



West Adams Matters

National Register Landmark W. T. Bishop Mansion Gutted

by David Raposa and Jean Frost

One of West Adams' most visible landmarks has been gutted without permits and is pending an approval for conversion into multiple apartments – so many apartments that the owner/developer simply cannot build them without making major alterations to the historic exterior as well as completely demolishing all the character-defining interior features.

WAHA is very concerned about both the process and the potential outcome of the proposed conversion of the historic/original mansion/residence at 1342 West Adams Blvd. into eight separate housing units, and its former carriage house into



two more units. Designed by Sumner Hunt and Theodore Eisen and erected by William Threlkeld Bishop in 1898, the mansion became part of the Roger Williams Baptist Church complex starting in the late 1920s, after the Bishop family moved to Bel Air. (The Gothic Revival church sanctuary building located at 1326 West Adams Blvd was erected in 1934, and at that time the two buildings were connected by means of a cloister walkway, and the mansion was at that time plastered to match the sanctuary. The entire complex is a federal historic resource.)

(continued on page 10)

Historic Preservation Committee Updates

by Jean Frost and Laura Meyers

West Adams preservation advocates enjoyed a very brief holiday break (very brief) before being back hard at work advocating to save historic resources throughout the Historic West Adams District. While WAHA makes every effort to designate resources, and avoid potential conflicts, there are times that require an emergency response. Currently WAHA is working to save the historic William T. Bishop Residence (see story, above) while also reviewing and responding to the draft West Adams-Baldwin Hills-Leimert New Community Plan, and evaluating the initial SurveyLA results for the West Adams District (see story, below).

In addition, WAHA is actively working on numerous other preservation advocacy efforts:

WAHA sponsored the nomination of the Stewart Farmhouse, located at 511 West 31st Street, as a Los Angeles Historic Cultural Monument (HCM). The Stewart Farmhouse is West Adams' oldest extant house (at least that we have identified so far!) Its designation was approved by the Cultural Heritage Commission at its hearing on January 10. Built in 1871 by John

(continued on page 8)

SurveyLA Surprises

by Laura Meyers

Literally dozens of new (pocket) historic districts and individual potential landmarks in West Adams have been identified recently by SurveyLA, including many historic resources WAHA has known about for years -- and some that are surprises to us as well.

SurveyLA -- the Los Angeles Historic Resources Survey -- is Los Angeles' first-ever comprehensive program to identify significant historic resources throughout our city. After a few test runs, the first phase of SurveyLA was launched several years ago with the goal of documenting Los Angeles's previously unknown/unrecognized -- at least, by city officials! -- historic resources. Since then, SurveyLA teams have combed through the Community Plan areas of South Los Angeles, Southeast Los Angeles and West Adams-Baldwin Hills-Leimert -- in other words, much of Historic West Adams -- along with other parts of the city.

The initial results were published in conjunction with the work other city planners are doing to update and revise our local Community Plans. WAHA has been reviewing the 1,000-plus pages of results for South Los Angeles and West Adams-Baldwin Hills-Leimert (no, we are not finished reading!) and we were pleased with the identification of Wellington Square, Victoria Park and the remaining "orphan" sections of University Park and North University Park as meriting historic district status on the California and/or National Register level.

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Mark Your 2013 Calendars! WAHA's Events for 2013 are on Page 15

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WAHA’S 2013 EVENTS (MARK YOUR CALENDAR).....

WAHA CLASSIFIEDS

WAHA CALENDAR.....

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WEST BLVD BRIDGE CELEBRATION

WAHA is working with MINC (Mid-City Neighborhood Council) to plan a celebration of the West Boulevard Bridge’s latest milestone: being designated a Los Angeles Historic Cultural Monument. An event is tentatively scheduled for Saturday, April 20th, with a reception (and WAHA Board Elections) to immediately follow. If you can help out with the planning of the event and its implementation, please contact WAHA president John Patterson at president@westadamsheritage.org. And please do HOLD THE DATE -- we’d like to have a great turnout of WAHA members at the celebration. ●

Updating West Adams’ Landmarks of African American History

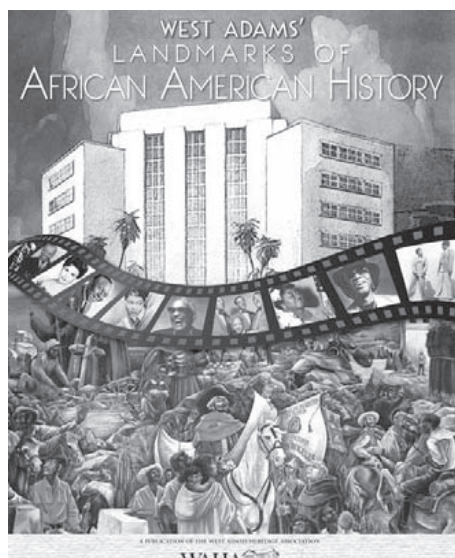
In 2011, WAHA undertook a project to research and publish a “brochure” honoring the achievements of African Americans who had called West Adams home. The resulting 44-page publication, *West Adams’ Landmarks of African American History*, contains photos and brief biographies of more than 70 prominent individuals who lived and worked in the West Adams District, along with descriptions of many buildings of historical importance to the African American community.

Inside its pages are stories of the religious and civic institutions that play significant roles in West Adams’ (and Los Angeles’) black heritage, and profiles of civil rights leaders, entertainers, sports figures, wartime heroes, and trailblazers in their fields, including Los Angeles’ first African American school principal, the first black graduate of Caltech, the first African American to lead a major U.S. symphony, and the first African American composer in the United States to have a symphony performed by a major symphony orchestra, the first black judge west of the Mississippi, trailblazing black journalists, jazz virtuosos, rhythm & blues legends, and many other black songwriters, composers, arrangers, and musicians, an innovative black businesswoman who established a national fast-food chain, California’s first black librarian, and the black property owners who successfully challenged racial covenants, taking their cases to the Supreme Court, among many others.

