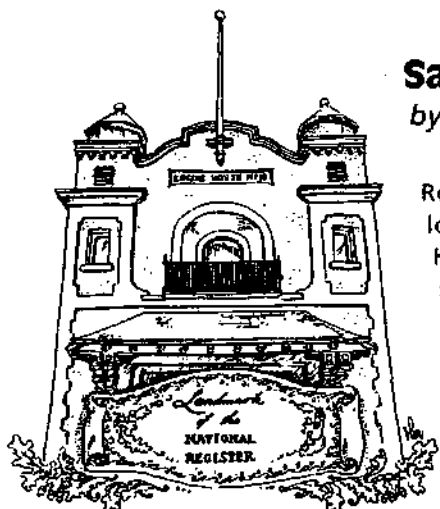


West Adams Matters



Saving A Historic Firehouse

by Jefferson Davis, WAHA President

This is a call to action! Within our boundaries, the Community Redevelopment Agency (CRA) has called for community input concerning a local treasure. The historic Old Engine House No. 18, located at 2616 South Hobart, just south of Adams Boulevard, is one of the oldest fire station structures in the city. Now City officials are pondering selling the building to the highest bidder, with a possible outcome of it being turned into private housing (affordable or market rate), despite community calls for its continued public use.

This firehouse was designed by architect John Parkinson and was built between 1904-1906. It is one of the few remaining fire stations in the city constructed to accommodate horse-drawn fire engines. It is also the last

(continued on page 2)

Angelus Rosedale Cemetery Tour

Saturday, September 24

Angelus Rosedale Cemetery has opened its gates over the decades to all races and religions. The West Adams Heritage Association is grateful to Angelus Rosedale, and in particular Ms. Kim Hill, for once again sharing their cemetery with the public for a tour, despite the toll that this past season's heavy rains have taken on the grounds.

This year's Living History Tour will feature portrayals of gold miner Benjamin Kelsey, Thomas Stimson of Figueroa Boulevard's famous Stimson mansion, James Miller Guinn of the California Historical Society, beer brewer George Zobelein, and singer Ivie Anderson, pictured here singing with Cab Calloway.

To volunteer for this event, please contact Cat Slater Woodward at 323-733-3964.

WAHA sent postcard invitations to its entire contact list in August. If you did not receive the postcard, please visit www.WestAdamsHeritage.com "News and Events" for a downloadable version. The Living History Tour regularly sells out, so if you are planning to spend the day with us you need to send in your reservations right away. ●



A Walking Tour of Kinney Heights Saturday, October 15

If it hadn't been for Abbot Kinney's asthma, West Adams may have developed differently, and Venice may never have been founded at all.

Abbot Kinney was born in 1850 in Brookside, New Jersey, and educated abroad. He then entered into a partnership with his two brothers and made a fortune in the cigarette business on the East Coast.

Never in the best of health, the frail Abbot Kinney landed in Southern California by fluke. Kinney was on a three-year trip around the world when a snowstorm prevented train travel from San Francisco to his family's East Coast home in 1880. While waiting in San Francisco, Kinney, who was both an asthmatic and insomniac, heard of a health resort at Sierra Madre in Southern California. Since he was always willing to try a cure for his asthma and insomnia, he took a train south and he went to the Sierra Madre Villa Hotel without a reservation. Although there was no vacancy at the inn, Kinney was allowed to stay in the parlor for three days. Exhausted from his ceaseless insomnia, he fell asleep on top of the billiards table. When he awoke, he was completely refreshed and his asthma symptoms disappeared. He had found the place where he wished to live.

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Historic Fire Engine House No. 18

continued from page 1

remaining Mission Style firehouse left in the city. Architecture buffs will recognize its scalloped parapet, twin towers with octagonal roofs and stucco exterior as distinctive Mission characteristics. Old Engine House No. 18 is a designated Los Angeles Historic-Cultural Monument and is a National Register landmark as well.

In the mid-1980s it was transferred to the CRA to be utilized for art classes, as a graphic arts training center, gallery, and other "public uses." Many of our neighbors and WAHA members attended classes and events in the firehouse when it was a lively venue. In recent years, however, the classes and other events became fewer and far between. For the last two years, Engine House No. 18 has been vacant and padlocked.

Currently, the Community Redevelopment Agency (CRA) and Council District 8 are exploring the possibility of selling the building outright, while several community-based organizations, including WAHA, have expressed interest in its remaining in public community use.

CRA sponsored a community "Charette" in mid-August - with the result being a unanimous community consensus that the Firehouse should remain in public use. The area's neighborhood council, North Area Neighborhood Development Council (NANDC), is considering participating in an effort to create a coalition to do just that.

For WAHA's part, we have been speaking to neighborhood groups, block clubs, artists, musicians, and after-school programs to formulate a plan to acquire the building.

We feel that West Adams Heritage Association, as one of the largest non-profits in the area, could help acquire the property and use the building to bring our neighborhood together. We would like to see it used as a home base to the many groups throughout the area, including WAHA.

We envision the building hosting art classes, socials, block clubs, chamber music concerts, and other cultural activities as well as many community events.

Engine House No. 18 could be a place we all could call "home." ●

Historic Resources Survey Reviews USC Neighborhood

In July, Pete Moruzzi of the consulting firm PRC Services Corp. presented a preliminary look at his effort to survey of historic structures within the Hoover Redevelopment Project Area surrounding the USC campus and to the south. He has already tentatively identified several potential historic districts, including one on South Flower Drive (a grouping of 1920s quadruplexes) and possibly "The Row," home to many of USC's fraternities and sororities on West 28th Street.

