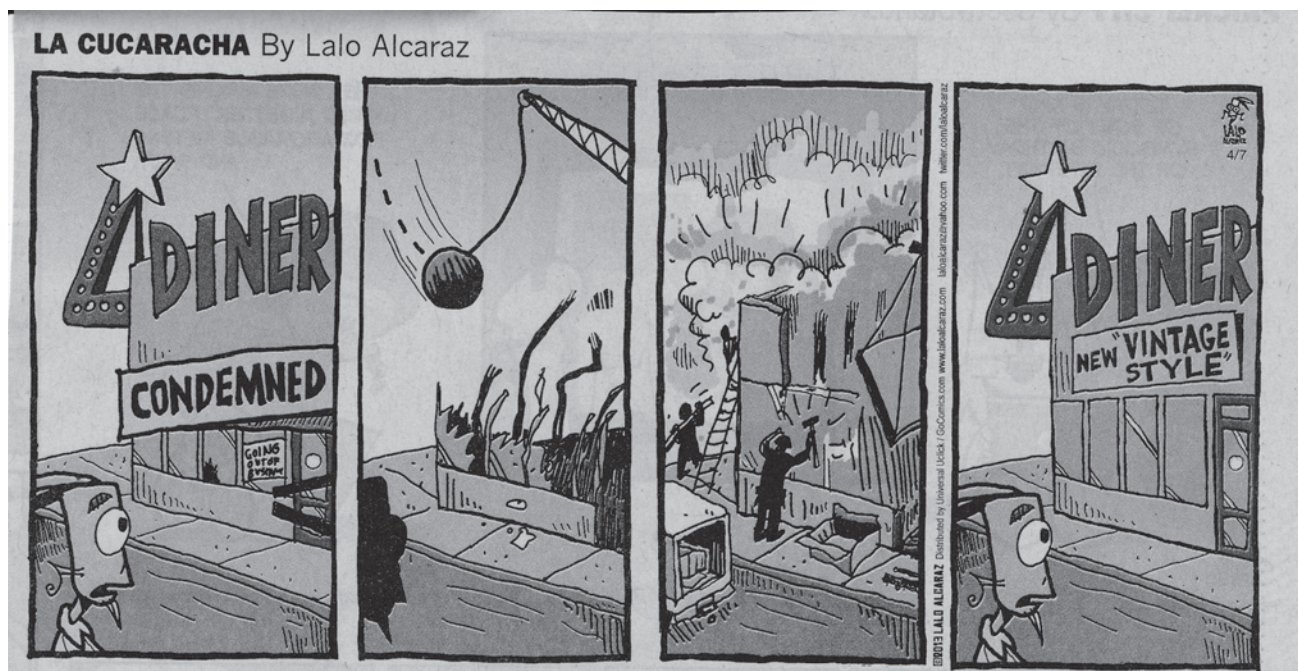
WAHA certainly needs everyone's helping hands! If you've enjoyed a certain role in past productions, and would like to sign up again for this year, please let us know right away so we can secure your favorite post for you. As always, we'll need docents in each of the houses, as well as shepherds and sweeps to escort our guests from one house to another. And of course, there's the delicious food prep for each of the courses. If you've got some special ideas or suggestions to share — and perhaps a favorite recipe — please let us know of your interest to be a part of the menu selection committee. We will be meeting in mid-October to set the menu, and we'd love to have some new folks join in on that part of the preparations.

And of course, closer to the actual tour dates, we'll need folks to help decorate the neighborhood, and during the first week of December, we'll be decorating the Dinner House (or more likely the Dinner Tent that has been so successful these past couple of years.)

Please send us a note to: Volunteer@WestAdamsHeritage.org. We're looking forward to having a whole lot of fun while we prepare to raise a whole lot of money for WAHA. If you haven't participated before, you'll find it's a GREAT way to meet new friends and neighbors.

Thank you very much. ●

by John Patterson



Stepping Out

CELEBRATE DIWALI, INDIA'S FESTIVAL OF LIGHTS

Sunday, October 12 6 p.m.