West Adams’ Landmarks of African American History has proven to be an important, and popular, publication. Indeed, we are nearly sold out, and as a result we are beginning to plan a second edition. Along with a few needed corrections, we would love to add stories we missed.

And, we’d like **your** help. The first edition had contributions from two dozen West Adams neighbors and friends, who culled through their personal records and memory banks to suggest historic personages to include in the publication. This time, we want to add anyone and/or any place that was overlooked. We are looking for people who were first in their field, pioneers in an industry, inspirations to children (or adults), fighters for civil rights and social justice, and anyone who played a role in local, state or federal African American history AND who have a home, building or site in the greater West Adams District associated with them. (The general boundaries are the 110 Freeway on the east, Exposition on the south, Olympic on the north and West Boulevard to the west.)

If you know of any trailblazing African American personages meeting the above description who lived in West Adams (and who are not included in the current edition), please contact Laura Meyers, editor, at news@westadamsheritage.org. ●



President's Message by John Patterson

The New Year greeted WAHA with a busy January calendar and a VERY lengthy agenda for the next few months. As we celebrate our 30th year, WAHA is taking an active role with the City of Los Angeles as the City Planning Department roles out their series of localized proposals for the New Community Plans throughout the greater Los Angeles Area. Two of those Community Plans will impact us here in West Adams.

On January 15th, many WAHA members attended the first public hearing on the West Adams- Baldwin Hills-Leimert Park Community Plan, held at the Nate Holden Performing Arts Center. It was a standing room only gathering of residents wanting to inform themselves about the future plans for their neighborhood. Unfortunately, many people had not even known this project was in the works. This Community Plan will impact West Adams for the next two decades (the Plan is designed through the year 2030), and we will be sharing with you details of the plan in upcoming issues. WAHA's Board issued a letter of comment to the Planning Department back in November on their draft Environmental Impact Report, and sent another commentary letter on our areas of concern before the February 1 deadline.

The eastern half of West Adams (from Arlington to Figueroa) falls under a separate plan — The South Los Angeles Community Plan — and WAHA intends to take a very active role in how this section evolves. It is our hope that many discussions we are having now, on how future plans impact the unique historic nature of our neighborhoods in this first phase, will become a template for future Community Plans in other parts of the city – most especially the eastern portion of our community.

To this end, WAHA scheduled a one-on-one meeting with Ken Bernstein, Manager of the Office of Historic Resources – a crucial part of Los Angeles's Department of City Planning. At this meeting, we focused primarily on SURVEY LA, and how the findings of this survey of historic properties throughout the city are being integrated into these new plans for how the city will grow over the next few decades. You can find much more information on this program online at: <http://preservation.lacity.org/survey>.

Your Board of Directors and Historic Preservation Committee are hard at work on behalf of our community, and we will share many more details with you in the coming months, as this process advances.

John Patterson may be reached by e-mail at President@WestAdamsHeritage.org

WAHA's Spring Events!

WAHA has a full, FUN roster of upcoming events, including Membership meetings/potlucks, WAHA Steps Out social activities, the annual June Tour, and, of course, heritage and historic preservation events. We hope you copy the Calendar of Events published on page 15 to your own 2013 Calendar at home so you don't miss out on any of these important dates.

Highlights of events in February and March (described in more detail on the following pages) include:

- Step Out with WAHA to two performances in February, the previously-announced Thursday, February 7th performance by Cheryl Francis Harrington of her one-person show, *I Met Someone* (page 5); and on Tuesday, February 19, WAHA steps out again to a performance by Stevie Stern as "Kick Ass Mary" in a festive musical evening (page 4).
- Wearing o' the Green -- WAHA invites you to a St. Paddy's Day Potluck on March 17 (page 15)
- Oscar Costumes -- tour FIDM's annual exhibit of the best of the Silver Screen costumes (page 6)
- Speaking of clothing -- WAHA has planned a Women's Clothing Exchange (page 4) ●

WAHA Board Candidates Sought

WAHA is looking for a few good men and women. Our annual Board of Directors election is in April, and we need candidates to step up.

As always, we need board members with fresh, upbeat, enthusiastic ideas. This community was founded by the best volunteers in the nation, and now is the time for members (you!) to come forward. You need not spend an extraordinary amount of time doing tasks, but you must be committed to WAHA's goals of providing both member and community service, and its historic preservation mission of advocacy. Generally speaking, board members are expected to attend all WAHA board meetings (usually held the fourth Thursday of each month), help with WAHA's fundraising efforts, and share in the responsibility for WAHA's events, committees, advocacy, and social functions.

We don't have many requirements: a love of old houses and other historic buildings, an enthusiasm for community activities, membership in WAHA for at least six months, and a desire to preserve and improve our neighborhoods. WAHA always needs expertise in fundraising, zoning issues, and historic preservation. But if you have a program you'd like to initiate, those ideas are welcome, too.

If you'd like to run for the board, please submit a brief (100-word) candidate's statement introducing yourself to the membership. We will run these statements in the April WAHA Matters newsletter. Submission deadline is Monday, March 18. Please e-mail your statement to president@westadamsheritage.org. If you are still pondering your involvement past that deadline but decide to run for the Board, that's OK (although your name may not be on the ballot), since all Board candidates will be asked to present themselves at the election meeting in a very short (one- to two-minute) speech. If you have not submitted a candidate's statement to the newsletter, you are required to be present at the election itself to run for the board.

