



25 years  
of Preservation

# West Adams Matters

## An Action Call to Historic Preservationists *by Jim Robinson*

Thursday, September 10 8:30 a.m.

If you've ever wanted to do something truly meaningful for historic preservation, now is the time to do it. On Thursday, September 10, Los Angeles' Planning Commission will decide whether to stop protecting the interiors of more than 900 of the city's most treasured historic structures. We need your voice – in person and in writing – to urge the commission not to make such a horrible mistake.



For 47 years, L.A.'s Cultural Heritage Ordinance has made no distinction between interiors and exteriors of historic-cultural monuments. Both have been equally protected. Now a small group of downtown building owners is dangerously close to ending that protection, promoting amendments that would allow monument interiors throughout the city to be altered or gutted with no consideration of their historic value. After weeks of discussion with preservationist groups, some of these owners continue to argue that ANY regulation of building interiors is a violation of property rights. Their argument ignores longstanding building, zoning and health regulations that limit the use of privately owned interiors throughout the nation.

Incredibly, these owners say restrictions on interior spaces might be acceptable for private homes, but not for "private" spaces in commercial buildings!

*(continued on page 6)*

## Living History Tour

Saturday, September 26 Tours depart from 9 a.m. to Noon

History Comes to Life on Saturday, September 26 as the West Adams Heritage Association (WAHA) presents its 19th Annual tour of the historic Angelus Rosedale Cemetery. The tour features costumed actors portraying, at graveside, the life stories of some of the significant people buried there.

It's a landmark year for Angelus Rosedale Cemetery, which celebrates its 125th anniversary in 2009. Rosedale, as it was originally known, is one of the city's most historically significant cemeteries. Opened in 1884, it is now home to many generations of Los Angeles's citizens, representing every race, faith and creed.

Every year, WAHA selects different individuals buried at the cemetery to portray. This year, meet:

- "Prince of Jazz" **Jean Goldkette**, bandleader whose orchestras included Bix Beiderbecke, Hoagy Carmichael, and Tommy Dorsey;
- **William H. Shores**, the first African American employee of the Security Trust & Savings Bank, founded in 1889 (predecessor to Security Pacific Bank/Bank of America);
- **Katharine Putnam Hooker** and her daughter, **Marion Osgood Hooker**, both adventurers, artists and creative spirits who were friends of John Muir and astronomer George Ellery Hale;
- **Remi Nadeau**, grandson of a Los Angeles pioneer whose family once owned the land the cemetery sits upon; and
- **Everett Sloan**, an actor (*Citizen Kane*) and member of Orson Welles' Mercury Theater troupe.

*(continued on page 12)*



## The J. D. Hooker Family of West Adams *by Leslie Evans and Laura Meyers*

Little did we know, several months ago, when we selected historic personages for this year's Living History Tour that some of their names would be in headlines around the world in late August.



The Hooker Telescope and Mount Wilson Observatory, among the world's most historic engineering and scientific landmarks, remain potentially threatened by the flames of the Station Fire, which has consumed nearly 160,000 acres since its start on August 26. The fire was at the backdoor of the 5,710-foot peak for more than a week. The Hooker Telescope, one of the great monuments of modern science where much "stargazing history" has been made, is named for an important West Adams figure who, along with his family members, is buried at Angelus Rosedale Cemetery.

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## WAHA Newcomers Dessert Thursday evening, September 17

WAHA members are all invited to a "Newcomer Dessert" on Thursday, September 17, hosted by WAHA Board member Suzanne Lloyd Simmons, 2650 S. Kenwood Avenue (south of Adams, east of Normandie.)

Existing members are encouraged to bring a dessert to share with their fellow members.

Newcomers, those who have been members of WAHA for less than two years, are invited as our guests. Beverages will be provided.

Please come and meet your new neighbors, and let them meet you. ●

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## Cultural Heritage Ordinance Hearing Slated for September 10

The city's Planning Commission is set to try again to reach agreement on September 10 about a package of proposed changes to the city's Cultural Heritage Ordinance, the first significant overhaul of that legislation since it was passed by the City Council in 1982. Among the proposed changes are would clarify criteria for historic designation and provide earlier notification to property owners. (The complete ordinance is at [www.preservation.lacity.org](http://www.preservation.lacity.org).)

A discussion about the controversy surrounding the treatment of HCM interiors appears elsewhere in this newsletter. But here is an overview of some other recent changes to the draft ordinance:

The City Planning Commission has held two public hearing on the ordinance, on June 11, and July 9. meeting on 13 specific issues raised during the public testimony. Staff worked to address issues that had been raised in June, resulting in a number of proposed changes to the draft ordinance, addressing the following issues:

- **Inventory of Character-Defining Features:** Many property owners have requested greater clarity as to the specific "character-defining features" covered by a Historic-Cultural Monument designation. Under the ordinance changes, all new Monument designations would contain an inventory of these features. In addition, any existing Monument owner may request preparation of such an inventory at any time, by submitting a draft inventory to the department, based upon a report by a qualified historic preservation consultant.

- **Transition Rules:** The new draft ordinance includes transition rules, to ensure that Monument applications or proposed projects filed prior to the effective date of the ordinance would be governed by the current version of the Cultural Heritage Ordinance.

- **Reconsideration of Previously Declined Monument Nominations:** The new draft ordinance proposes a prohibition on re-submission of a Historic-Cultural Monument nomination for five years after a nomination was denied, except where the Commission determines that significant new information makes the new nomination materially different from the previous submittal.

- **Owner representation on Cultural Heritage Commission:** The new draft ordinance now proposes a requirement that two of the seven members of the expanded Cultural Heritage Commission be owners of Historic-Cultural Monuments: one shall be an owner of a residential Monument, and one shall be an owner of a commercial or industrial Monument.

- **Administrative Certificate of Appropriateness review:** The new draft establishes a 21-day time limit for department staff to approve an Administrative Certificate of Appropriateness (COA) request for minor rehabilitation work. The current version of the proposed ordinance limits COAs to exterior work and additions, with interiors handled as they are currently. But the Planning Commission may not approve this compromise.

- **Feasibility of rehabilitation:** The new draft adds language directing the Commission to take into consideration the reasonable economic, environmental, and technical feasibility of the proposed work in determining whether to issue a Certificate of Appropriateness for a project.

- **Notification:** To ensure timely notification of HCM property owners regarding any future changes to the Cultural Heritage Ordinance, the draft Ordinance now requires 60-day notice to all owners prior to initial consideration of any amendments. ●

## Mitzi March Mogul Named Bortfeld Award Winner

WAHA's highest award, the Bortfeld Award, named after WAHA co-founder Bob Bortfeld, is presented to a member who has given special service to the community in the prior year and over time. On July 4th at WAHA's annual celebration, the 2009 Bortfeld Award was presented to Mitzi March Mogul.

Two decades ago, when Bortfeld purchased his home in a long-ignored neighborhood, he had a vision for this community. Bortfeld felt that with strong community activism and a shared love for old houses, West Adams could be one of L.A.'s best neighborhoods. West Adams Heritage Association established the Bortfeld Award to honor his vision and inspiration after he passed away in the late 1980s. Nominees must demonstrate the following qualities: 1) consistent and visible leadership in WAHA and the preservation community, 2) an obvious commitment to preservation, 3) leadership in deed, not just title, 4) notable accomplishments/contributions over a range of activities, not just in one particular activity, and 5) an ability to bring people together to address issues and resolve problems.