Bombay Café, 12021 Pico Blvd. (At Bundy Drive)

The Los Angeles Mumbai Sister City Affiliation celebrates its annual Diwali Night, India's Festival of Lights with a gala dinner at The Bombay Cafe Restaurant. This fun annual event is presented by dedicated volunteers including WAHA's own Mira Advani Honeycutt and Kirk Honeycutt.



Enjoy delicious Indian specialties, be entertained by Indian dancers and celebrate with (among others) your West Adams friends and neighbors, all while raising money for a great cause. Yes, that's our own Suzanne Henderson and friends, all dressed in festive Indian garb (*above, right*) last year!

Diwali celebrates the coronation and return of King Rama to his kingdom of Ayodhya. After an epic battle, Rama ended his 14-year exile and reclaimed his princess Sita, who was abducted by Ravana, the demon King of Sri Lanka. During Diwali, homes are illuminated with terra cotta lamps and sweets are shared with family and friends.

The evening's festivities include a selection of sumptuous Indian regional cuisine paired with Alexana Pinot Noir and Pinot Gris wines from Oregon's Willamette Valley sponsored by owner/vintner Dr. Madaiah Revana. Dancers from Kathak Kala Academy will perform traditional Northern Indian dance and guests will be entertained by Hilary Anderson's Tarot reading and get their hands painted with henna designs.

The Raffle table will be filled with wines from Napa, Sonoma and Central Coast, gift certificates from LA restaurants and wine bars, art objects, gold jewelry and Indian fashions. Each guest will depart with gift bags filled with spices, teas, scarves, candles and other Indian items.

The LA Mumbai Sister City is among the 25 Los Angeles Sister Cities International. The International Sister Cities program was founded in the 1950s by President Eisenhower to foster global friendship and cultural understanding.

Proceeds from the Diwali fundraiser benefit AMERICARES India's flagship Mobile Medical Program which provides medical aid to residents of Mumbai's slums.

DETAILS:

DIWALI GALA NIGHT, Bombay Cafe Restaurant, 12021 Pico Blvd. Free Parking available next door at Teddy's Restaurant.

Tickets - \$75/person or \$600 for a group of 10.

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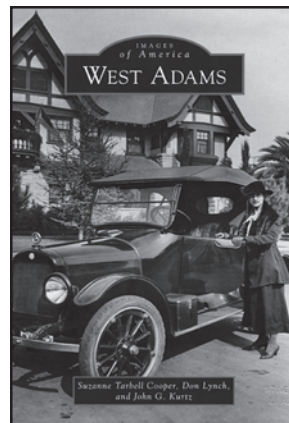
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Stepping Out

Pasadena Heritage Presents 23rd Annual Craftsman Weekend

Friday-Sunday, October 17-19

Craftsman Weekend, presented by Pasadena Heritage, is the largest and most comprehensive salute to the Arts & Crafts Movement in the Western United States. The Weekend's offerings include a tour of significant Craftsman-era houses, a variety of bus and walking tours, an Exposition Show & Sale of over 70 exhibitors with antique and contemporary furniture and decorative arts, a silent auction, presentations and exclusive evening receptions at historic sites.

Some highlights of this year's Craftsman Weekend include a bus excursion tour to Riverside and its historic Mission Inn (on Friday); Arroyo Seco Walking Tours, sponsored by Judson Studios, will explore the Arroyo Seco (Spanish for "dry gulch") and the canyon's native plants and fauna that served as artistic inspiration for Pasadena's Craftsman Movement (Friday); a bus excursion to Monrovia's historic landmarks (Saturday); Greene and Greene inspired bus tour (Saturday); walking tour of Pasadena's South Grand neighborhood on the east side of the Arroyo, including an interior stop at an Italian Villa designed by Marston & Maybury that now is home to the Shakespeare Club of Pasadena (Saturday); and the annual drive-yourself Craftsman Home Tour featuring five historic homes (Sunday).

This year's opening reception on Friday evening will feature Craftsman Weekend exhibitor and vintage poster expert, Elizabeth Norris, speaking about the Huntington Library's new exhibition, "Your Country Calls! Posters of the First World War." The reception will take place at the historic Prairie-style Blinn House, designed by architect George Washington Maher and now home to the Women's City Club of Pasadena; it's listed on the National Register of Historic Places.