If you'd like to learn more about the requirements (and benefits) of serving on the WAHA board, please contact WAHA President John Patterson, at president@westadamsheritage.org. ●

Stepping Out

STEVIE STERN AS KICK ASS MARY

Tuesday, February 19 8 p.m.

The Morgan-Wixson Theatre, 2627 Pico Boulevard (Santa Monica)

WAHA Steps Out to a one-time only performance by our own Stevie Stern as "Kick Ass Mary," a night of singing and music, at the Morgan-Wixson Theatre in Santa Monica. The evening also features guitar virtuoso Eamon Ryland and the Kick Ass Country Band, and back-up singing by The Baby Backs.

"Stevie Stern As Kick Ass Mary" is a follow-up to Stern's sold out performance as "Jewel Parker" at the Hudson Theater in 2011. This evening of music includes the songs of Neil Young, Sheryl Crow, Prince, Cat Stevens, Billy Joel, Billy Preston, Mick Jagger, and Keith Richards.

Written and Directed by Tom Lazarus, "Stevie Stern As Kick Ass Mary" is a country/bluegrass take on some of the great contemporary songs intertwined with the dramatic journey of a young Texas woman.

Tickets: \$30 donation. For reservations call 323-641-7747 or purchase tickets online at www.TomLazarus.com. Please let us know if you are "Stepping Out with WAHA" by e-mailing events@westadamsheritage.org, but you will need to purchase your own ticket(s) directly. ●



WAHA's First Clothing Exchange


Tuesday, February 26 7-9 p.m.

Pleger Residence, 1546 4th Avenue (Arlington Heights)

By popular demand, we are having the first WAHA Ladies Clothing Exchange. Dave Pleger has generously agreed to open his lovely home and then disappear upstairs, so the party can begin. There will be wine and lots of laughter.

Bring your gently used clothing, shoes and accessories and take home what you wish. All leftovers will be donated. We will also be putting out many pairs of shoes from Corinne Pleger, so if you wear size 6, you will be in luck. We already have commitments from people bringing everything from size 6 to 2X, so there should be something for most everyone. Accessories fit everybody.

So, clean out your closets and join in the fun. Enjoy old friends, meet new ones and get some new clothes. What could be better? ●



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West Adams Actress Showcases Her Search for Mr. Right

Cheryl Francis Harrington's One-Person Show, "I Met Someone," Continues Through February

Thursdays, February 7, 14, 21; all shows at 8:00 p.m.

Working Stage Theater, 1516 North Gardner Street (West Hollywood)

WAHA Will "Step Out" on Thursday, February 7

Award-winning actress (and WAHA member) Cheryl Francis Harrington's new solo show, *I Met Someone!*, chronicles her lifelong search for true love in all the wrong places.

I Met Someone! is the story of Harrington's escapades with the opposite sex. She takes us from one relationship to the next, with a seemingly endless parade of disappointing dates, sewn together by years of self-help guru's trying to assist her struggle to find "Mr. Right" and her desperate attempts to make a meaningful connection with two father figures, both of whom she will never come to know. Themes of self-esteem, belonging, and the tenuous structure of the contemporary black family quietly frame the edges of this dramedy. In the end, *I Met Someone!* poignantly portrays one woman's quest to find the love of her life only to discover that love was staring back at her in the mirror all the while.

The play was conceived by Harrington in a workshop with Kimleigh Smith and Paula Killen. The actress wanted to shine a spotlight on the universal struggle to find love. She explained that *I Met Someone!* "pays tribute to those who have the courage to release the past, heal from pain, and open your heart to love...it will find you."

Harrington is no newcomer to the stage scene. She received an NAACP Image Theatre Award for her performance in the one act play *AH-Ha Moments: Butterscotch & Fudge*, and was nominated for an Los Angeles Drama Critics Circle Award for her leading role as Annetta Barton in the Los Angeles Actors Theatre production of *Eden*.

On the small screen, she's lent her voice as a series regular, "The Haiti Lady," on Eddie Murphy's animated show *The PJs*. Harrington has been seen on-camera in many television shows, including *Up All Night*, *Criminal Minds*, *Glee*, and *Brothers & Sisters*. Some of her feature film credits include *The Under Shepherd*, *Into the Wild*, *Sgt. Bilko*, and *Lethal Weapon*.

Purchase tickets at Brown Paper Tickets (<http://www.brownpapertickets.com/event/284287>), or call: 323-732-2613.

WAHA will also be arranging a "Stepping Out" evening on Thursday, February 7. Please contact Events @ WestAdamsHeritage.org for more information. ●



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Stepping Out

21st Annual Art of Motion Picture Costume Design

WAHA Steps Out: Saturday, March 9, 2:30 p.m.

Exhibit is on view through April 27

FIDM, the Fashion Institute of Design and Merchandising, 919 S. Grand Ave. (Downtown L.A.)

Please join WAHA's own costume designer extraordinaire Rory Cunningham and fellow West Adams residents for an afternoon with Oscar -- Oscar costumes at the FIDM Museum, that is.

Along with a fun and informative tour, those who wish are invited afterwards for cocktails and dinner (no host) at a nearby venue.

Since its inception in 1992 and coinciding with the awards season, the Art of Motion Picture Costume Design exhibition at the FIDM Museum has honored the incredible work of costume designers in the film industry.

Now in its 21st year, the 2013 exhibition will feature over 100 costumes from selected 2012 films, including all five Academy Award nominees for best Costume Design. Visitors will see costumes from *A Royal Affair*, *Anna Karenina*, *Argo*, *Django Unchained*, *Hitchcock*, *Les Misérables*, *Lincoln*, *Mirror Mirror*, *Skyfall*, *Snow White and the Huntsman*, and other films. The exhibition offers visitors a close-up view of the costumer's art. There is no charge for admission.