PRC Services Corp., based in Santa Monica and Irvine, is updating a Cultural Resource Documentation Report last done in 1985 for the Hoover Redevelopment Project. CRA/LA staff uses the survey to review the historic worthiness of numerous structures. According to CRA/LA Chairman Paul Hudson, "The new, more extensive and accurate information we expect to receive will help the CRA/LA staff more effectively evaluate the many buildings in some of the city's oldest neighborhoods."

Among its tasks, PRC Services will survey the entire redevelopment project area, identify all potentially significant historic resources, digitally photograph each, update findings in the past report, prepare a map of potential historic district boundaries, and present its findings to historic preservation organizations, if requested.

WAHA and NUPCA, the North University Park Community Association, are arranging a small group meeting in mid-September to provide more information to PRC regarding historic homes and other structures we think are significant, based on research our members and others have done in the community. If you would like to participate, or have research that should be shared, please contact Jean Frost, WAHA vice president and chair of the Historic Preservation Committee, at 213-748-1656.

Los Angeles Architecture Month: Frank Lloyd Wright Conference and ArchiFest

The Frank Lloyd Wright Building Conservancy is holding its 2005 conference, "Wright in Hollywood: Frank Lloyd Wright and his Los Angeles Progeny 1917-1941," at the historic Los Angeles Biltmore Hotel on October 19 to 23.

This annual conference is now part of a month-long celebration of the architecture of Los Angeles, "ArchiFest." Every building style in Southern California, from Victorian and Arts & Crafts to Art Deco and Modern, will be showcased in a series of tours, exhibitions, events, and performances to highlight the important role Los Angeles has played in the evolution of modern architectural design and Frank Lloyd Wright's legacy. In fact, the Los Angeles City Council has declared October "Los Angeles Architecture Month." Hundreds of visitors from around the world – as well as Angelenos themselves – will discover the city's rich architectural history.

West Adams has the honor of being one of the areas chosen to be highlighted during the festival. WAHA is sponsoring a walking tour of private homes and mansions in Kinney Heights on Saturday, October 15. Ticket price: \$30. The Kinney Heights neighborhood is part of the West Adams Terrace HPOZ, and includes many notable properties. (Please see related story on page 1.)

Many private homes and buildings designed by Wright and other famed architects – properties not usually open to the public – will be open for this conference. Of course, the need is great for volunteers to serve as docents, tour bus guides, conference table volunteers, etc., and we'd like to fill as many positions as possible with WAHA members. Please contact Robert Leary at 323-732-7767 if you'd like to get involved and/or if you would like to volunteer for WAHA's tour of Kinney Heights.

BACKGROUND

During the years between the two World Wars, Frank Lloyd Wright and some of his most innovative followers found Los Angeles to be a place of special promise. Beginning in 1917 with his commissions for Aline Barnsdall, Wright's sweeping vision for Olive Hill embodied a new, more urban sense of scale. Wright's Los Angeles experiments with concrete-block houses created an expressive and innovative building system. Both Rudolph Schindler and Richard Neutra came to Los Angeles to work with Wright and remained to become critical figures in Modernist architecture.

THE CONFERENCE

For fifteen years, the Frank Lloyd Wright Building Conservancy has hosted notable events and conferences internationally. This year, the Conservancy brings its annual Conference to Los Angeles, a city rich with the influence of Frank Lloyd Wright. The Building Conservancy is responsible for forming worldwide coalitions to save numerous Wright buildings, including L.A.'s Ennis house, just named one of 2005's "Eleven Most Endangered" historic buildings by the National Trust for Historic Preservation.

The Conference will be headquartered at the historic Biltmore Hotel in downtown Los Angeles and participants will enjoy talks by noted scholars and architects, tours of seldom-open Frank Lloyd Wright houses and tours of other significant Los Angeles architecture, including buildings by: Frank Lloyd Wright/Eric Lloyd Wright/Lloyd Wright, Frank Gehry, Greene and Greene, R.M. Schindler, Richard Neutra, John Lautner. In addition, there will be exclusive parties at private, architecturally significant homes,

(continued on page 4)



Stepping Out

Frank Lloyd Wright Conference

continued from page 3

and an opening reception at the famed J. Paul Getty Center.

ARCHIFEST: For the first time, the Frank Lloyd Wright Building Conservancy augments its Conference with ArchiFest, an extravaganza of architecturally-themed activities organized by numerous Los Angeles area cultural institutions and preservation organizations. This festival is an opportunity for visitors and residents alike to immerse themselves in L.A.'s exciting architectural landscape.

ArchiFest will include exhibitions, tours, performances, screenings and more. Institutions involved include the Hammer Museum, Norton Simon Museum, The Huntington Gallery, J. Paul Getty Research Institute, Los Angeles County Museum of Art, L.A. Conservancy, Los Angeles Municipal Art Gallery, Art Deco Society of Los Angeles, Architours, Echo Park Historical Society and West Adams Heritage Association. A sampling of ArchiFest events includes:

- Frank Lloyd Wright Film Festival
- Teen architecture-making class with Michael Rotondi
- Wright for Kids day at the Huntington
- Case Study Houses Tour
- Frank Lloyd Wright: The Romantic Spirit, Huntington Galleries
- Municipal Art Gallery Architecture and Art Exhibitions, Hollyhock House on Olive Hill
- Julius Shulman: Capturing the Development of a Movement and a Metropolis, Getty Research Institute
- L.A. Conservancy Historic Wilshire Boulevard Tour