The Saturday evening reception will be held at the extraordinary home of architect Myron Hunt, one of Southern California's most renowned designers of the Craftsman era. Built by Hunt in 1905, this striking 5,300-square-foot Craftsman home was occupied by the Hunt family until 1957. The reception will include tours of the historic home and a catered wine and hors d'oeuvres gathering in the beautiful gardens.

The Craftsman Movement

The Craftsman Movement emerged in the early 20th century in the U.S. as an outgrowth of the English Arts and Crafts Movement. Its hallmark is a philosophy of honest, simple design expressed in hand-made creations by skilled craftsmen. While the Movement flowered through the U.S., Pasadena became a particularly strong center for Craftsman design including architecture, art, and ceramics, and was home to the work of architects Charles and Henry Greene, tile maker Ernest Batchelder, artists Elmer and Marion Wachtel, and writer/photographer Helen Lukens Gaut, among others.

Ticket Information:

For further information, schedules, ticket prices, and to purchase tickets, please log onto www.pasadenaheritage.org/CraftsmanWeekend or call 626-441-6333. ●



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Authentic Spanish Mini-Estate in Van Nuys — 1933 hacienda designed by architect James H. Garrott. — David Raposa, buyers' agent

1913 Craftsman in Crenshaw Mesa — Spacious Arts & Crafts home with great period details. — Adam Janeiro, buyer's agent

Early 20th Century Commercial, Highland Park — Adam Janeiro, buyer's agent

SOLD

Harvard Heights Gambrel Craftsman — 1905 charmer, 4 bds, finished attic. — David Raposa, seller's and buyers' agent. Welcome, Michal Ross and Tovah Collins!

Craftsman in Arlington Heights — 1911 Arts & Crafts home with great period details, David Raposa, buyers' agent. Congratulations, Roxanne Oldham and Mark Bowen!

Our agents live and work in Historic West Adams

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Suzanne Henderson, Adam Janeiro,

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Preservation Matters

Redevelopment Plans' Future

continued from page 1

relations and community affairs staff. Most plans included an elected Project Area Committee established to advise CRA in implementation of the Redevelopment Plan tailored to the area.

Redevelopment Plans and land use review provided important protections for neighborhoods in regards to development scale, use, density, intensity, parking, design, and historic preservation which will now be under the authority of the Department of City Planning (DCP).

As the Planning Department reported to the Planning Commission in its Recommendation Report of May 8, "These plans continue to exist as legal expressions of public policy, adopted by the City Council, and the land use regulations and authorities granted in the Plans remain effective until the expiration date for each plan."

Other Redevelopment Plans in or near West Adams include CD9 Corridors (includes Figueroa and Flower, expires December 2027), Crenshaw Slauson (October 2027), Pico Union 1 (expired November 2012), Wilshire Center (December 2025). There are 21 active Redevelopment Plans in the City that require CRA project review.

The CRA was effective in creating expressed objectives that were community enhancing such as retention of the community character through the rehabilitation and preservation of existing residential and commercial structures. The CRA funded rehabilitation, facade improvements, public improvements, design guidelines, and affordable housing through tax increment funds, block grants, and federal monies.

To understand how the responsibilities in these Redevelopment Project Areas are going to be handled in the future, I sat down with Ken Bernstein, Manager of the Office of Historic Resources in the Planning Department, who explained: "The issue is we have Redevelopment Plans that have outlived the actual redevelopment agencies and their financial tools and staffing. The Plans however remain in effect and in many cases have important incentives or use limitations or review processes — specifically for historic preservation — that were cherished by communities and have done much good. We didn't want to see those lost as there is no one left at the CRA to oversee them.

"Redevelopment Agencies as we know them are no more and the loss of staffing that use to oversee the implementation and project review in these Redevelopment Project Areas is essentially no more," Bernstein continued. "So at this point, CRA is down to basically one staff member at their public counter and one staff member in a very diminished central office downtown doing reviews for all the remaining Redevelopment Project Areas and they've indicated that as their operations continue to be wound down even those staff members will not be retained for much longer."