Please meet in front of the exhibition, in the park area, at 2:30 p.m. ●

Costume Designers up for Best Costume Oscars:

Anna Karenina -- Jacqueline Durrant

Les Misérables -- Paco Degado

Lincoln -- Joanna Johnston

Mirror Mirror -- Eiko Ishioka

Snow White and the Huntsman -- Colleen Atwood



Costumes nominated for the 2013 Oscars:

Right: *Snow White and the Huntsman*.

Far Right, Top to Bottom: *Anna Karenina*, *Les Misérables*, *Lincoln*, and *Mirror Mirror*



Art Deco Society's Casino Moderne

Saturday, February 9

7 p.m.

Los Angeles Athletic Club, 431 West 7th Street (Downtown Los Angeles)

The Art Deco Society of Los Angeles presents "Casino Moderne." With a nod to the HBO series "Boardwalk Empire," which is set in 1920 during Prohibition, the ADSLA will transform the Los Angeles Athletic Club into a Roaring Twenties casino. For one magical night, guests will be able to immerse themselves in living history, vintage style, legal gaming tables and prohibition-era cocktails in the oldest private club in Los Angeles.

"Casino Moderne" takes place on the 3rd Floor of the Los Angeles Athletic Club. The Los Angeles Athletic Club (LAAC) was founded in 1880 and counts many of old Hollywood's glitterati among its members past and present. Noteworthy members of the past read like a Who's Who of elite Angelenos: Dohenys, Chandlers, Rudolph Valentino, Mary Pickford, and surfing legend Duke Kahanamaku all frequented the club. The tramp Charlie Chaplin lived here when he first moved to L.A.

At the Casino Moderne, guests will enjoy four hours of drinking Sidecars (at a cash bar), savoring hors d'oeuvres, pasta bar and taking your chances at the medley of gaming tables including Poker, blackjack, Craps and Roulette.

1920s dress is encouraged, but not required. On the other hand: Prizes will be awarded at the end of the evening.

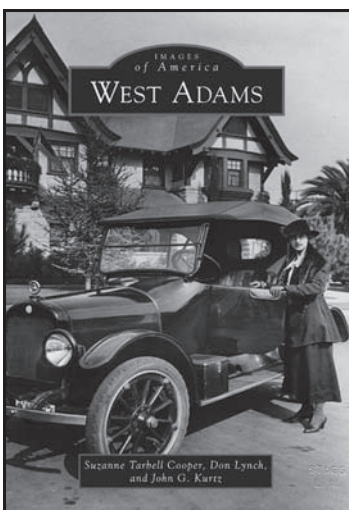
The ADSLA is a 501(c)(3) non-profit organization that focuses on the celebration and preservation of the architecture, art, music, dance, clothing, and elegance of Art Deco. A portion of your ticket price is tax deductible.

Advance tickets: ADSLA and LAAC Members - \$50. Non-Members - \$65. Tickets are available for purchase via Brown Paper Tickets: <http://www.brownpapertickets.com/event/139713>

Tickets are \$10 more at the door.

ADSLA membership will be verified at Will Call. If no proof of membership is produced at this time, attendee will be responsible for paying the difference between the Member and Non-member price.

Parking is \$4.50. The parking structure is adjacent to the building. The entrance is located past the LAAC awning on the right. ●



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Preservation Matters

Preservation Committee Update

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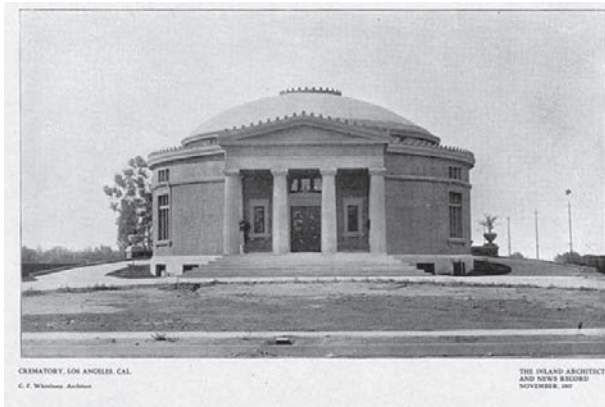
Marcellus Stewart, a pioneer nurseryman, the rare 1870s era farmhouse is associated with the agricultural and residential development of Los Angeles in the 19th century. Laura Meyers prepared the application with assistance from Jim Childs. Photographs were provided by Charlie Fisher and John Arnold. It has now been transmitted to City Council for approval.

WAHA joined dozens of community activists and residents in Pico Union to protest at a hearing in November regarding the historic Chapel of the Pines, whose new owners have erected new buildings without permits, removed nearly all of the landscaping, erected a new columbarium without permits and moved human remains to it (yes, without permits), and have been conducting mortuary services without permit and in violation of the zoning – and yet who are applying to build another large parking and funeral chapel structure on the grounds. WAHA testified about the historic nature of the property, the adjacent Angelus Rosedale Cemetery and the history of Mortuary Row nearby (where mortuary services were permitted in the zone). Many people testified about the impacts this operation is having on the adjacent residential neighborhood, and the concerns about the new retail business selling niches to unknowing families who are not aware that the newly-constructed columbarium is unpermitted, uninspected and may be hazardous in an earthquake where the structures may fall. The Zoning Administrator ruled against the owners in all regards, and completely denied the application. However, the owners have appealed and another public hearing was scheduled for the South Los Angeles Area Planning Commission on Tuesday, February 5.