INFO: For further information, visit www.savewright.org or contact preservation@savewright.org or call 312-663-5500. ●



Mid-Century Modern Tour

The MAK Center for Art and Architecture at the Schindler House is sponsoring an architecture tour of mid-century modern residences on Sunday, October 2, noon to 5 p.m. Tourgoers will visit the interiors of the following Silverlake and Los Feliz buildings:

- The Bubeshko Apartment Building (R. M. Schindler, 1938)
- "Silvertop" (John Lautner, 1957)
- The Walker Residence (R. M. Schindler 1936)
- The Tierman Residence (Gregory Ain, 1939)
- The Schlesinger Residence (R. M. Schindler, 1952)
- The Elliot Residence (R. M. Schindler, 1952)

The tour is followed by a cocktail reception at the Wolff House, (R. M. Schindler, 1938) from 5 – 7 p.m.

Ticket prices: Self-driven: \$65 Friends of the Schindler House and students. \$80, general public. Silverlake Shuttle: \$30 additional charge. To reserve tickets and for more information, please call 323-651-1510, e-mail office@makcenter.org or visit <http://www.makcenter.org>. ●

Craftsman Weekend in Pasadena

Pasadena Heritage, a nonprofit preservation organization, will present its 14th Annual Craftsman Weekend on October 21-23, 2005. The event is the largest and most comprehensive celebration of the Arts & Crafts Movement in the Western United States, and includes house tours, bus and walking tours, lectures devoted to the Arts & Crafts Movement, antique dealers and contemporary Craftsman-style works, and exclusive events in historic settings.

The Craftsman Movement (also known as the American Arts & Crafts Movement) emerged in the early 20th Century in the U.S. as an outgrowth of the English Arts & Crafts Movement. Its hallmark is a philosophy of honest, simple design expressed in hand-made creations by skilled craftsmen. While the Movement flowered throughout the U.S., Pasadena became a particularly strong center for Craftsman style design including architecture, art, and ceramics. International recognition of Craftsman expression in Pasadena has been accorded to the work of architects Charles and Henry Greene, tilemaker Ernest Batchelder, artists Elmer and Marion Wachtel, and writer/photographer Helen Lukens Gaut, among others.

One important component of this year's Lecture Series will be a panel discussion entitled "Greene & Greene for Sale: The High Price of Preservation." There was an uproar in the Craftsman community last December when the rare collection of Greene and Greene-designed decorative objects went on the auction block at Sotheby's in New York. For the first time since the auction, the trustee of the Guardian Trust, which secured the Greene & Greene collection, speaks out about the risks to California's historic art and architecture.

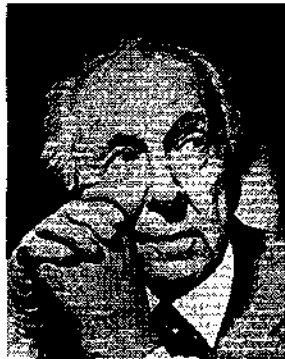
For further information, schedules, ticket prices, and to purchase tickets, contact Pasadena Heritage, 651 South St. John Avenue, Pasadena, CA 91105, call 626-441-6333, or visit www.pasadenaheritage.org. ●

Stepping Out

FRANK LLOYD WRIGHT "IN PERSON"

As a special part of ArchFest, Parlor Performances and Goldcoast Productions will present two performances of John Crowther's one man show, *Meet Mr. Wright: An Interactive Evening with Frank Lloyd Wright* on Saturday, October 22 at the beautiful 300-seat Barnsdall Gallery Theater (just feet away from the newly restored Hollyhock House - now open to the public), 4800 Hollywood Blvd.

This show (in which Crowther impersonates Wright speaking about his life and work) includes a lively Q&A with the audience and, coupled with a tour through Hollyhock House, makes for a terrific field trip for high school students, charity, social and professional groups - not to mention WAHA folks - and anyone interested in Wright's legacy.



About the show... Crowther lays bare the elusive genius of Frank Lloyd Wright - from his childhood in Wisconsin to his apprenticeship with the great Louis Sullivan, through a failed marriage, repeated scandals, and his provocative ideas about life and art - in this informative and entertaining evening. By turns

acerbic, chiding, bitingly funny, self-assured, informative, critical, and charming, Wright emerges a visionary and prophet.

- "A knowledgeable introduction to Wright and his work...fans and admirers should be delighted."—LA Weekly
- "Like being in the drafting room sitting at the feet of my grandfather."—Eric Lloyd Wright

Crowther studied architecture at Princeton, was president of the Triangle Club (following in the footsteps of notables such as F. Scott Fitzgerald and Joshua Logan), and has performed his acclaimed shows on Wright and Einstein throughout the world.

\$30 tickets will go on sale to the public via the internet, but Parlor Performances is now selling "early bird" tickets for \$20 - and blocks of tickets (12 or more) for just \$15. (The \$30 price will be stamped on all tickets, so you can purchase them for \$15 as a fundraising event and resell them). E-mail Jeannine Frank at frankent1@juno.com or phone 310-471-3979 for more information - or send checks payable to FRANK ENTERTAINMENT * PO Box 49283 * Los Angeles 90049. (Be sure to indicate 4 p.m. or 8 p.m. show.) Seats are not assigned, although the first three rows of each show will be saved for the first 100 ticket buyers. ●

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Around the House

Resources

by Suzie Henderson, Resources Columnist

Diversity is the key to this month's column. Thanks so much to our contributors for the interesting selection of resources.