Therefore transitioning responsibility to the DCP "makes sense going forward because...the City did not become a successor agency to our former CRA/LA. So instead you have this three member board that is really a creature of state law that the governor appoints as a designated local authority....It doesn't really make sense that this successor agency, state appointed, dealing with local City of Los Angeles land use reviews. That should be brought back into the City of Los Angeles rather than

having a gubernatorial board making decisions about land use in the City of Los Angeles."

The Ordinance to achieve this transition was approved by the Planning Commission and now goes to the City Council. If it is approved, the planning requirements of the existing 21 Redevelopment Plans are transferred to the Department of City Planning. To handle this task, Bernstein obtained approval for six new staff positions: one in the Office of Historic Resources, four planners and one GIS to handle data. As Bernstein remarked: "CRA did a lot of good things and their legacy in historic preservation in the last decade is quite significant."

Some Background on Redevelopment

In order to create a Redevelopment Area there needs to be a finding of blight. Instead of placing tax revenues in the general fund, the increase in tax revenues from the baseline created at the adoption of the plan go back into redevelopment. Tax increment monies would only be used to address blight in the community in which it



The Community Redevelopment Agency made rehabilitation loans available for properties such as this historic home.



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was established. At the core of the decision to dissolve redevelopment agencies, was the issue of the 2011-2012 state budget. Redevelopment is funded by tax increment funds. With a \$25 billion budget deficit, Governor Brown eliminated redevelopment agencies in California so tax increment funds could go into the general fund.

In 2011 the California Legislature enacted legislation that dissolved redevelopment agencies throughout the state (Ab1x26). The question then arose how land use objectives were to be administered and by what entity? When the City of Los Angeles declined to become the “successor agency” to take on these responsibilities, the Governor appointed a three-member governing board as the Designated Local Authority (DLA) to wind down the operations of the former CRA/LA.

As reported by the DCP in its Recommendation Report to the Planning Commission: “Under California Redevelopment Law, Redevelopment Plans of the former CRA/LA contained significant authority to regulate land use and development within Redevelopment Project Areas, going beyond that of the City Planning Department. While Ab1x26 dissolved redevelopment agencies and thereby eliminated redevelopment’s economic and financing tools, it did not abolish the City’s existing Redevelopment Project Areas or eliminate the Redevelopment Plans.”

The report further stated: “The transition of oversight to DCP of land use regulations allows for the continued implementation of adopted Redevelopment Plans and creates a continuity of land use controls for some of the most sensitive and economically disadvantaged communities throughout the City. Consolidating all such land use review into the Department of City Planning also provides an opportunity to align the Department’s land use regulations with long-standing City revitalization goals.”

Issues that are not land use related do not transfer to the DCP jurisdiction. Owner Participation Agreements that insured performance criteria will not be entered into by the DCP.

Historic Surveys and CEQA

One of WAHA’s concerns is that the numerous historic surveys that CRA has undertaken over the last 30 years that further the protection of identified historic resources in those surveys not be lost, but continue.

One strength of CRA in its support of preservation as a planning tool was its creation of many surveys by architectural historians. Bernstein assured that the DCP will have copies of all of the surveys and “if we see gaps we should contact them..... Craig Bullock (one of the current CRA staff members) has been diligently collecting all of the surveys and putting them in one place for us. We actually do already have the GIS data status codes from those surveys...We don’t yet have all the hard copies.”

Bernstein explained that Bullock “has had a lot of activity. ...recently in Hollywood and is working closely with Hollywood Heritage. There have been a number of demolition proposals in Hollywood. Our office would work similarly if there are issues that come up (in West Adams) even though there will not be a formal PAC or CAC.” The survey data should carry through “assuming we have all the information and the survey information, the status codes, the basis for those reviews do transfer over, as we’re expecting. The key issue may be staffing and the ability to keep up with the requests. We’re hopeful that we will and, again, the fact that we’ll have a new staff person in place...we will have more staffing in place overall than CRA has at the moment but less than they had historically.”