WAHA is reviewing a Norwood Housing proposal for 29 residential units with 74 underground parking spaces (32 residential and 40 non-residential teacher parking spaces). Located on Oak Street, 20th Street and 21st Street, within the University Park HPOZ, WAHA is concerned that the proposal conform to the University Park Preservation Plan which requires conformance to historic patterns of development including prevailing massing, scale and setback and will provide comment at a February 11th Zoning Administrator (ZA) hearing.

The WAHA-sponsored West Boulevard Bridge nomination was approved by the Cultural Heritage Commission, the City Council's Planning and Land Use Management Committee (PLUM), and then adopted by Council as an Historic Cultural Monument on January 19th. At press time, we are awaiting the Mayor's signature to make it official. Mitzi Mogul prepared and moved this designation through the nomination process.

The WAHA Historic Preservation Committee traditionally hosts an annual historic preservation celebration to coincide with May as nationally recognized Preservation Month. Having been hosted at many wonderful historic settings (Mount St. Mary's College, the Lukens-Soriano House, Heritage Square, and the Willard J. Doran Residence, to name a few), this year we are thrilled to be at the Brown Gorsline House, on 2626 Portland Street, which was another successful WAHA nomination, prepared by Laura Meyers with assistance from Mitzi Mogul and Jim Childs. It is an 1878 Italianate associated with Thomas Bruen Brown, original builder and owner, who was a major figure in the social, political and professional development and growth of Los Angeles in the late 19th Century. Our special guest speaker will be former Los Angeles Cultural Heritage Commission Member Helen Madrid Worthen, who grew up in the neighborhood. She will share personal insights on the recognition of historic resources. So please save the date, Sunday, May 5, 11 a.m. - 2 p.m. to celebrate Cinco de Mayo and Preservation month. A special thank you to owner Donn S. Gorsline for agreeing to host this year's preservation celebration. ●



Challenge Ahead: The Chapel of the Pines

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Preservation Matters

Chapel of the Pines Background

The Chapel of the Pines was designed by architect Charles Whittlesey and built as the Los Angeles Crematory in 1905. For many years it was owned and operated by the Pierce Bros. chain, in conjunction with a separate mortuary facility on Washington Boulevard (in a land use zone that permits mortuary activities, such as embalming.) The Los Angeles Office of Historic Resources has identified the building as a historic resource.

A few years ago, Pierce Bros. sold the Chapel of the Pines to a new operator, "Community Funeral Services, Inc.," which is doing business as Dae Han Mortuary.

In these few short years, Dae Han Mortuary has eliminated all of the landscaping that shielded the Angelus Rosedale Cemetery from its operations; erected a 2,500-square-foot new building projecting from the original historic building without any permits at all; installed new refrigerators (not for food...) and facilities to prepare bodies for burial (e.g., embalming, which involves the removal of human bodily fluids), which have not been inspected since they do not have Building & Safety permits and in any case which are not legal in the zone; erected a new "marble niche garden," also without permits; and in general the new owners have been non-compliant with Building & Safety orders to the extent that a Substandard Order has been recorded.

Dae Han not only has not complied with any orders, it is proposing the construction of another new, 8,000-square-foot building that basically would be a second funeral chapel with 310 seats (in addition to the existing seating capacity of 200 seats in the original chapel), with a total of 70 parking spaces, and the legalization of the previously-unpermitted building. Neighbors are concerned that large funerals – which is the stated purpose of the new building – will spill the parking and traffic on to the adjacent residential street. Words matter in these cases, and it does not appear as if the application actually is asking for a variance from the zone, which does not permit mortuary activities (the cremation and columbarium activities are grandfathered in from a century ago, but the Chapel of the Pines never was a mortuary.) However, the project description is requesting the "continued use and maintenance of a funeral home facility," which may be a finesse; in any case there is no grandfathering of this activity.

WAHA's concerns include the impacts of increased activity (with no landscape screening) of funerals on the quiet and serenity in the adjacent Angelus Rosedale Cemetery, along with concern over all of these compliance issues – if the owner cannot properly live within the rules for building permits, etc., then will it properly handle the human remains in 3,500 niches in the Columbarium and will it be a proper steward of the historic building? ●



David Raposa • Broker/Owner
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Leimert Park 1930s Spanish — Rare huge lot on sought-after tree-lined block of two-story homes. Beamed, barrel ceiling in living room; vintage kitchen/entertainment pavilion and cottage/playroom/studio in rear yard; tiled baths. 4006 6th Avenue. \$519,000. *David Raposa*
Coming Soon: Great Craftsman Home — Wonderful original interior features. *David Raposa*

IN ESCROW

Mid-City Spanish — 4921 West 21st St. *Adam Janeiro, buyer's agent*
Unique Adams-Normandie 3-Story Colonial Revival — *David Raposa, seller's agent*

SOLD

Arlington Heights Condos — Mediterranean Gem, rich with historical detail and lush native garden. Two separate units! *David Raposa, seller's agent*

Our agents live and work in Historic West Adams

David Raposa
Suzanne Henderson, Adam Janeiro,
Darby Bayliss, Carlton Joseph, Jane Harrington

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Preservation Matters

National Register W. T. Bishop Mansion Threatened

continued from page 1

This historic landmark is located within the North University Park Specific Plan (NUPSP) boundaries, and that is where the trouble appears to reside. Unfortunately, the Office of Historic Resources and its HPOZ unit failed to evaluate the property based on its listing in the National Register; may have failed to even recognize that it was listed despite the City's own ZIMAS records which make it quite clear; failed to inform the Design Review Board (DRB) of the property's National Register status; and eventually failed to understand that major proposed changes to the exterior would NOT meet Secretary of Interior Standards for Rehabilitation. In fact, many of the proposed changes to the interior are visible from the exterior of the building.