Here is an excerpted version of the successful nomination for Mogul, submitted by Jim Childs and WAHA's Historic Preservation Committee (minus Mitzi, of course, who did not know what her fellow committee members were doing!):

We all know what Mitzi March Mogul has done for WAHA lately: delivering the Flower Drive Historic District; securing the Cultural Heritage Commission's support, along with Laura Meyers, for the designation of the 1st Church of Christian Scientist's Reading Room as a Los Angeles Historic-Cultural Monument; and leading the Flower-Power Chicks in WAHA's 3-Minute Success Story at this year's California Preservation Foundation statewide conference in Palm Springs, as well as hosting the Historic Preservation's Committee's event at Heritage Square at the end of May. You have all read about those achievements in our *WAHA Matters* newsletter.

But what else has Mitzi done for us? Back in the days before laptops, Mitzi ground out the WAHA newsletter herself for several years on a borrowed word-processor from John Lapham's mother, Marge. Back in those early years, the newsletter editor, like today, was expected to write fill articles and cover for Board members too busy to get their reports in on time. Also back in that day, the WAHA phone came along with the editor's job. Installed in Mitzi's home, she became the Voice of WAHA, as a 24/7 Receptionist and Secretary, dealing with advertising and new members, coordinating events, and fielding preservation questions.

Those who missed Mitzi's Flower-Power Chick performance may have seen her a decade earlier in ruby-red shoes as Dorothy in another CPF Three-Minute Success Story, when University Park celebrated the reinstallation of the historic UM-39 street-light standards along Adams and Figueroa.

Mitzi's many performances at WAHA events are legendary; some of the old-school preservationists remember her ample charms displayed in her reading of Christmas poems while dressed in nothing more than a red union suit at WAHA's very first Holiday Tour. This was in the foyer of Harold Smith's Craftsman, which was the main-course house. Mitzi entertained one tour group while her mother Inez, and Terry Bible, scurried up-and-down three flights of stairs to the ballroom that doubled as the dining room to serve the seated group.

The backbone of WAHA's financial success has been its Holiday Tours, and very few have done more to enable that success than Mitzi. Like many others, she has served for a number of years in all the various positions: Kitchen-Staff, Docent, House Captain, and Shepherd.

But well beyond those visible efforts lay her behind-the-scenes work, researching the historic backgrounds of the houses

and the owners, then transposing that information into the narratives for all of the Docents and into architectural-historian speak for the descriptions in the brochures and also, when necessary, taking the photographs and laying-out the art.

WAHA of course has done other tours and events over the decades, and Mitzi has been deeply involved in many of them. For over 20-years as an active member she has cheerfully shown up, mother Inez in tow, delicious potluck dish in hand, for countless membership meetings, dozens of 4th-of-Julys and neighborhood tree plantings. She is known fondly by many of the Rosedale Cemetery Tour folk as the "Luncheon-Queen."

When in 1986 she moved into a historic bungalow, she immediately organized her neighbors into a committee and created the first WAHA Bungalow-District Tour. When the L.A. local chapter hosted the Art Deco Society's

*(continued on page 17)*



*Mitzi March Mogul receives Bortfeld Award from WAHA president Jim Robinson*

# Stepping Out

## Everybody is Greek at Annual Saint Sophia's Festival

*Friday to Sunday, September 11 to 13*

Enjoy a festival of food, dancing and all the fun of the Greek islands without leaving Los Angeles. The eleventh annual L.A. Greek Fest features live music, folk dancing, craft demonstrations and sales, an array of Greek food and drinks, and much more. It's expected to attract over 40,000 guests to the grounds of the historic Saint Sophia Cathedral. Tom Hanks and Rita Wilson will once again serve as honorary chairs and celebrity guest hosts of the LA Greek Fest, presented on the Grand Plaza grounds of Saint Sophia Cathedral.

Greek Fest director Ted Pastras noted, "We'll have a lot of show biz celebrities from Hollywood and people from all over Southern California coming to the Byzantine Latino Quarter. Tom and Rita are great friends, and part of the Cathedral family, and they're lending their star power to our festival so that the people of the Southland can appreciate all the fun and excitement of the Greek Islands – right here in the City of the Angels."



Friday evening is "Zorba Night," featuring a zany dance contest. Throughout the weekend, food booths will spotlight Greek food specialties of Athens, Mykonos, Santorini, Rhodes, Saloniki and other exotic Hellenic destinations. Greek cuisine will include spanakopita, calamari, pastitsio and the spectacular flaming cheese saganaki, feta fries, Greek sausage sandwiches, and mini-lamb chops, desserts including baklava and galaktoboureko, plus first-ever presentations of lesser-known regional tantalizers. Also featured will be a line of select Greek beers, wine and Metaxa brandy cocktails.



If you missed touring the cathedral during WAHA's Landmarks Tour in June, you'll be glad to learn that it will be open throughout the festival for visitors. It is one of Los Angeles's architectural wonders, and is not to be missed.

The Fest and Cathedral are located in the Byzantine-Latino Quarter on the edge of Historic West Adams (at the corner of Pico and Normandie). Free and secure parking will be available nearby and shuttle service will be offered continuously to satellite lots. The Fest runs 5:00 p.m. – 11:00 p.m. on Friday, September 11; Saturday, September 12, 1:00 p.m. – 11:00 p.m.; and Sunday, September 13, 12 noon – 10 p.m. Admission is free to everyone on Friday night; and \$5 for adults on Saturday and Sunday. (Kids under 12 will be admitted free of charge all weekend long). ●

## Diwali Festival of Lights

*Sunday, October 11*

*Gaylord's Banquet Room, 50 N. La Cienega (Beverly Hills)*

The L.A. Mumbai Sister City Affiliation invites you to a celebration of...DIWALI — India's Festival of Lights.

Diwali celebrates the coronation and return of King Rama to his kingdom of Ayodhya. After an epic battle, Rama ended his 14-year exile and reclaimed his princess Sita, who was abducted by Ravana, the demon King of Sri Lanka. During Diwali, homes are illuminated with terra cotta lamps and sweets are shared with family and friends. One of WAHA's fine friends and members, Mira Advani, helps organize an annual Diwali dinner benefitting the L.A. Mumbai Sister City Affiliation and its related charities. The event includes:

- Sumptuous feast of regional Indian cuisine
- Wines donated by: Rideau Vineyards & Winery (Santa Ynez) Clautiere Vineyards & Winery (Paso Robles) Divya (Malibu Family Wines private label)
- Dance performance by Sharanya Mukhopadhyay, Miss Showbiz India 2008-09
- Dress: Glamorous/India-inspired
- Henna painting
- Tarot readings
- Parking entrance just north of the restaurant