While active Redevelopment Plans will have project review, terminated plans’ surveys will continue to inform the basis for environmental review for purposes of CEQA. The DCP is making clearer internal procedures for environmental review. “We are working as well to put in place some clearer internal procedures to insure that planners are not just checking a box on cultural resources that there’s no impact, particularly when demolitions are involved....(they will) look at what is the building that is being demolished, even if it’s not designated and not surveyed previously, to do the analysis. And to work with us and see what ...is being lost, what is the impact of new construction on a potential district, to request historic resource assessments where that’s warranted.... Our environmental functioning is somewhat decentralized right now and that’s something that, whether you agree or disagree with it, the project planners, in many cases, whoever is reviewing the project, is also responsible for the environmental review except when there is a full EIR. We have a separate environmental unit for full EIRs but otherwise the project planner is shepherding both the environmental clearance and the overall review of the project.”

WAHA appreciates the time and efforts being undertaken to see that active Redevelopment Plans continue to guide development. The DCP is accepting further responsibility to see that the legacy from CRA is not lost. ●



CRA helped guide commercial rehabilitation in West Adams’ historic neighborhoods

Preservation Matters

Historic Neighborhoods Conference *continued from page 1*

and teardowns;

- You want to maintain your neighborhood's character and to hear about ways to help;
- You live in, or own property in, an HPOZ (Historic Preservation Overlay Zone) or historic district;
- You are a current HPOZ Board member; OR
- You are interested in forming an HPOZ in your neighborhood

The day will begin with keynote addresses by two special guests, noted author Lisa See and urban planning consultant Nore Winter.

Lisa See is the bestselling author of *Snow Flower and the Secret Fan*, *Peony in Love*, *Shanghai Girls*, and *Dreams of Joy*. Her most recent novel, *China Dolls*, became an instant *New York Times* bestseller. *China Dolls* is about three friends who perform in the so-called Chop-Suey Circuit of Chinese-American nightclubs during the 1930s and 1940s. See is also the author of *On Gold Mountain*, which tells the story of her Chinese American family's settlement in Los Angeles. See serves as a Los Angeles City Commissioner on the El Pueblo de Los Angeles Monument Authority. In 2000, she curated the exhibition *On Gold Mountain: A Chinese American Experience* at the Autry Museum, which weaved four generations of family heritage into the broader historical development of Los Angeles' Chinatown. In addition, she designed a neighborhood walking tour of L.A.'s Chinatown and wrote the companion guidebook for Angels Walk L.A. to celebrate the opening of Metro's Chinatown station.

Noré Winter is a planner and urban designer, with more than thirty years of experience consulting nationwide in historic preservation. He has managed projects addressing preservation plans, design review systems and neighborhood conservation programs in a wide variety of towns and cities. He specializes in services that engage community members in active, hands-on strategy sessions and in building consensus. He has served as a faculty member of the Preservation Leadership Program for the National Trust for Historic Preservation. He also is former Chair of the National Alliance of Preservation Commissions. His firm, Winter & Company, is on the project team for re:code LA, a comprehensive revision of the City of Los Angeles' zoning code.

The conference will have both morning and afternoon sessions on such topics as HPOZ fundamentals, home flippers in historic character neighborhoods, green technology for older homes, and new zoning ideas for older and historic neighborhoods. During the lunch hour, the annual HPOZ Awards Ceremony will honor exemplary projects and community leaders in L.A.'s historic neighborhoods.

Participants will end the day with a walking tour of one of the nearby HPOZ "triplet" neighborhoods: Country Club Park, Wilshire Park and Windsor Village.

Country Club Park: Built as an exclusive residential neighborhood on the then-western edge of the city, Country Club Park is highly diverse on numerous fronts, from building types (mansions, middle-class homes, and apartment buildings), to architectural styles (Craftsman, period revival styles, and Streamline Moderne), and to its residents themselves. The neighborhood played a significant role in ending land ownership laws that discriminated against certain communities of color.

Wilshire Park: The neighborhood of Wilshire Park grew quickly in the 1910s and '20s, following Los Angeles' annexation of land south of Wilshire Boulevard in 1909. Nearly every parcel in the area was developed by 1925, with residences constructed in a variety of styles, including Craftsman and Spanish Colonial and Dutch Colonial revivals. Several homes in Wilshire Park were relocated there from other sites.