It remains unclear and perplexing to WAHA just WHY the City's staff – which reportedly is trained in such evaluations – would not understand that enclosing historical features, changing windows and window fenestrations, adding dormers and thus changing the roofline, adding exterior stairs, and other major exterior changes is exactly what is not allowable under the Guidelines. Staff states that the proposed changes were reviewed utilizing HPOZ guidelines, but we all know that the addition of dormers, the removal of historical windows, the addition of new windows and fenestrations (window openings) and the enclosures of porches are exactly what the City says creates a "Non-Contributor" in an historic district – so WAHA questions why would the City approve such changes on an already-designated historic resource?

Meanwhile, as of late January, the historical William T. Bishop Residence's interior had been completely "gutted" (e.g., demolished) without building permits. Along with character-defining features, structural beams and studs (vertical support posts) were lying in a heap in the center of the large reception entry. The developer has commenced work absent any approved permits and this project appears to be far more complex than may have been originally understood. After WAHA and West Adams activists have been working for so many years for the preservation of West Adams' historic resources, non-permitted changes to this Eisen and Hunt Chateausque building cannot be tolerated.

The William T. Bishop Residence at 1342 West Adams Boulevard is individually listed on the National Register, according to multiple records that are available to us on City of Los Angeles public record sites (e.g., ZIMAS, LADBS Parcel Profiles, SurveyLA). It is clearly also a part of a National Register (and thereby also a California Register) District. The property is associated with the early development of West Adams Boulevard west of the original City boundaries (which stopped at Hoover; this section was annexed to the City of Los Angeles as part of the "Southern and Western Addition" in 1896); with the work of master architects Sumner Hunt and Theodore Eisen (who just a few months later designed the Posey Mansion, which

Many Questions, Few Good Answers

Many items could/should be questioned on the project at 1342 West Adams Blvd. (which seems to be proceeding quickly despite lack of actual approvals/permits issuance), including:

- Perhaps the contractor/architect found some shingles under the stucco somewhere, and a real plan to restore that might be an interesting plus, but at least for the front and some lower areas where there are holes in the stucco, a cursory look -- admittedly at dusk -- saw NO evidence of any shingles under the very thick and very old stucco/gunnite/cement. Although a building permit in the 1930s referenced wood shingles, it would be hard to tell from current evidence whether the first floor siding was clapboard, shingles or even some other material. Did anyone bother to ask for evidence of the original appearance of the property when it was a new single family home - do original photos or original permits exist (not just the 1933-1934 permits), and were they presented to the planner or the Board so as to actually evaluate the project?
- WAHA thinks someone with experience (other than just our own experts) should look VERY closely at the proposed "plans" for the exterior windows and all facades after the proposed reuse as TEN units. While perhaps a very sensitive architect might be able to chop the place into ten units without adding any new window openings for ten bathrooms and ten kitchens or to provide sufficient light and air into the units or to meet current codes insofar as that might be required by the City (maybe Historic Building Code could be used), the complete lack of willingness (based on quick gutting the interior) to incorporate any of the original upscale interior ceiling beams, fireplace mantles, wood paneling, interior window moldings, baseboards, doors, etc., etc. does not bode well for expecting compliance with a "restoration of the exterior to the original." We hope we will be proved wrong.
- The presumed sale of this mansion and the parking lot leaves the church on the eastern parcel without any significant parking, does it not? Did anyone take that into consideration? Is there not an adverse impact on the surrounding community? Are there any concerns on planned open space/landscaping/parking areas for this highly visible corner property - have complete site and facade plans actually been presented to the Board and the community? Have materials been specified? This three-story mansion is quite imposing and is located on a VERY visible corner property that is in effect a

most of us recognize by its later name – the Doheny Mansion in Chester Place); and with food manufacturing magnate Bishop himself. William T. Bishop and his uncle, Roland P. Bishop, established Bishop and Company in 1887. It grew to be one of the largest food manufacturing companies in the United States, until it went belly-up in the early days of the Great Depression. Bishop and Company “merged” (was acquired by) Nabisco in 1930.

WAHA has raised with the Planning Department our very grave concerns on the processing undertaken or rather absence of appropriate processing of proposed changes to this historic resource, and we intend to file an appeal of these inadequate (so far) proposed clearances.

We recommended that:

- 1.) All work immediately be halted and the City immediately take steps to issue stop work orders. (At press time, no such steps had been taken by City officials.)
- 2.) Any “CE” (categorical exemption from review under the California Environmental Quality Act, or “CEQA”) be rescinded if issued. A CE is not permissible for significant alterations to this federally-designated historic resource.
- 3.) Evaluate the entire project, rather than taking this piecemeal approach. The project cannot be split into phases with multiple CEQA clearances. It is our understanding that this project involves a subdivision of land, a change in use, and the elimination of 40 spaces of church parking.
- 4.) Any and all changes to this property must be reviewed in conformance to the Secretary of the Interiors Guidelines for historic properties. According to the public records, this is an individually listed historic resource on the National or California register.

WAHA emphasizes that this is a prominent project in a visible location; its future affects the entire area; it is both NUPSP and National Register; and it is surrounded on the south and the east by National Register District properties on Ellendale and Menlo, properties that are thus impacted by this project.

In conclusion, WAHA supports a transparent and effective process that protects our historic resources and allows for adaptive reuse that is reasoned and protects the character defining features of our historic resources. We look forward to that process occurring here. First, all non-permitted work needs to cease as this project becomes subject to future review in the context of the Secretary of the Interior’s Standards for the rehabilitation of historic properties. ●

gateway to North University Park for eastbound traffic on Adams. (Unless one assumes the Ralphs is a proper gateway to the historic community.) The quality of the finished property matters.