A special thanks to Kathy Cohen, who responded to last month's request for a landscaper. It is so nice to see that the column is being read and used. She says they were extremely happy with their landscaper, Lynn Freer. Kathy invites readers to see her work in their front yard at 1800 Westmoreland Blvd. It is all visible in the yard behind the fence. She also did some work in the backyard recently, and they were happy with that, as well.

Have you been sweltering this summer with windows that are painted shut or have broken weights? Have you dreaded working on them, because of all the potential damage to the surrounding surfaces? Worry no more. Louise Manfe has the answer for your window restoration with Scott Goldfarb. His company does all the work through the sides and they don't remove the moldings, so there is no damage. She says they were so nice to work with and did 17 windows in only two days.

Martin Weil, our resident restoration architect (and a great resource himself), has an interesting resource to recommend. Artura Ferrel is a magnesite and tile stripping and reseating expert. For those of you who aren't familiar with magnesite, Martin tells me that it is a product that was used in better Spanish Revival 20's houses on staircases and in hallways. It can also be used for kitchen counters, as Martin did in his own house. Magnesite can be scored and colored to look like various surfaces.

Marianne Muellerleile recommends Alfredo Quesada, a structural engineer. She had him assess how much weight could be stored in her attic and to evaluate needed foundation work. She says that Alfredo really was marvelous, because he not only did the assessment, but gave them the reasoning behind the assessment. She was happy to learn of this very nice gentleman, through a friend who worked with him for months, putting in a funicular on his Hollywood Hills property.

Finally, I know that many of us have a variety of little jobs that we never seem to get around to accomplishing. No need to nag the spouse and children. Pam Palmer recommends Oscar Alvarado, a handyman, who recently did prompt, reasonable work of various kinds for them.

Please contact me with your great resources at WestAdamsGoddess@aol.com. Thanks, Suzie. ●

Oscar Alvarado
Handyman
213-365-0103 &
213-220-8176

Artura Ferrel
Magnesite and
Tile Restoration
818-504-6682

Lynn Freer
Landscaper
323-574-5739

Scott Goldfarb
Window Restoration and Repair
562-493-1590

Alfredo Quesada
Structural engineer
310-339-4540

Preservation Begins At Home



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AVAILABLE:

Craftsman Bungalow with nice historical detail in the Chas. Victor Hall Tract. 2 BD, 1 BA, den. 3112 Brighton. \$450,000 - Jane Harrington, 323-735-8216

Unique Arts & Crafts Home - Japanese-influenced Craftsman, great details in and out, inc. orig. mural, leaded glass, mahogany liv rm w/ inglenook. 221 S. St. Andrews Place. \$1,200,000 - David Raposa

Highland Park Artist's Retreat - 1212 El Paso Drive. \$495,000 - Adam Janeiro, 323-733-0446

IN ESCROW:

Chesterfield Square Craftsman - Two-story beauty! David Raposa (Buyer's agent)

Boyle Heights Craftsman - Adam Janeiro (Buyer's agent)

Avenues 1920s Revival style - Contributing structure to West Adams Terrace HPOZ. David Raposa (Buyer's agent)

Adams Normandie Bungalow - Jane Harrington (Buyer's agent)

SOLD:

Wellington Square Spanish Revival - 1927 S. Wellington.

David Raposa (Buyer's agent). Welcome, Nathan Bradshaw and Julie Park.

West Park Rare Craftsman Bungalow Duplex - 1114-1116

West 40th Place. Adam Janeiro (Buyer's agent). Welcome, Sandi Sava

Harvard Heights Craftsman - Classic Frank M. Tyler -

Contributing Structure to HPOZ. 1651 S. Oxford. David Raposa (Seller's agent). Welcome, Roger and Marguerite Stewart

Westhaven duplex - Carlton Joseph (Seller's agent)

West 37th Place units - Carlton Joseph (Seller's agent)

Unusual Norman Revival - 2851 Potomac - Adam Janeiro

(Seller's agent). Welcome, Kevin Lapp and Suzie Convery

Hermon Classic Split Level - Adam Janeiro (Buyer's agent)

Eagle Rock Mid-Century - Adam Janeiro (Buyer's agent)

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Kinney Heights Tour *continued from page 1*

Indeed, Kinney was so impressed by the climate in Sierra Madre that he bought a 550-acre ranch in the nearby foothills and called it "Kinneola." He built a two-story home, and planted 6,000 citrus trees and 20,000 seedless Sultana grape vines.

After his marriage in 1884, Kinney built a large home in Santa Monica and began purchasing land to the south with Francis Ryan. The partners developed Ocean Park with a walk pier and a country club. A streetcar line was extended to the site.

After Ryan's untimely death in 1898, and a succession of partners with whom Kinney couldn't agree, it was decided that the land speculator would toss a coin and the winner would choose which half of the district would be his. When Kinney won the toss, he startled the other four partners by choosing the barren, marshy property. Kinney soon announced that his sand dunes and marshland would soon be a cultural city patterned after Venice, Italy. The public laughed and dubbed the plan "Kinney's Folly."

They stopped laughing when trenches for canals were dug and Venetian-patterned buildings began to spring up. By July 4, 1905, Venice-of-America officially opened with a wonderful pier and exciting attractions: Italian gondoliers poling their boats down fairy-lit canals, a concert orchestra supplying music that could be heard nearly all over town, camel rides, exotic hotels catering to the best tastes and a miniature railroad circling the entire scene.