Windsor Village: Subdivided in the teens, Windsor Village experienced new construction on undeveloped lots through the early 1960s. Its long development period is reflected in the neighborhood's wide range of styles, from Craftsman and period revival homes to postwar Dingbat apartment buildings. The neighborhood is also characterized by its distinctive landscaping.

Conference registration (\$30 through October 17; \$35 for those who do not register in advance) includes continental breakfast and a catered lunch. More conference details and registration is available at both www.laconservancy.org/neighborhoods and also the Planning Department's Office of Historic Resource's website, www.preservation.lacity.org. ●

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Mid City's Night Dream: Celebrity-Filled Gala Fundraiser for "Shakespeare in the City"

Sunday, November 9

Studio 11, 4621 West Washington Blvd. (across from the Nate Holden Theater)

A splashy, Hollywood-style gala is being presented to support the Los Angeles Drama Club's "Shakespeare in the City" West Adams/Mid City youth theater program — and you're invited. Food, drink, fun — and performances from the various comedies of Shakespeare, performed by kids (the Will-ful Minors Troupe) alongside many celebrities (Keith David, Ed Asner, Khandi Alexander, Alex Kingston, and SNL alumnus Laraine Newman, to name a few). Proceeds support Shakespeare in the City, a free program run for kids in the general West Adams/Mid City area. Tickets begin at \$125 (for "Palace Guests") and include food and drinks. More information about the gala can be found at:

<http://www.losangelesdramaclub.com/a-mid-city-nights-dream/> ●



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Stepping Out

"We Heart Garden Apartments"

L.A. Conservancy Offers A Rare Glimpse Into Historic Garden Apartments on Saturday, November 1 Tour

Imagine living in a garden oasis in the middle of America's second-largest city. Thousands of people do, and it's a unique and endangered way of life in development-prone Los Angeles. This upcoming tour offers a chance to see what life is like in historic garden apartments, "villages in the city" that could never be built today.

Los Angeles has one of the largest collections of garden apartments in the nation, with nearly forty built between the late 1930s and the mid-1950s. These communities were forward-thinking, blending housing needs with innovative architecture, landscape design, and city planning.

Ironically, part of what makes garden apartments so special — their low density and vast open space — makes them increasingly vulnerable to demolition and redevelopment.

On one day only, from 10 a.m. to 4:30 p.m., the Los Angeles Conservancy will provide rare public access to three historic garden apartment communities: Village Green in Baldwin Hills (1941), Chase Knolls in Sherman Oaks (1948), and Lincoln Place in Venice (1951). The latter two were nearly demolished and serve as a great preservation success story.

Tour visitors will also learn about the Conservancy's efforts to preserve Wyvernwood in Boyle Heights (1939), L.A.'s first large-scale garden apartment community, which is currently threatened with demolition. Proceeds from the tour support the Conservancy's efforts to preserve these and other historic places throughout Los Angeles County.

Tickets are \$35 general public, \$25 L.A. Conservancy members and tour site residents, \$10 for kids 12 and under. For more details and to purchase tickets, visit <https://www.laconservancy.org/gardentour>. ●



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A CALL TO MEMBERS

If you frequent a local business — retail store, restaurant, service provider, etc. — ask them if they would offer a discount to WAHA members. Explain that they'd benefit from the increased exposure to local consumers, and be listed in the WAHA newsletter. Or, call me at 323-733-6869 and I'll contact them. Please note: WAHA does not consistently verify active contractor license status. You are urged to complete your own due diligence for any work you plan to have done on your property.