- The complete gutting of all of the impressive and original interior wood trim/doors/paneling etc (only the extensive interior stair railings, one fireplace in the main hall, the actual windows and a few pocket doors are all that remain as of January 20th of the once spectacular interior) seems to have been already done PRIOR to the planner actually fully signing off on the project. That also does NOT bode well for any expected future compliance or cooperation with the planner, the Board and hopefully any community input.

The integrity of the interior architecture has been (and per the plans will be) completely violated. No semblance of room divisions will remain. The developer’s plans call for the obliteration of the visible-from-the-street unique two-story entry reception hall/living room with its fancy, detailed mezzanine balustrade wrapping three sides of the hall, heavily beamed ceilings and dramatic two-story fireplace. This vast hall is proposed to become a warren of small rooms – filled in with a complete second floor. None of the primary first-floor rooms (dining room, living room) will retain their current dimensions; it will be as if a series of dormitory-style apartments will fill the space.

- None of the required permits and plans that may have been submitted had actually received any or all of the needed approvals/signoffs prior to the complete demolition of the interior. Permits were applied for but NOT yet issued.

- How can there have been a CEQA “categorical exemption” clearance for a change of use or adaptive reuse of a National Register property? The developer is applying for a Change of Use; apartments are NOT categorically exempt from CEQA review.

- As a Certified Local Government, isn’t the City of Los Angeles and its Office of Historic Resources required to review National Register properties (not just the NUPSP HPOZ section)? Secretary of Interior guidelines cover character defining features both exterior and interior -- has anyone determined what those features would be or input has been solicited to judge any developer provided determination? Did the owner/applicant/developer prepare a list of such character-defining features for review? ●



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Preservation Matters

SurveyLA

continued from page 1

In recent years, WAHA has worked hard to bring forward historic and cultural resources associated with important personages in our local history, and we were pleased to learn that many of the buildings we identified in our *West Adams' Landmarks of African American History* were included as individual historic resources in the SurveyLA results. Homes belonging to notable African American record producer Reb Spikes, jazz musician Eric Dolphy and dancer Bill "Bojangles" Robinson are among the many landmarks from WAHA's publication now included in SurveyLA.

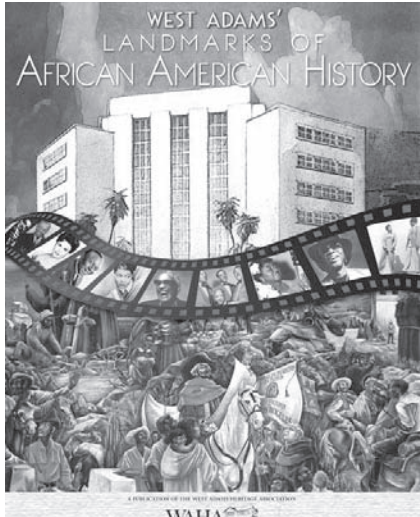
The SurveyLA team was surprised to discover a Sephardic Jewish synagogue in Exposition Park built in 1932 by local Jews with Spanish and Portuguese roots (the building is now home to a Baptist congregation). SurveyLA has also identified Art Deco and Egyptian Revival style buildings, resources identified with Japanese-Americans, and clusters of fourplex apartment buildings in historical architectural styles.

WAHA has also noted, however, some gaps in the documentation as well as some district boundaries that seem arbitrary (in part due to the SurveyLA scope of work that EXCLUDES already-designated historic districts, be they HPOZ or National Register; as a result, nowork was done to identify individual landmark-quality buildings if they are already within a designated District boundary.) To begin the discussion and address WAHA's initial concerns, WAHA met in late January with Ken Bernstein, manager of the Office of Historic Resources (OHR), and Janet Hansen, OHR deputy manager and the director of SurveyLA.

Among the items we discussed were historic district boundary concerns; SurveyLA's criteria, standards and methodology, including themes and periods of significance; how SurveyLA relates to ongoing protection of historic resources (and if it does); the exclusion of Washington Boulevard from this phase of the citywide survey; and the recommendations for Arlington Heights.

WAHA learned that SurveyLA will convey some protection to the many historic resources that have been identified, but only when a discretionary project is involved. In other words, if someone wants to demolish a Victorian-era single family house and replace it with another, modern, single-family house and there are no "entitlements" such as a reduction in front yard or side yard setbacks involved, this would be considered a simple "By Right" project, and there are no protections for the historic resource and there would not be a review under the California Environmental Quality Act (CEQA). If a developer

WEST ADAMS' LANDMARKS OF AFRICAN AMERICAN HISTORY



WAHA presents *West Adams' Landmarks of African American History*, a compendium of photos and brief biographies of more than 70 prominent African Americans who lived in the West Adams area of Los Angeles and their homes. Also included are many buildings of historical importance to the African American community.

Inside the pages of *West Adams: Landmarks of African American History*, you'll learn about religious and civic institutions that play significant roles in West Adams' (and Los Angeles') black heritage, along with civil rights leaders, entertainers, sports figures, wartime heroes, and trailblazers in their fields and who all helped change the face of Los Angeles.

44 pages, 8-1/2 X 11, glossy, full color throughout. \$10.

Purchase at www.WestAdamsHeritage.org (click on "WAHA store" — "WAHA books").

wanted to demolish an identified historic resource in order to build a project that requires a series of approvals, then CEQA applies and there are some protections built in. But SurveyLA does not officially designate anything.