The cultural diversion never flourished in Venice. The public came to ride the camels and the little train and to see the sideshow. The Doge of Venice-of-America had built a cultural Renaissance by the sea. This atmosphere still prevails today.

Here in West Adams, Kinney helped develop a neighborhood known for taste and elegance, rather than a carnival atmosphere. Kinney had invested his money wisely, first in a Los Angeles hotel and later in large tracts of land, including the property now located between Western and Arlington, north of Adams, Kinney Heights.

He laid out Kinney Heights to take advantage of the ocean breezes and fine views atop the rise above the Ballona Creek (located where Jefferson Boulevard now runs). The entire neighborhood is laid out in a grid, except for Gramercy Park, a small cul-de-sac designed by the famed landscape architect Frederick Law Olmsted and his sons.

Among the many architects who designed homes and buildings in Kinney Heights are Robert D. Farquahar (the William Andrews Clark Memorial Library at 2520 Cimarron, on the northeast corner of Adams; Los Angeles Cultural Historic Monument No. 28) and Sumner Hunt, A. Wesley Eager and Silars R. Burns, who practiced independently and collaboratively during their careers.

On Saturday, October 15, as a part of Archifest and Los Angeles Architecture Month, WAHA will present a walking tour of Kinney Heights. Our tour organizers, Robert Leary and John Kurtz, promise that a "diversity of architecture" will be included on the tour, including the Perrine House (pictured above), Los Angeles Historic Cultural Monument No. 662, designed by architects Hunt, Burns and Eager in 1908. Tickets cost \$30. For more information, please log onto WAHA's website, www.WestAdamsHeritage.com, or call Robert Leary at 323-732-7767. ●

Our thanks to Jill Prestup of the Venice Historical Society for providing background information on Abbot Kinney.



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Community Matters

Fleas. Flies. Oh My! *by Jim Childs*

WAHA Matters readers in the July-August issue were informed of the demolitions of historic buildings at 1332 West 29th Street. On July 20, the City's Department of Building & Safety conducted a formal public hearing into the incident. Hearing Examiner Hector Buitrago reviewed the Staff report by Principal-Inspector Alan Wendell and took sworn testimony.

The B&S hearing was only a part of a lengthy and legally required process in determining whether or not to impose the sanctions applicable by the City under authority of the LAMC 91.106.4.1 Subsection 10, commonly referred to as the "scorched-earth" ordinance. Based on the findings of Hearing Examiner Buitrago, the Department may decide to invoke the sanctions which would allow an affidavit to be recorded with the County Recorder stating that B&S would not issue permits for any "new development" at the subject site for a five-year period.

The focus of the B&S inquiry was to provide for a factual report of what happened. The Department's mandate was to establish: 1) That there had been buildings on the subject site. 2) That there were no longer buildings on that site. 3) That the buildings had been demolished without required permits. The procedure is somewhat similar to a Coroner's Inquest in a British mystery movie. Although it may be obvious to everyone that someone is dead, the who, what and when of the case must be established as evidence for the record. B&S staff presented various documents including, among others: prior construction permits, Sanborn Insurance footprint maps and aerial photographs. These submitted materials were taken by the Examiner and marked as Exhibits for the case.

Staff's evidence supported the fact that three habitable structures existed on the rear of the site in 1954 (one of the three was a combining of two smaller structures) and the same structures were on site in 2003. The record also established that all the structures were constructed within the period of significance for the North University Park Specific Plan. B&S records and testimony including that of Inspector Tom O'Conner established that the same three buildings had been demolished by late March of 2005. Key testimony was provided by community member Rudy Cordova and WAHA member Art Curtis, both of whom had personal knowledge that the

"Izquierdo referred to the historic 1904 Victorian Lucas Residence as the cat house...infested with thousands of fleas and flies, which necessitated the clean-up [and demolition]."

buildings existed in late February 2005. B&S staff next submitted Departmental records which proved that an application for a demolition permit had not been taken out until late April, a month after the demolitions had occurred.

Ironically it was the owner himself who unwittingly provided the most substantiated evidence of what occurred. Owner Xavier Izquierdo, who works as a Century 21 real estate agent, read into the record a letter he had submitted on April 27 to the Department.

He stated that he had: "closed escrow on the property on Friday March 18, 2005. Although the property is in my name I do have a partner. I was obtaining bids for the yard clean up and removal of all debris and to my surprise on Monday, March 21, 90% of the yard was cleaned and most debris removed, including the rear

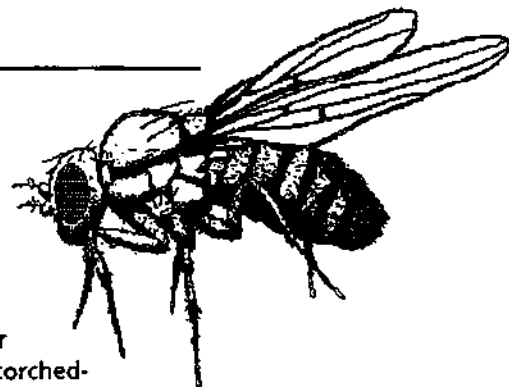
dilapidated structures... I never authorized demolition of the structures and I was quite upset. My partner's crew had misunderstood him." In addition to his testimony of when the demolitions actually occurred he also supplied photographs taken of the buildings prior to their demolition that he had assumed would illustrate their "unsafe" condition.