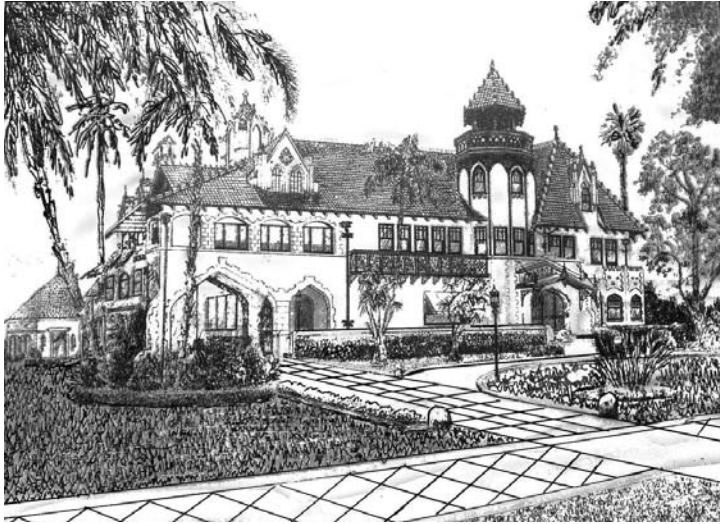
Price: \$75 per person, group rate: 10 for \$600

Space limited — send in your checks by October 1 to: L.A. Mumbai Sister City, c/o David Salazar, 4931 W. 140th St., Hawthorne, CA 90250-6518. For more info, contact [la.mumbai.sca@gmail.com](mailto:la.mumbai.sca@gmail.com)

Proceeds from this event will benefit the AmeriCares organization in India. The LA Mumbai Sister City Affiliation is a non-profit agency (501c3 No. 0644627) dedicated to the promotion of intercultural understanding. ●







## Historic Doheny Mansion for Tours During Extensive Renovation Project

*Saturday, September 19*

*Four tours: 9, 9:45, 10:30, and 11:15 a.m.*

The Doheny Mansion at Mount St. Mary's College in Historic West Adams, former estate of early-1900s oil baron Edward L. Doheny, opens for public tours with an added twist: the in-progress renovation will be featured. In July, the College began the first extensive restoration of the home in 70 years, and visitors will be able to see this work up close.

The first phase of exterior renovations includes reinforcement of the roof and walls of the Gothic Renaissance-style Victorian mansion. The home's central architectural element is a cupola-capped turret rising from

the ground floor to the left of the property's exotic, red-marble grand entry. The turret has begun to lean into the building, and contractors are adding steel supports to reinforce existing framing in order to prevent further damage. Other major restoration includes exterior stucco work, painting the home's façade, and waterproofing and preserving the roof in addition to repairing damaged copper finials. The stained glass and dome in the famous Pompeian Room are being cleaned and repaired.

Home to the Doheny family for nearly 60 years, the mansion was designed by Theodore Augustus Eisen and Sumner P. Hunt in 1898. Doheny and his wife, Carrie Estelle Doheny, frequently remodeled the mansion. Public tours, which cost \$25 a person, include the first floor of the mansion and surrounding grounds. Some discounts apply. Call 213-477-2962 for tour information, or go to [www.dohenymansion.org](http://www.dohenymansion.org) for tour information and other mansion news.

To learn more about the Dohenys, read the book *The Doheny Mansion: A Biography of a Home*, by mansion Curator MaryAnn Bonino. The book is available for purchase through [www.dacamera.org](http://www.dacamera.org), with all proceeds from book sales going toward mansion conservation. ●

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# Preservation Matters

## Cultural Heritage Ordinance *continued from page 1*

Ironically, we may be victims of our own success. At the commission's last meeting, in July, WAHA members and other preservationists argued so passionately for residential interiors that commission members may have thought that was all we cared about. In fact, we believe the ordinance must continue to protect worthy interiors of all monument buildings, not just residential ones.

Now we're asking you to support us with your own appeal. The more personal you make it, the better. Here are some things you might say:

- For 47 years, the city's ordinance has applied to buildings in their entirety, making no distinction between exteriors and interiors. We need to continue that 100 percent protection.

- Some buildings are actually more significant on the inside than on the outside. Preservation officials should continue to review all monument interiors, so they can determine which elements merit preserving.

- Protection of interiors does not mean an automatic ban on alterations. It simply allows experts to judge what should be preserved, and to recommend changes that would cause the least harm.

- The city's preservation officials have shown great flexibility in allowing changes in historic structures. In recent years, dozens of downtown commercial monuments have been converted to apartments while appropriately preserving their most historic features.

- Those promoting the elimination of interior review represent a small portion of historic monument owners (perhaps as few as 30) — far fewer than the hundreds of owners represented by the West Adams Heritage Association, Hollywood Heritage, Highland Park Heritage Trust and other organizations that support interior preservation.

- There are approximately 880,000 land parcels in the City of Los Angeles, and fewer than 1,000 of them are historic monuments. For those who can't tolerate the ordinance's restrictions, there are 879,000 non-monuments to invest in.

Please e-mail your comments to [ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org) AND [CPC@lacity.org](mailto:CPC@lacity.org), with a copy to [news@westadamsheritage.org](mailto:news@westadamsheritage.org). In your comments, please reference "Proposed Amendments to the Cultural Heritage Ordinance, CPC-2008-4918-CA." And, if you can, please try to attend the hearing on September 10. ●



*Historic interiors at risk (from top): Neutra Office Building, Coca Cola Bottling Plant, Herald Examiner Building*

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## Ray Charles' Historic RPM Recording Studios

by David Ritz

*If Interiors lose their designation, the Ray Charles RPM Recording Studios' historic status as Los Angeles Historic Cultural Monument No. 776 is at risk — among many other "commercial" and/or "private" interiors.*

Along with Motown's Hitsville USA in Detroit and Sun Studios in Memphis, 2107 West Washington Boulevard in Historic West Adams stands as a major monument in the history of popular entertainment. For four productive decades, the building served as creative home and working studio for Ray Charles. Within its walls an astounding array of music has been recorded — music whose influence is felt in virtually every corner of the globe.

Charles himself conceived the building in the early Sixties, a time when he dominated the charts in no less than four categories — pop, rhythm-and-blues, jazz, and country. "I'd been running in and out recording studios since 1948," he recalled in an interview before his death, "and always dreamed of a place of my own. I dreamed of being able to play and record whatever and whenever I wanted. So in the early Sixties, after I had some big hits — 'What I Say,' 'Georgia,' 'Hit the Road Jack,' 'I Can't Stop Loving You' — I decided to make the dream come true."

The dream involved more than a studio. Charles's vision encompassed a self-contained enterprise in which he controlled all aspects of his professional life. "Even though I was only in my early thirties, I'd been in the business a long while" he recalled. "I'd seen what it meant to be managed by others. Now it was time to manage myself. It was time to put all my business under one roof."

The two-story modernist structure was completed in 1964. "I liked the location," said Charles. "People were trying to tell me to move to fancier areas like Beverly Hills. But why? What was wrong with a working-class black neighborhood? Why not put some money back into the community? Besides, the location was great—close to downtown, close to Hollywood and a straight shot to the airport. The land was reasonable and because I'd worked on the design of the building myself, I knew it would fit me to a T." It did. Within days of moving in, Charles knew every inch of the second story which housed his offices and studio.