Washington Boulevard will not be evaluated until the end term of SurveyLA, when the team turns its attention to industrially-zoned properties throughout the city. This is unfortunate, as WAHA pointed out, since Washington Boulevard's "industrial" (CM, commercial manufacturing) zoning is a fluke that grew out of the 1965 Watts Riots, in an effort to create jobs; the buildings in fact reflect the boulevard's development as a Streetcar Commercial Corridor in the 1920s and 1930s and in fact little to no commercial manufacturing ever moved into these character structures. Having the "wrong" context theme (industrial rather than streetcar commercial) doesn't help inform the evaluation of the buildings on Washington Boulevard or, for that matter, the residential buildings nearby erected in the same time period. In any case, due to the nature of SurveyLA's current funding structure, there may not be a way to adjust this timeframe.

WAHA's primary current concern is Arlington Heights, the neighborhood bounded by Arlington, Pico, Crenshaw and the 10 Freeway. Established as a township in 1887, today Arlington Heights has a population of about 23,000 people, but almost all of the housing stock is 1- and 2-story detached single-family houses with their own yards. SurveyLA identified ten separate historic districts, some small, one quite large, comprising a little more than half of the parcels within the neighborhood's boundaries. However, WAHA has been working for about a decade – ever since we started planning the "Exploring the Heights" historic homes tour in June, 2004 – to make all of Arlington Heights an HPOZ. The SurveyLA team appears to have overlooked many other Contributors to such a district, and instead recommended that Arlington Heights be a "special planning district" rather than a "historic district."

WAHA took photos of one overlooked street, and prepared a sample to present at our meeting with OHR. We noted that of approximately 80 parcels in our sample, about 66 of the structures were either Contributors or Altered Contributors, and only 13 were downright Non-Contributors. We are hoping that this one sample will result in a re-evaluation of Arlington Heights as a whole.

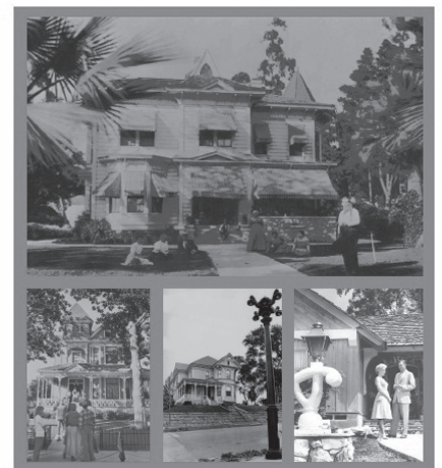
Meanwhile, SurveyLA is a living, breathing document and OHR still welcomes your contributions. If you are aware of a home or other building that (especially) has a significant cultural history, please do let the team know.

You can review SurveyLA results and add your contributions at:

<http://www.preservation.lacity.org/survey>

You may also sign up and join the conversation at:

<http://www.myhistoricla.org/> ●



MyHistoricLA
Guide to Public Participation in SurveyLA

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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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WAHA's 2013 Calendar for History Buffs and Preservation Advocates

FEBRUARY

WAHA Steps Out: "I Met Someone!"

Thursday, February 7

(Story, page 5)

WAHA Steps Out: Stevie Stern as Kick Ass Mary

Tuesday, February 19

(Story, page 4)

Women's Clothing Exchange

Tuesday, February 26

(Story, page 4)

MARCH

Oscar Nominated Costumes at FIDM

Saturday, March 9

(Story, page 6)

Wearing O' the Green

St. Patrick's Day WAHA Member Potluck

Sunday, March 17

(Story, page 4)

APRIL

Heritage Day at El Pueblo

Sunday, April 14

APRIL (cont.)

WAHA Elections

Saturday, April 20

(Story, page 3)

CyclAvia cycles through West Adams

(Venice Boulevard will be closed)

Sunday, April 21

MAY

WAHA Preservation Brunch

Sunday, May 5

JUNE

WAHA's Annual Spring Historic Homes & Architecture Tour

Saturday, June 1

SEPTEMBER

Living History Tour at Angelus Rosedale Cemetery
Saturday, September 28

Actors portray, in costume and at graveside, a half dozen of the historic personages buried at this landmark cemetery.

DECEMBER

Holiday Historic Homes Tour & Progressive Dinner
Saturday and Sunday, December 7-8

Calendar ✓

Upcoming Events

MARCH

St. Paddy's Day in West Adams —

Sunday, March 17:

WAHA is wearing the Green at a St. Patrick's Day Potluck, to be held at Sally Turner's home in Western Heights (2280 West 21st Street, 4-7 p.m.)



Please bring a dish to share (green would be swell, but not mandatory.)



WAHA's 2013 Calendar of Events is on page 15.

Art of Motion Picture Costume Design Exhibit

**WAHA Steps Out: Saturday, March 9, 2:30 p.m.
FIDM, 919 S. Grand Ave. (Downtown L.A.)**

Please join WAHA's own costume designer extraordinaire Rory Cunningham and fellow West Adams residents for an afternoon with Oscar -- Oscar costumes at the FIDM Museum, that is.

Along with a fun and informative tour, those who wish are invited afterwards for cocktails and dinner (no host) at a nearby venue. The exhibit itself is free. (See story, page 6)

Julia Roberts in one of the costumes from the Oscar-nominated "Mirror Mirror." Costumes from all five Oscar-nominated films are on view at the FIDM exhibit.



WAHA....Creating Our Future by Preserving Our Past

The WAHA Matters Newsletter is a publication of the West Adams Heritage Association. Members and supporters of WAHA are invited to submit articles to the Newsletter. Letters will be published subject to space constraints and will be cut for length if necessary. Articles will be published subject to acceptance by the editors of the WAHA Board. Advertising is subject to the approval of the publishers. Although the Association appreciates its many fine advertisers, the Association does not accept responsibility for claims made by advertisers. Services and products are not tested and appearance of advertising does not imply, nor does it constitute, endorsement by the West Adams Heritage Association. Copyright 2013. All rights for graphic and written material appearing in the newsletter are reserved. Contact Director of Publications for permission.

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