Under cross-examination Izquierdo identified his partner as a Mr. Juanisto Ortiz and acknowledged that they were both aware of the City's requirements for demolition permits. He also took exception to written comments in the record accusing him of being a "scofflaw and a carpetbagger" and stated that he had in fact lived as a child nearby and later attended USC and had been a realtor for 26 years. WAHA member, architect Michele McDonough, testified that as a "professional realtor" he should have known better and added that his proposed plans for multiple bedroom units for student housing were not compatible with the community.

Izquierdo referred to the historic 1904 Victorian Lucas Residence as "the cat house" (because of the large number of felines the elderly owner had sheltered prior to her sale of the property) and described the rear housing units as abandoned and infested with thousands of fleas and flies, which therefore necessitated the yard clean-up.

Speaking in favor of imposing the "scorched-earth" sanctions were: WAHA Vice-President Jean Frost; the Los Angeles Conservancy's Advocate of Preservation Issues, Jay Platt; myself for the University Park / HPOZ Board, and City Council Deputy Julie Lee / CD-#8. In addition to the oral and written comments by the aforementioned, written comments calling for the scorched-earth sanctions were also submitted by the HPOZ Alliance, the North University Park Community Association and the Adams Dockweiler Heritage Organizing Committee.

All of the commenting preservation organizations advocating scorched-earth sanctions against any "new-construction" also supported the issuance of permits allowing for the restoration and rehabilitation of the Lucas Residence which suffered extensive demolition of its rear façade. There was consensus that also favored possible "reconstruction" of the historic rear units and their upgrade to current code. ●



Historic Adobes & Ranchos in Los Angeles

Would you like to know more about the historic adobes and former Ranchos of Los Angeles County? If so, the website LAOkay.com is one place to look. An excellent resource, LAOkay.com describes itself as a directory of places to eat and things to see and do in Los Angeles County. It also serves Orange, San Diego, Riverside, San Bernardino, Ventura and Santa Barbara Counties, and contains over a thousand images documenting our regional architecture and history.

There are more than forty adobes in the Los Angeles area alone. A few are private homes and are closed to the public. Some are replica adobes. Most are open for public tours. LAOkay.com contains two resources that document these adobes and their Rancho history.

The first is the full text of the book, "Historic Adobes of Los Angeles County" by John R. Kielbasa. Currently out of print, this book provides detailed information about each extant adobe in the county. Individual chapters begin with the history of the area where each adobe was built, including brief narratives about early Native American inhabitants, followed by a discussion of their respective histories. The people who built them, the succession of owners who lived in them, the locations they were erected, what purposes they served, and how they have survived are all covered topics.

The second resource is a compiled list of adobe sites - also credited to John R. Keilbasa. The list was originally intended for Keilbasa's book, but ended up not being included due to space limitations. Organized by community, over 100 sites are listed. A brief history is provided for each. ●

For even more information, check out the following:

Haciendas in Los Angeles by Dan A. Joseffini.

Adobe Days by Sarah Bixby Smith

California 1850: A Snapshot in Time by Janice Marschner

Casas & Courtyards: Historic Adobe Houses of California by Helen S. Giffen

Historic Adobes of Los Angeles County by John R. Kielbasa

The Rancho San Pedro by Robert C. Gillingham

Sixty Years in Southern California 1853-1913 by Harris Newmark

Our thanks to www.PreserveLA.com for this excellent reference!



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Preservation Matters

We're Number 2! Finally. *by Jean Frost*

After years of work, and many technical discussions, the Los Angeles City Planning Commission unanimously approved the University Park H.P.O.Z. Preservation Plan on July 14. The University Park Preservation Plan is only the City's second approved Plan, since the inception of the City's HPOZ program in 1979. The first, the Angelino Heights Preservation Plan, was approved just last year. Although the City's Preservation Ordinance had always required that HPOZ Boards create a Preservation Plan there had not been a commitment by the Planning Department to provide the resources and infrastructure necessary for HPOZ Boards to fulfill their mandate until the Department decided to establish a Preservation Plan Template-Workbook process in 2001.

When the University Park HPOZ was established in 2000 there were only nine other existing HPOZ Districts. Today there are over twenty with many more in the approval process. Angelino Heights was the first HPOZ to come on line in 1983 and for the next 18 years none of the HPOZ Boards were able to craft a Preservation Plan because of the insurmountable challenge of creating the required Design Guidelines component of the Plan. However the University Park HPOZ presented a unique situation.

The University Park HPOZ was a City Council District #1 boundary subdivision of the Community Redevelopment Agency's Adams-Normandie 4321 Project Area which was terminated in 1999 as its 20-year tenure expired. The CRA and the AN-4321 Project Area Committee however had created an Urban Design Guidelines Program in 1991 which had gone through exhaustive public participation, plus CRA Board and City Council approval. The AN/4321-UDG was used as the legal arbiter for rehabilitation, restoration, reconstruction, and new construction design issues for their compliance with the Secretary of the Interior's Standards and Guidelines by the AN/4321 PAC and CRA.

Although the CRA-AN/4321 Project terminated in 1999 there were still technical and legal overlaps with the new UP-HPOZ. The University Park Board therefore was able to justify their decision to adopt the AN/4321-Urban Design Guidelines as a document to base their determinations and interpretations on for design issues. Projects in the UP Historic District required CRA and University Park Board approvals and having both administrators using the same reference document insured compatibility and uniformity.