The sign placed out front — RPM — is a play on words. "Some thought it stood for revolutions per minute, as in a 33 1/3 long-playing album" Charles explained. "But in my mind it stood for Recording, Production and Management — the three activities going on inside." While his chief business associate Joe Adams concentrated on production and management, Charles's undying passion was recording — and the custom-made studio that stood in the rear of the building. "I'm fascinated by electronics," said Charles, "and was blessed to have worked with Tommy Dowd, the genius engineer who recorded all my sessions when I was with Atlantic Records. Tommy was the one who designed the studio, told me what equipment to buy and, when the board was installed, came out from New York and taught me how to use it. We started out with a three-track. Then went to eight, twelve, twenty-four, forty-eight.

"The studio was also designed with my big band in mind. It's big enough to accommodate a whole mess of musicians. Every spring, before leaving to tour around the world, I have the band assemble in the studio for rehearsals."

Since 1964 when the studio became operative, Charles recorded, with few exceptions, all his material at 2107 West Washington — some 30 albums and, in total, over 300 songs. Such Ray Charles classics as "Rainy Night in Georgia," "Let's Go Get Stoned," "I Don't Need No Doctor," "Look What They've Done to My Song, Ma" and his version of "America, the Beautiful" are all products of 2107. "I guess you can't help but be a little impressed when you think of the singers and players who have recorded up in there," Charles remembered. "Willie Nelson has been here a bunch of times. So has B.B. King, Gladys Knight, Freddie Hubbard, George Jones, Milt Jackson, Lou Rawls, Johnny Cash, Merle Haggard and of course my best buddy Quincy Jones."

The studio has also been the scene of countless taped interviews with Ray Charles, including the Martin Scorsese/Clint Eastwood documentary "Piano Blues." "If the media wants to talk to me, talk to me where I'm most at ease," said Charles. "Talk to me in my studio."

The studio was the primary work arena of one of the modern era's most prolific creative geniuses. For forty years, it is where Charles came, day after day, night after night, to pursue his extraordinary art. The studio is where he feels most free—where his ideas come together and his art and life seem to make sense. Said the singer. "The studio is everything I've ever wanted, everything I've ever needed. It's where I can relax, take my time or hurry up if I please. It's where the ideas flow. The fact that 2107 West Washington Boulevard has achieved historic status is a credit both to Ray Charles' original vision of establishing a recording home of his own and, even more, to the enduring beauty of the music made within its hallowed walls. ●



# Annual Report

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## Historic Preservation Year in Review

by Jean Frost

WAHA's Historic Preservation Committee is an action committee and is WAHA's key advocacy for Historic Preservation Committee. Committee members actively stay engaged in commenting on development applications, stay abreast of land use initiatives, respond to issues as they arise, keep track of historic buildings needing to be moved and possible sites to move them to, and keep up to date on changes to California's environmental laws as they relate to historic properties. Importantly, the Historic Preservation Committee also spearheads the designation of historic resources, working with WAHA members and, at times, preparing nominations.

The Committee members are: Jean Frost (chair), Laura Meyers, Mitzi Mogul, Roland Souza, David Raposa, Jim Childs, John Patterson, Eric Bronson (WAHA VP for historic preservation).

WAHA's historic preservation budget funds nomination and research, appeals, and an annual event. These costs can include consultant costs, Xeroxing, filing fees, travel, and parking. The Committee meets approximately every other month at a time and place to be determined. As Historic Preservation Chair, I rely on an active Committee and also the guidance of WAHA Vice President Eric Bronson.

The 2008-2009 year has had mixed results. To bolster our spirits, let's begin with the successes.

### SUCCESES

#### The Flower Drive California Register District

The WAHA Historic Preservation Committee believes that it is always helpful to designate historic sites and districts before development issues arise. WAHA nominated the Flower Drive Historic District to the California Register. The State Historic Resources Commission reviewed the nomination. Our consultant, Peter Moruzzi of Moruzzi Historic Resources Consulting appeared before the Commission along with WAHA President Jim Robinson and Committee member Mitzi Mogul. The State Historic Resources Commission on July 25, 2008 by a vote of 5 to 1 determined that the Flower Drive District was eligible for the California Register of Historic Places. The Committee and WAHA were ready to celebrate the victory when an appeal postmarked on the 30<sup>th</sup> day after the Commission action, asking for the matter to be reconsidered. Such a request is highly unusual and the opposition mounted a full court press to stop the finding. The reconsideration took place at the Commission's November meeting in Sacramento. Mitzi Mogul represented WAHA and, against strong opposition from USC and representatives of the owners, the Commission reheard the case reconfirmed Flower Drive eligible for the California Register. Flower Drive is one of those truly special vernacular neighborhoods which places you back in time, the 1920s.

#### 1005 W. 25<sup>th</sup> Street – Phi Delt House

After meeting with the architect for Phi Delt House on February 4, the architect and the committee arrived at a consensus to redesign the plans to include wood windows (instead of some vinyl on the Portland elevations and new construction), smooth stucco finish appropriate to the period, and restore the original woods windows in kind. The plan for restoration/rehabilitation was agreed to, and Bob Wellborn, the principal for Phi Delt, thanks WAHA and the committee. The outcome was a definite win for WAHA and the Community which preserves the streetscape along Hoover, 28<sup>th</sup> and Portland.

#### Apostolic Church, 3200 Adams Boulevard

Committee members (Eric Brinson, Mitzi Mogul, Laura Meyers, and Roland Souza) met with Anna Olvera, Senior Project Manager, Pacific Charter School Development, Inc. about conversion of the church to a Charter School. There was discussion of preservation of the Church interior and the stained glass windows. The developer will now retain the Church and the stained glass windows, utilizing the building as a multi-purpose room. WAHA commented on the MND which was not clear in its understanding of the importance of the historic resource. The plans are to retain the Church, its windows, and adaptively reuse the building without doing harm to character defining features. This is a win, and arose out of constructive discussion with the developer early on in the process.

### FAILURES

#### 2636 South Hoover – Christian Science Reading Room

WAHA in discussion with the LA Office of Historic Resources submitted an addendum to the nomination of the Church of Christ Scientist on Adams, to include the Christian Science Reading Room. The Church was designated in the sixties, at which time the Reading Room was less than 50 years old, a general criteria for historic designation. Mitzi Mogul and Laura Meyers testified and wrote the nomination. Jim Childs did the photographs. Among the strong supporters was Christy McAvoy from HRG. The Cultural Heritage Commission declared the building an HCM which City Council declined to pursue the listing. A defeat for preservation.



## **The Obee Cottage, MND (ENV-2005-7868-MND)**

Applicant Anastasi removed the Obee Cottage from the Washington Boulevard site without a demolition permit over the course of several days starting around February 4, 2008. The Obee Cottage building was no longer present by Thursday, February 7, 2008. The lot itself was cleared about one week later. Building permits were not secured until later that month, and not by the licensed contractor who actually removed the structure without a permit. The fact that the historic resource was allowed to be removed/demolished before a decision certifying a CEQA clearance had been made final is, in fact, another violation of CEQA, which mandates that projects not be "split." In other words, the construction of the condominiums and the demolition of the Obee Cottage are to be treated as a single project, not two isolated or split projects.

While the Committee believed the MND had serious flaws, the City has been unable to provide information about the NOD (Notice of Determination) which is a key in setting a deadline for any legal action. The City has passed responsibility along to the developer without providing way of monitoring the posting.