— Steve Wallis

Preservation Matters

Awards Season

continued from page 1

The **2014 HPOZ Awards** go to:

1. Spaulding Square – 1414 N. Orange Grove Ave *Residential Rehabilitation
2. Jefferson Park – 2401 W. Jefferson Blvd - Jefferson Square *New Construction/Infill/Mixed-use
3. Jefferson Park – 2801 Arlington Ave. The Starr Dairy Farmhouse *Restoration
4. Wilshire Park – Roberta (Robby) O'Donnell - Organizer, Boulevard Heights National Register District *Individual Nominee/Community Outreach
5. Harvard Heights – Granite Street Monument Restoration *Community Restoration Project
6. Harvard Heights – 2018-2034 West Washington Blvd *Commercial Rehabilitation
7. Harvard Heights – 2755 W. 15th Street - Jane Eisner School *Sustainability (Adaptive Re-use)
8. Wilshire Park – 673 S. Bronson Ave. *Landscaping/Exterior rehabilitation
9. University Park – 2365-2369 Scarff Street. *Extensive Rehabilitation of a Mills Act Property, awarded to Jim and Janice Robinson for the restoration of the Freeman G. Teed House, Los Angeles Historic Cultural Monument No. 457.



Hollyhock House in Barnsdall Park won a California Preservation Foundation Award.

In September, WAHA attended the annual **California Preservation Foundation (CPF) Awards** dinner. Each year, the CPF President's Awards honor individuals and organizations deserving of special recognition for their outstanding preservation efforts. It is through their work that others gain a deeper appreciation of historic resources and their value to California's economy, environment and quality of life.

The California Preservation Foundation Awards ceremony took place September 26 at the Cicada Club in the Oviatt Building, 617 South Olive, Los Angeles. These awards are given for excellence statewide throughout California and cover a wide range of preservation success stories: contextual infill, design guidelines, cultural studies or reports, preservation, reconstruction, rehabilitation, and restoration projects. In addition there are Presidents Awards and Trustees Awards. CPF awarded 24 worthy projects. (WAHA is a CPF member as a non-profit organization.)

There were five President Awards: Preservationist of the Year- Lifetime Achievement to Wayne Ratkovich, Legislator of the year to the honorable Toni Atkins - Speaker of the Assembly, Bruce Coons for his leadership in Save Our Heritage San Diego and active support for AB1999, David Rumsey (San Francisco) for providing access to his extensive online and print collection of maps, and Amanda Seward for individual preservation advocacy (Los Angeles.)

Seated with WAHA at the dinner were the award winners for the Los Angeles Unified School District - Historic Context Statement 1870-1969 (Debi Howell Ardila, MHP, architectural historian, Sapphos Environmental and Engineer), and a rehabilitation award for turning one of only two round barns in California, the DeTurk Round Barn in Santa Rosa, into a popular community facility (John Cook, MKM and Associates.)

Los Angeles area winners include the Wilshire Boulevard Temple, the Downtown Women's Center, Echo Park Lake Rehabilitation Project, the Forum Rehabilitation Project (Inglewood) the Arboretum Christ Cathedral (Garden Grove), the MA Center LA (Redondo Beach), the Wallis Annenberg Center for the performing Arts (Beverly Hills), and Hollyhock House Barnsdall Park-Phase III.

The ceremony serves to underscore the statewide efforts in preservation and appreciation of the advocacy and efforts that are undertaken throughout the state.

For its part, the **Los Angeles Conservancy gave out its 33rd Annual Preservation Awards**, which recognize outstanding achievement in the field of historic preservation, on July 31. Along with the **Starr Farmhouse project in Jefferson Park**, there were eight other worthy recipients of



Bob Hope Patriotic Hall on Figueroa won a Los Angeles Conservancy Preservation Award



The Wilshire Boulevard Temple was recognized by both the Los Angeles Conservancy, with the organization's President's Award, and also the California Preservation Foundation

awards, including the rehabilitation of the Bob Hope Patriotic Hall (located on Figueroa just north of Washington, and the far north-east edge of the Historic West Adams District), the Wilshire Boulevard Temple and the Ace Hotel.

CONSERVANCY'S PRESIDENT'S AWARD: Wilshire Boulevard Temple

This 1929 landmark is the third home of L.A.'s oldest Jewish congregation. Built with the support of early movie moguls, the synagogue is an architectural treasure with a distinctly Hollywood flair. Despite its clear significance, the sanctuary languished as congregants moved to other parts of the city. In 2004, temple leaders made a commitment to not just restoring the building but making it the centerpiece of a campus to serve the congregation and the surrounding community. Ten years later, the gleaming sanctuary has been beautifully restored and sensitively upgraded for generations of future use. This project is a textbook case of first-rate, large-scale preservation, as well as a prime example of the power of preservation on revitalizing communities.