The University Park HPOZ Board, starting with their first meeting in August 2000, immediately began their own Preservation Plan process. The (then) HPOZ Board architect, John Kaliski, had been the originator of the Urban Design Guidelines when they were adopted by CRA in 1991. The UP Board by utilizing the pre-approved and certified Urban Design Guidelines were able to concentrate on the other components of the Preservation Plan: the Mission Statement, the Goals and Objectives, and the Context Statement. After over a year of public meetings and review, the Board completed its draft document. Through the generous cooperation of WAHA the University Park Board was able to secure the funding for the publication of the draft document. The

UP Board next took their Draft Plan through the administrative approvals then required under the City's Ordinance. After having obtained the unanimous approval of the City's Cultural Heritage Commission in October of 2001 the UP Board brought their document forward to the City Planning Commission in December where their process was halted.

At the Commission's hearing Deputy Director of Planning Bob Sutton requested that the Planning Commission not act on the University Park Plan at that time because the Department was beginning the process of formulating a City-wide HPOZ Preservation Plan Template. He reported that the Department was considering a procedure which would be uniformly structured and allow Department Staff to function with consistency and not be burdened with



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idiosyncratic regulations. Sutton explained to the Commissioners that unique procedures associated with Specific Plans were an administrative nightmare for his staff but by codifying HPOZ Preservation Plans the Department would be better able to cope with the rapidly increasing number of Historic Districts. University Park would have to wait until the new procedures were operational.

Eventually, the Planning Department chose the firm of Myra Frank and Associates to facilitate a template-workbook. The template-workbook was envisioned to enable each HPOZ Board to customize it for their own specific Historic District while maintaining conformity of format and procedure. Myra Frank, working with the Los Angeles Conservancy and representatives of the various HPOZ Boards, began an extensive review process to design the template-workbook. Numerous public workshops were held before a final Draft Template-Workbook document was solidified and official public hearings and approval procedures begun. However, in order to legally allow for the Preservation Plan Template-Workbook the City's Preservation Plan Ordinance itself also had to be amended. Finally after nearly three years of meetings, reviews, hearings, and administrative approvals the Ordinance and the Template-Workbook were approved in May, 2004.

The Planning Department was now able to embark on their administrative implementation and chose symbolically Angelino Heights, the City's first HPOZ, to initially receive staff assistance to integrate their Historic District's needs with that of the Template-Workbook. Although the University Park HPOZ was tenth in evaluation based on chronology, the Planning Department determined that it would have the second position for staff assistance based on its prior record and experience of completing a Draft Preservation Plan. The University Park Board and the Planning Staff undertook a series of special public meetings, in addition to the Board's normal bi-monthly meetings, to re-conform their 2001-Draft Plan with that of the Template-Workbook and to seek community comments.

University Park Board members (Architect Tom Michali, Vice Chair Janice Robinson, Treasurer David Raposa, Secretary Jim Childs and myself as Board Chair) along with community representative member Rueben McDowell and Planner Eileen Schoetzow, met twelve times to finetune the new Draft Plan. Although the University Park Board had already spent significant time in their original draft and had the benefit of the established AN/4321-UDG the Board was committed to utilizing the opportunity to enrich their Draft Plan and empower it for the community's future needs.

The initial Draft-Plan was presented to the community at a public workshop and hearing at the Bob Hope Patriotic Hall on March 22. Additional public comments were taken by the Board during their April meetings, followed by a public hearing at the Planning Department in May, a review by the Cultural Heritage Commission, and a South Area Planning Commission hearing in June. Technical and minor revisions of the Draft continued to be refined up to actual moment of the Planning Committee's vote.

The University Park Preservation Plan at 140 pages long (plus attachments) with 312 photographs is now an official implementation tool of the South Los Angeles Community Plan and the Land Use Element of the City's General Plan. The UP Preservation Plan will now govern, through its design guidelines, goals and objectives with a clear and predictable set of expectations for the design and review of proposed projects within University Park. The journey has been long and the path somewhat circuitous and bumpy but the destination has been achieved and future secured. As Chair, I would like to thank the hard work and dedication of all those who participated including planning staff, Board members and community members. ●

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Stepping Out

Doheny Mansion Tours

After two years of sold-out tours of the Doheny Mansion, a new season has been announced for tours during 2005 and 2006 of the legendary residence at Mount St. Mary's College in Historic West Adams. The tours will be given at 9, 9:45, 10:30, and 11:15 a.m. on the following Saturdays:

October 8, 2005

November 5, 2005

January 28, 2006

March 18, 2006

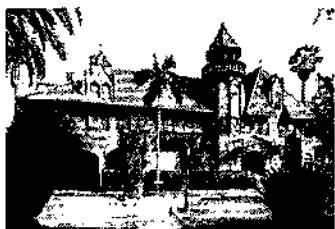
April 22, 2006

June 17, 2006

July 15, 2006

October 14, 2006

November 11, 2006



The home of oil baron Edward L. and Carrie Estelle Doheny for almost 60 years, the Gothic Renaissance-style Victorian mansion was designed by architects Theodore Augustus Elsen and Sumner P. Hunt in 1898. This well-maintained home boasts a marble-pillared great hall, the Pompeian Room with imported Siena marble and a Tiffany iridescent glass dome, furniture copied by permission of the Italian government from Pompeian furniture in a Rome museum, and much of the original furnishings in its other opulent rooms. Visitors will step back in time as they learn the history of this fascinating family, and the lifestyle of rich and famous Angelenos more than 100 years ago.

Docent-led groups limited to 20 people will visit the first floor of the Mansion and outside surroundings. The cost of the tour is \$25 per person and reservations are a must. No children under 12, please.