When the original MND was circulated, the City agreed that the historic assessment was inadequate and required that such an assessment be made. Rather than prepare a legitimate assessment, and offer potential mitigations, the City has allowed a cursory and inadequate review, that is not fact based, submitted by unnamed financial real estate specialists, and then made conclusory and unsupported decisions. These actions are contrary to the core premise, the very heart of CEQA, that insures the community that its environmental concerns have been adequately addressed. Jim Childs lead the appeal efforts to have adequate environmental review. The appeal failed and WAHA, after considering the matter, did not take the next steps which would have been Board authorized litigation.

## **OTHER ACTIVITIES**

The Historic Preservation Committee traditionally hosts a May preservation meeting for all WAHA members, with a program highlighting current historic preservation topics. This year's Preservation Month celebration was held at Heritage Square. For a second time, the Martin Weil Historic Preservation Award was presented. The honoree was decided by the WAHA Board of Directors. Jim Childs and I are deeply touched at the recognition and proud to be the second recipients of the Award.

## **CULTURAL HERITAGE ORDINANCE**

The WAHA Executive Committee and members of the Historic Preservation Committee are commenting on changes that are being proposed to the Cultural Heritage Ordinance. The current proposal would entail a resounding defeat for preservation with the removal of historic interiors of private residences and commercial properties from the protection of the Ordinance. WAHA is carefully monitoring this proposal and has engaged Susan Brandt-Hawley to comment on the CEQA requirements should the Ordinance be adversely changed. Councilwoman Jan Perry wrote strongly in opposition to the changes: "When you start a game, you agree to the rules and abide by them....Nearly 1,000 properties have been accepted into the City for historic/cultural designation and now we want to later the conditions under which these properties were accepted." More will be done by the WAHA Executive Committee, Historic Preservation Committee, and WAHA on this issue. For a brief time, there was a consensus to return to the inclusion of interiors but at press time that appears to have disintegrated. One option is to not change the Ordinance: if it's not broke, and has been working for 47 years, why pursue changes?

## **UPCOMING CHALLENGES**

### **2323 Scarff Street**

The Bureau of Engineering has unexpectedly stated a requirement to widen the sidewalk and require a street dedication on historic Scarff Street for a proposed project, and this requirement constitutes an alteration to the project's design. The proposed changes to the historic setting of this National Register listed streetscape are in non-compliance with both the Preservation Plan and other historic requirements, and therefore in violation of the California Environmental Quality Act (CEQA). If these requirements are adopted, post MND circulation and comment, we can only concluded that the current MND is legally deficient for purposes of CEQA and that a new environmental document which will analyze the potential negative impacts and propose possible mitigation should be drafted. An appeal of the project's tract map approval is pending.

### **Red Oak Development**

Comment on the MNDs for the Red Oak project triggered an EIR (the draft is not yet released). The project is on Figueroa, between St. Vincent's Cathedral and the Stimson Mansion (between Adams and 23rd Street.) Among WAHA's concerns in this case, beyond land use, is that an over-scale new building which is not properly sited or set back from Figueroa will have a dramatic negative impact on several historic resources, including the last remaining intact section of Zanja Madre ("Mother Ditch"), the historic Stimson Mansion, the landscape elements remaining on the site from its heyday as the Sabichi estate, and on St. Vincent's.

*(continued on next page)*

# Annual Report

## Preservation Year in Review *continued from page 9*

### USC Master Plan

The City is proposing a specific plan for the USC area. The proposed specific plan area lies within the boundaries of WAHA as outlined in its By-Laws and also lies within and adjacent to historic neighborhoods as defined by HPOZs, Historic Cultural Monuments, and designated and/or surveyed historic areas. These include but are not limited to the Memorial Coliseum, the Exposition Park National Register District, the Flower Drive California Register Historic District, the Menlo Historic District; the Fraternity Sorority Row surveyed District, the Shrine Auditorium, Felix Chevrolet, Chester Place Historic District and the St. James Park Historic District, to name just a few.

Any specific plan needs to address impacts on historic resources with a view to making strategic decisions that encourage preservation and historic settings. There are significant issues of parking and circulation, adequate community services and amenities and how planning decisions effect the environment. Too often formulas are embraced out of context for the quality of living in the area. A very significant land mass is University Village which was developed as part of the Hoover project area is a major concern with a view to creating neighborhood serving uses, and mitigating the parking and traffic issues of the area.

The concept of transferring neighborhood commercial to Vermont is a questionable strategy, as the Vermont corridor has very narrow depth lots adjoining residential areas that are in the process of rehabilitation and restoration. For the Vermont corridor there is a tension between getting people in and out of the area, against creating attractive and useful commercial.

The City is beginning the Draft EIR process. WAHA hopes to see creation a specific plan that serves the community. Neighborhood meetings will take place soon.

### CONCLUSION

A view of the past year reminds those who were present for the wins and losses. As preservationists, we cannot forget our own past and but must build on it to avoid future losses. ●

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## WAHA's Annual Financial Report

WAHA's fiscal year runs from May through April (5/01/08 – 4/30/09). Each year, we do several fundraising tours and events -- this past year was no different. We presented three very financially successful tours: Landmarks of West Adams, in June, 2008; the Living History Tour at Angelus Rosedale Cemetery, in September, 2008; and the Festival of Lights Holiday Tour in West Adams Avenues, last December, 2008. WAHA also has been able to sell many copies of the book, West Adams (authored by our own Don Lynch, John Kurtz and Suzanne Tarbell Cooper). In addition, Sherwin Williams gave WAHA a rebate of \$334.66 on WAHA members' purchases of paint at the store located at Venice just east of Vermont (please do keep those purchases coming!)

WAHA spent money making money, of course. But we also sponsored two Coffee Cart Strolls (in Wellington Square and Arlington Heights), plus a coffee cart in Country Club Park for a neighborhood event. We present two large Member parties each year -- on the 4th of July and in December for the Holiday Season. WAHA co-sponsored a wonderful kids event at Halloween in Gramercy Park. And WAHA opened up the doors of several more historic properties during the fiscal year for book signing events and other membership functions.

In addition, WAHA sponsored attendance at the annual California Preservation Foundation Conference, held this year in Palm Springs and offering our members education in important preservation issues and techniques. WAHA participated in the 2nd Annual Los Angeles Heritage Day at Heritage Square Museum. And WAHA spent its money advocating for historic preservation, in Sacramento (the Flower Drive Historic District) and in Los Angeles (several HCM nominations.)

Here are the financial statement highlights. Contact WAHA treasurer Jean Cade for more information.

### WAHA Combined Financial Statement May 1, 2008-April 30, 2009

This space purposely BLANK —  
Only WAHA members may review the financial statement.



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## Living History Tour *continued from page 1*

Though only the second oldest existing Los Angeles cemetery (after Evergreen Cemetery in Boyle Heights, founded in 1877), Rosedale claimed a number of firsts when it was established. It was the city's first "garden cemetery," an effort to combine the ambience of a park with the requirements of a graveyard. Rosedale embraced the idea that a cemetery should be like a garden or a park with beautiful landscaping, rolling hills, towering trees, and art work. The beautiful carved statuary of the monuments are actually symbolic: a draped urn represents sorrow, a broken stump, column or headstone symbolizes a life cut short, an angel clutching a rose symbolizes everlasting love, and Celtic knots represent eternity — the unending thread of life.