CONSERVANCY'S PROJECT AWARDS

Ace Hotel Downtown Los Angeles and The Theatre at Ace Hotel

This 1927 Gothic Revival theatre served as the flagship for the United Artists studio, formed by legends of early Hollywood who broke from the major studio system. The adjacent office tower rose dramatically over Broadway and served as home to Texaco for many years. Though well maintained by longtime owner the University Cathedral of Dr. Gene Scott, the building's future was uncertain after the church moved in 2011. Ace Hotel Group transformed the office tower into a hip hotel and upgraded the theatre for first-rate entertainment, all with complete reverence for the building's rich past. The building's revitalization reawakened South Broadway, bringing new energy to the area and fueling downtown's ongoing revival. WAHA member John Arnold worked on this project's team.



The Starr Dairy Farmhouse in Jefferson Park has won two awards this year.

Bob Hope Patriotic Hall

For more than seventy-five years, this County-owned building has served as a monument to, and resource for, members and veterans of the U.S. military. The highly visible building had been altered very little since its construction in 1926—which maintained original features yet led to disrepair through deferred maintenance. A full rehabilitation inside and out restored historic elements and upgraded building systems. The building now offers a spacious auditorium; gymnasium; and office, conference, and meeting space. Close collaboration and creative solutions transformed an underused structure into an active, multipurpose facility to serve those who have served our country.

Dunbar Hotel

The Dunbar Hotel was the center of L.A.'s African American community from the 1930s through the 1950s. It hosted historic events including the first West Coast meeting of the NAACP; author W. E. B. DuBois called it "a beautiful inn with soul." The hotel suffered a slow decline, stood vacant for over a decade, and was converted to apartments in 1989. In 2011, the Dunbar became the centerpiece of an affordable housing project that reversed years of deferred maintenance and alterations, restored original features, and upgraded systems. The crown jewel of the neighborhood shines again, celebrating its storied past, serving the community, and boosting civic pride. ●



The De Turk Round Barn, one of only two round barns in California, won a California Preservation Foundation award for its adaptive reuse into a popular community center.

We support preservation of the West Adams community's architectural heritage and beautification activities, and seek to educate Los Angeles' citizens and others about cultural heritage and restoration techniques.



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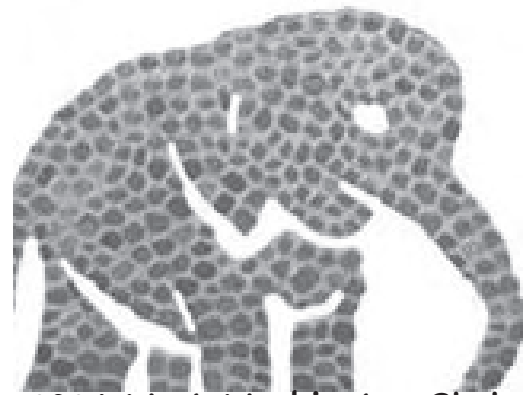
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Calendar ✓

Upcoming Events

OCTOBER

Historic Neighborhoods Conference
Saturday, October 18 (see story, page 1)

Pasadena Craftsman Weekend
Friday to Sunday, October 17-19 (see story, page 5)

DECEMBER

Holiday Tour & Progressive Dinner in Kinney Heights
— Saturday and Sunday, December 6 & 7
More details to follow, but please plan to help WAHA by attending and also by volunteering. (See story, page 3)



Kinney Heights, site of this year's Holiday Tour (photo by Jett Loe)



WAHA's Holiday Tour in Kinney Heights **Saturday and Sunday,** **December 6 and 7**

Please mark your calendars for the 28th annual edition of WAHA's Holiday Progressive Dinner Tour, to be held this year in Kinney Heights. Ticket prices this year will be \$70 for members, \$80 for nonmembers (before November 15) and \$90 for anyone after that date. On Sunday, December 7, the walking tour is scheduled from noon to 3 p.m., for \$30.

Watch for more details in the coming weeks. Visit www.WestAdamsHeritage.org, to purchase tickets during the "Early Bird" pricing period. ●



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