Contact Angelic Rome at 213- 477-2962 to book reservations or for further information. Proceeds will benefit the preservation of this historic residence

Founded in 1925, Mount St. Mary's College is a Catholic, liberal arts college, dedicated primarily to the education of women through innovative, values-based educational programs at two historic campuses. *U.S. News & World Report* ranks MSMC among the top 13 regional universities in the West. For more information about Mount St. Mary's College, visit the Web site at www.msmc.la.edu. ●

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The following companies offer discounts to WAHA members. Remember to show your WAHA membership card when you make your purchase.

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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 monthly newsletter. Or, call me at 323-733-6869 and I'll contact them. — Steve Wallis

Washington Boulevard Specific Plan

The United Neighborhoods Neighborhood Council (UNNC) and community "stakeholders" (residents, business owners and property owners) are currently working together to create and implement a proposed Specific Plan for the Washington Boulevard Corridor between Normandie and Crenshaw.

Specific Plans are land use tools utilized throughout Los Angeles to help create development that is compatible with existing uses and the character of distinct neighborhoods, to enhance economic vitality, and to protect communities from nuisance uses and visual blight. In June, 2004, the UNNC Governing Board passed a related "Vision Statement" for our community's commercial corridors, which envisions in part a "pedestrian-friendly, transit-friendly, green, sustainable, livable urban village that is sensitive to historic preservation" for Washington Boulevard and other streets, such as Jefferson, Western, and Pico. Then in September of 2004, UNNC voted to support the concept of a Specific Plan for Washington Boulevard.

Now a Task Force is meeting regularly to prepare a proposal. If you are interested in the future of Washington Boulevard and would like to get involved, please e-mail Task Force chair Stevie Stern at unitedneighborhoods@yahoo.com. ●

Olympic Community Alliance

In an effort to support one another's efforts to monitor commercial development more effectively, five neighborhood associations adjacent to Olympic Blvd. (Country Club Park, Country Club Heights, Wilshire Park, Windsor Village and Fremont Place) recently formed the Olympic Community Alliance (a working title). These long established neighborhood associations are concerned about preserving the residential quality of their neighborhoods in the face of the current climate of no-holds-barred commercial development in the area. This alliance plans to share information and to support one another at city hall when necessary (Country Club Park is a member of the Olympic Park Neighborhood Council, and the other four associations are part of the Greater Wilshire Neighborhood Council.) The Alliance's first joint effort is a community meeting with politicians and elected officials on Wednesday, September 7, at 7 p.m. at the Wilton Place Elementary School, 745 S. Wilton Place, in the community room on the second floor (elevator is available). ●

Jefferson Park Yard Sale

The "Nosey Eye Block Club" is having a neighborhood Yard Sale on Saturday, Sept. 24th, 8am-1pm along 29th Place between Western and St. Andrews. Furniture, clothes, books, toys, etc. Come by for great deals, or just to visit and have some lemonade with your neighbors! 10% of the proceeds will go to our block club. ●

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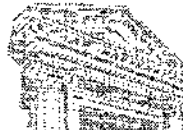
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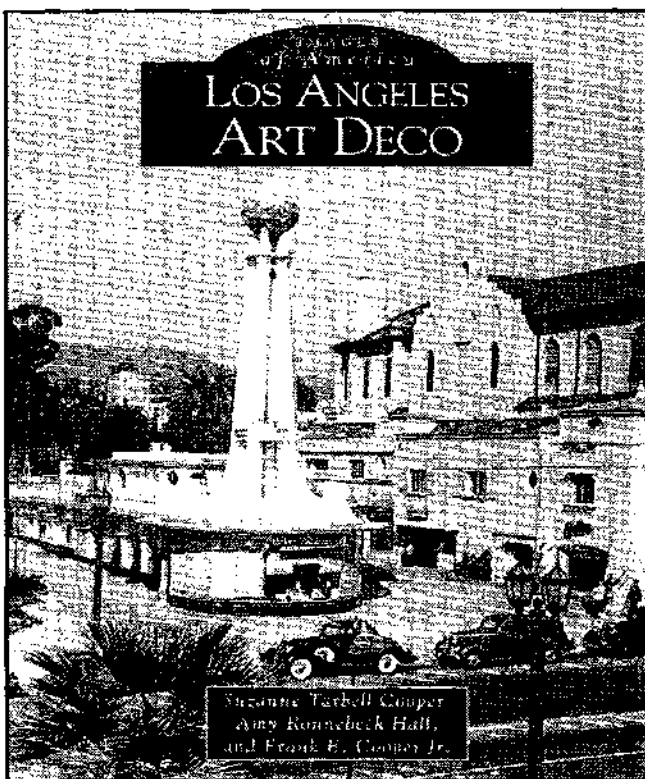
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Calendar ✓

WAHA September/October Calendar

Thursday, September 22: WAHA Board Meeting

Saturday, September 24: Angelus Rosedale Cemetery Living History Tour - Make your reservations now! (See story, page 1)

Saturday, October 15: A Walking Tour in Historic West Adams' Kinney Heights neighborhood (see story, page 1)

Saturday Evening, October 15: WAHA hosts a cocktail party (HOLD THE DATE)

Wednesday, October 26: 6-8 p.m. WAHA Evening Stroll (HOLD THE DATE)

Open Saturday and Afternoon Tea at Peace Labyrinth & Gardens at the Guasti Villa

Saturday, September 10
2 p.m. - 6 p.m.

Tea: 4 p.m. - 5 p.m.

Cost: \$8

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**Reservations: 323-737-4055 x 127
programs@peacelabyrinth.org**

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