Rosedale also boasts the first crematorium built west of the Rockies -- and the second in the United States. Rosedale's first cremation took place in 1887. Importantly, Rosedale was the very first Los Angeles cemetery to accept burials of all races and religions.

In 1993, Rosedale was bought by the owners of the Angelus Funeral Home, the Hill family, who renamed it Angelus-Rosedale Cemetery.

Among the tens of thousands of individuals resting at Angelus Rosedale are numerous men and women who made history in Los Angeles, California and the nation. Among the politicians and city leaders buried at Angelus Rosedale are Phineas Banning, who helped establish the Port of Los Angeles 150 years ago; Jonathan S. Slauson, namesake of Slauson Boulevard; California Governor William Stephens, Frederick and Mae Rindge, who once owned most of Malibu, David Burbank (for whom Burbank is named), and Caroline Severance, a renown suffragette.

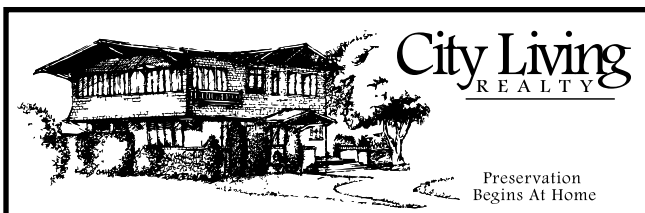
Other notables interred at the cemetery include actors Hattie McDaniel and Anna May Wong, director Tod Browning ("Freaks"), lyricist Andy Razaf ("Ain't Misbehaving"), Jessie Benton Fremont (widow of "Pathfinder" John C. Fremont), jazzman Eric Dolphy, jazz singer Ivy Anderson, Frank Chance, player and manager for Chicago Cubs (part of the famous "Tinker to Evers to Chance" triple play), 1936 Olympics Gold Medalist Cornelius Johnson (Hitler refused to congratulate him), and magician Harry Kellar.

The cemetery is the final resting place of over 700 Civil War soldiers, many buried in a large plot set aside for members of the Grand Army of the Republic. Angelus Rosedale also has a section dedicated to veterans of the Spanish American War. Col. Allen Allensworth, a former slave who fought in the Civil War and founded the town of Allensworth, is among the veterans buried at Rosedale, as is Capt. Edward L. Baker, a Buffalo Soldier who was recognized with a Medal of Honor for his valor in the Spanish American War.

Early Los Angeles settlers have their own section: The Pioneers' Plot is home to early citizens who originally were buried in the original "Old Cemetery" on Fort Hill (where LAUSD had its longtime administrative offices), and who were later moved to Rosedale when the school district expanded its high school, starting in 1913.

The Angelus Rosedale Cemetery is located at 1831 West Washington Blvd. The tour is guided by docents at set times between 9 a.m. and noon, and includes a walk through the cemetery. Tickets for the WAHA event are by reservation only, and cost \$25 if paid by September 15 (WAHA members, \$20 until that date). After this Early Bird deadline, all tickets are \$30. For more information or to request an invitation, e-mail [tours@westadamsheritage.org](mailto:tours@westadamsheritage.org). Or, pay online at [www.WestAdamsHeritage.org](http://www.WestAdamsHeritage.org).

We are also looking for a few more volunteers. WAHA's Living History Tour Committee not only selects the personages for portrayals (these or others), it also researches and writes the scripts, casts the actors, costumes them, creates graveside vignettes, and, of course, also organizes the tour itself, with all the myriad accompanying tasks. There will be several meetings scheduled in September. Would you like to help? Please contact Laura Meyers at [lauramink@aol.com](mailto:lauramink@aol.com) or 323-737-6146, or write [tours@westadamsheritage.org](mailto:tours@westadamsheritage.org). ●




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# LIVING HISTORY TOUR 2009

## ANGELUS ROSEDALE CEMETERY

### SATURDAY, SEPTEMBER 26



The Angelus Rosedale Cemetery celebrates its 125th anniversary this year. Founded in 1884, it is one of the City’s oldest, most historically significant cemeteries, and is now home to many generations of Los Angeles’ early citizens, representing every race, faith and creed. Every year, WAHA focuses on some

of their life stories by presenting a Living History Tour at Angelus Rosedale Cemetery, featuring actor portrayals, graveside, of some of the individuals buried at the cemetery. This year you’ll meet:

- JEAN GOLDKETTE—The “Prince of Jazz,” a jazz pianist and bandleader whose orchestras included, at various times, Bix Beiderbecke, Hoagy Carmichael, and Tommy Dorsey
- WILLIAM H. SHORES—The first African American employee of the Security Trust & Savings Bank, founded in 1889 (predecessor to Security Pacific Bank/Bank of America)
- KATHARINE PUTNAM HOOKER & MARION OSGOOD HOOKER—Mother and daughter adventurers, artists and creative spirits who were friends of John Muir and astronomer George Ellery Hale
- REMI NADEAU—Grandson of a Los Angeles pioneer whose family once owned the land the cemetery sits upon
- EVERETT SLOAN— Actor and member of Orson Welles’ Mercury Theater troupe

Tickets: by reservation only. \$25 general admission — after September 15, all tickets are \$30  
*(WAHA members \$20 before September 15)*

Angelus Rosedale Cemetery is located in Historic West Adams at 1831 W. Washington Blvd.

This is a 2-3 hour walking tour over uneven terrain; please dress accordingly.

More information: 323-732-4223, [tours@westadamsheritage.org](mailto:tours@westadamsheritage.org), or visit [www.WestAdamsHeritage.org](http://www.WestAdamsHeritage.org)



Mail this filled-out section and a check (payable to WAHA) to:  
*WAHA Angelus Rosedale Living History Tour • 2280 West 21st Street • Los Angeles, CA 90018*

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ADDRESS \_\_\_\_\_

CITY/STATE/ZIP CODE \_\_\_\_\_

E-MAIL \_\_\_\_\_

PHONE (required) \_\_\_\_\_

No. of Tickets: \_\_\_\_\_ Total: \$\_\_\_\_\_

Indicate 1, 2 and 3 for your first, second and third choice tour time. We will confirm your time via e-mail or post.

9:00 a.m.     9:25 a.m.     9:50 a.m.     10:15 a.m.     10:40 a.m.

11:05 a.m.     11:30 a.m.     11:55 a.m.     12:20 p.m.

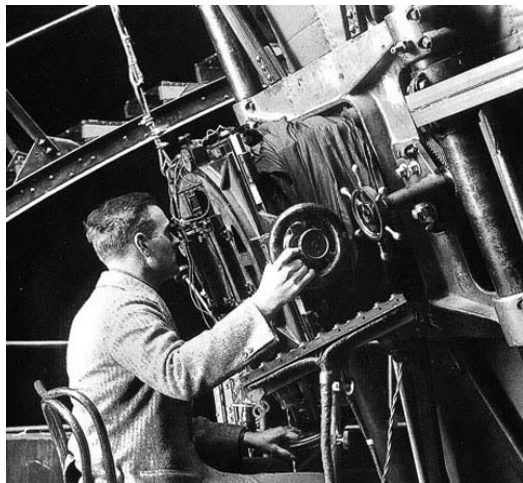
## Hooker Telescope *continued from page 1*

On February 3, 1904, Mount Wilson Observatory founder George Ellery Hale had lunch in downtown Los Angeles with a man who was to become a key factor in the future success of Mount Wilson Observatory: John D. Hooker. Hooker had made a fortune in the hardware and steel-pipe business, but he was also interested in astronomy and had a telescope in the garden of his elegant West Adams Street mansion in Los Angeles. Shortly after that first meeting, Hale called on Hooker at home and, before the day was over, had persuaded him to pay the cost of bringing Yerkes staff astronomer E.E. Barnard and his Bruce 10-inch photographic telescope to Mount Wilson.

John Hooker (1838-1911) and his wife Katharine Putnam Hooker (1849-1935) were important figures in the early days of West Adams society. John was born in Hinsdale, New Hampshire, but traveled to California in 1861, living first in San Francisco. In 1869 he married Katharine Putnam of San Francisco. They had two children, both born in San Francisco, Marion, in 1875, and Lawrence, in 1878. Sometime after that they moved to Los Angeles. In 1886 the Hookers built a large house at 325 West Adams Street. The house, located just west of Grand Avenue on what later became the grounds of the Orthopedic Hospital, included extensive formal gardens and its own stable.

John D. Hooker was vice-president of the Baker Iron Works, the company that built the first locomotive constructed in Los Angeles, and president of the Western Union Oil Company. He was also an avid amateur astronomer and inventor, and was a founder of the California Academy of Sciences.

Hale was the country's foremost scientist and astronomer. He had turned down an offer to head the Smithsonian Institute in order to build observatories in the far west. After his first visit to the Hookers' West Adams house, and despite a large difference in age, he began a strong friendship with John and, particularly, Katharine Hooker.



*Edwin Hubble peers through the Hooker Telescope*

At the core was George Ellery Hale's fascination with Katharine Hooker and her close friend Alicia "Ellie" Mosgrove. This does not appear to have been romantic, as Katharine was almost twenty years older than the astronomer, but of a deep platonic and intellectual character. George Hale, Katharine, and Alicia spent a great deal of time together in the West Adams garden, mostly excluding John Hooker and Hale's wife Evelina. In 1906 Evelina was institutionalized with a nervous breakdown, and George Hale turned even more to the companionship of Katharine Hooker and Ellie Mosgrove at the house at 325 West Adams Street.

That year Hale asked John Hooker for his support for the 100-inch telescope he wanted for his observatory. In California historian Kevin Starr's account in *The Dream Endures: California Enters the 1940s*, John was "just barely" tolerated in the little circle of Hale, Katharine, and Alicia Mosgrove. John Hooker, hurt by his exclusion, sought entry into the circle by offering \$45,000

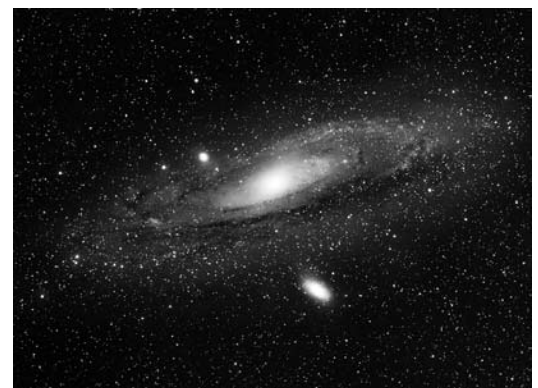


*John Daggett Hooker, Andrew Carnegie, George Ellery Hale and others pose at the Hooker estate*

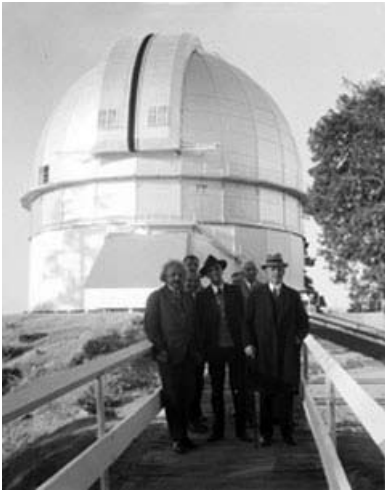
Helen Wright in her biography of Hale writes of his first visit to the Hooker home, "On his arrival he found a large yellow house, surrounded by elaborate grounds. He was ushered into a large living room, its floors adorned with magnificent Persian rugs. Here he was greeted by Hooker, who then led him on a tour of the house and grounds, of which he was inordinately proud. In the stable behind the house he kept two fabulous trotters; in the garden, which was surrounded by a high spite fence [i.e., a fence erected to annoy neighbors] that he had built to keep out the eyes of inquisitive neighbors, he had a fantastic collection of roses that ran to thousands of varieties. He also kept his telescope in this garden."

Hale had founded the Mount Wilson Solar Observatory in the San Gabriel Mountains above Pasadena in December 1903. He soon turned the conversation to astronomy and Hooker agreed to pay to bring a 10-inch telescope to California. Over the next decade and a half the Mt. Wilson Observatory would grow into the greatest observatory in the world.

A long-lasting friendship blossomed between the Hale and Hooker families.



*Andromeda Nebula*



*Albert Einstein (left) poses at Mt. Wilson with fellow scientists in 1931*

to fund the Mt. Wilson telescope that was eventually named for him. This donation paid only for the casting and grinding of the giant mirror. The housing and observatory dome were to cost hundreds of thousands more, in part paid by Andrew Carnegie.

The reflector was to be 100 inches in diameter, the largest mirror telescope attempted up to that time. The disk for the telescope's mirror was cast in France and weighed four-and-a-half tons. Polishing it after it arrived took nine years. Apart from its giant mirror the Hooker telescope required a precision mount and clock drive, and a motorized dome. The fragile components were hauled up a primitive mountain road by mule and by trucks with mule teams harnessed on as auxiliary power. The site, so close to Los Angeles, might seem a bad choice, but the perennial inversion layer over the Los Angeles basin actually improved visibility from the overlooking mountaintop.

Early in 1909 an estrangement began between John Hooker and George Hale. This started with doubts about the quality of the glass lens cast in France, which had been delivered in Pasadena in December 1908. Hale's technical assistant, George Ritchey, a woodworker and self-taught astronomer, believed the glass was fatally flawed. This later proved to be untrue, but Hooker flew into a rage. He made common cause with Ritchey in castigating Hale for accepting the delivery.

But soon a hotter issue arose, in John Hooker's jealousy of Hale's friendship with Katharine, despite the fact that Hooker was seventy-one and Katharine already sixty. John's jealousy was general -- he came to prohibit any man to visit their Adams Street home when he was not present -- but he was particularly resentful of George Hale. This estrangement and Hale's continued deep regard for Katharine and her friend Ellie Mosgrove, were a major element in Hale's 1910 nervous breakdown. The breakdown caused Hale to flee to Europe for a prolonged recovery. His symptoms included seeing a little man who would appear in his rooms at night to offer sage advice.

John Hooker died in May 1911 with the rift still active. He never paid the last \$10,000 installment of his \$45,000 pledge for the telescope. The difference was made up by the Carnegie Institute; the telescope was given Hooker's name despite his default.

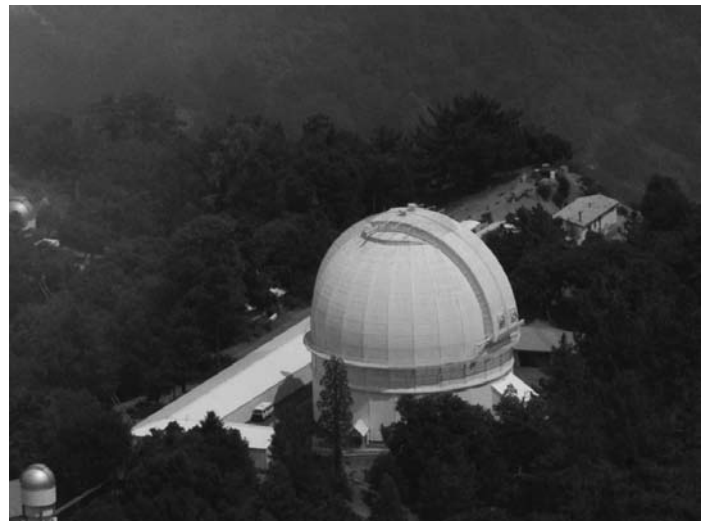
The telescope was completed and operational only in 1917, years after John Hooker's death.

As the fire licked at the base of Mount Wilson in recent days, Los Angeles Times columnist Tim Rutten wrote, "The mountain [was] a perfect site for the great telescopes that revolutionized mankind's notion of its place in the universe. Beginning in 1919, the astronomer Edwin Hubble used the Mount Wilson Observatory's famous 100-inch Hooker telescope to prove that our Milky Way was but one galaxy among billions of stellar aggregations coming to life and dying across the universe. It was through his observations on the mountain that Hubble also realized that creation's most primal impulse, the force of that singular event we now call the Big Bang, continues to echo through our universe, creating new distances where none had existed just a moment before."

Using the Hooker Telescope, in 1923 Hubble found the Cepheid variable star in the Andromeda Nebula (M31). Two years later the scientist issued a historic paper that proved that our Milky Way is only one of many galaxies. Hubble's discoveries helped Albert Einstein, who also visited Mount Wilson, develop his Theory of Relativity. Mount Wilson researchers also discovered that the sun has a magnetic field, and they determined the speed of light. The Hooker remained the largest telescope in the world until 1948 when the 200-inch Mount Palomar Telescope was put into operation. In 1981 the Hooker Telescope was dedicated as an International Historical Mechanical Engineering Landmark.

"Mount Wilson really defined modern astronomy and astrophysics," said Dr. Hal McAlister, observatory director and head of the Center for High Angular Resolution Astronomy at Georgia State University. "It's irreplaceable." His words were echoed by observatory superintendant Dave Jurasevich, who said the possible loss of the observatory and telescope would be "heartbreaking. It would be absolutely tragic for science, for astronomy, and really for the nation."

*John and Katharine Hooker's son, Lawrence, died of blood poisoning while attending Yale Law School in New Haven, Connecticut. Their daughter, Marion Osgood Hooker (1875-1968), became a physician and published numerous medical and scientific books. She was also a prominent amateur photographer. John Daggett Hooker and his family members are buried at Angelus Rosedale Cemetery. Please do come "meet" Katharine and Marion at this year's Living History Tour on September 26. ●*



*Smoke swirls around the observatory in early September, 2009*

# Preservation Matters

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## Cultural Heritage Ordinance Revisions at a Glance

The City Planning Commission is slated to vote on a proposed revised Cultural Heritage Ordinance on Thursday, September 10. WAHA and a coalition of preservation organizations is asking you to make comments to the Commission, particularly, first, noting that “Downtown does not speak for the other interested stakeholders throughout Los Angeles.” And, two, “to support the proposed ordinance, but only if and to the extent that existing protections for the interiors are retained.” Letters should be sent ASAP via e-mail to [Ken.Bernstein@lacity.org](mailto:Ken.Bernstein@lacity.org) with copies to [CPC@lacity.org](mailto:CPC@lacity.org) and [news@westadamsheritage.org](mailto:news@westadamsheritage.org).

### The Current Ordinance

- Five member Commission
- Criteria for designation is stated, but doesn't exactly match state or federal criteria
- The entire property can be (and usually is) designated. The presumption is that “EVERYTHING IS IN – UNLESS IT IS OUT.”
- The Commission conducts its first hearing to take a property “under consideration” without notifying the property owner
- The Commission may delay a demolition but cannot permanently deny a demolition
- The staff and Commission do not review proposed work on an HCM until the applicant goes to Building & Safety for a permit (potentially causing delays)

### The Proposed Ordinance

- Seven member Commission (includes two HCM owners)
- Criteria is more specific, and includes ethnic and cultural diversity (it otherwise matches state and federal criteria)
- “Integrity” is added as a criteria
- Owners will be notified BEFORE the first hearing. A stay of demolition is imposed at the same time.
- New HCM designations will include a list of Character Defining Features. Current HCMs will add such a list either at the time an owner proposes a project or voluntarily by the owner in advance of any contemplated project, to be vetted through staff and the Commission.
  - The current proposal offers a DENIAL of demolition, not just a stay. This Commission denial can be appealed to the City Council, which can overturn it based on defined hardship clauses and/or certain overriding public considerations.
  - For major work on the building and/or additions, a Certificate of Appropriateness will be required. This includes proposed removal of exterior character defining features.
  - The primary item of contention CURRENTLY is the treatment of interiors. Most historic preservation organizations and individual advocates, including West Adams Heritage Association and the Cultural Heritage Alliance, are urging city officials to retain the longtime policy that interiors are designated (unless the Commission took a specific action to exclude an interior on a case by case basis.)

A few HCM owners and some Downtown interests (Central Cities Association is the visible partner) argue that interiors are private and should be excluded from designation. They had previously agreed to only include “publicly accessible” interiors in commercial buildings. The Preservation side argues that would literally allow owners of residential HCMs to gut their interiors, and would not permit the Commission (the expert professionals) the flexibility to decide, for example, whether or not Ray Charles's recording studio is part of the designation of the Ray Charles RPM Studios building (since his upstairs workspace was not publicly accessible.)

On August 25, the two sides reached agreement, and the Planning Department has at the moment adopted this as its position, that interiors would be treated the “old way” – in other words, interiors of any kind of building would be designated (unless they were excluded in the original Commission action on a particular HCM), and proposed repairs and alterations to the interiors would follow the old procedures (permit-based, review by staff to see if the work complies with Secretary of Interior Standards for Rehabilitation, no Certificate of Appropriateness required. CEQA review is required; only an interior alteration/gutting that would result in the HCM actually losing its historic status will require an EIR. The Commission can delay the work for up to one year, but not permanently deny it. The Commission action for the first six months is not appealable to City Council.)

One last thing: the stated agenda item on the City Planning Commission agendas in both July on for September does not indicate that INTERIORS are what is slated for discussion, possibly a violation of the Brown Act.

Please help save the city's history. Please e-mail comments TODAY to: [ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org) AND [CPC@lacity.org](mailto:CPC@lacity.org), with a copy to [news@westadamsheritage.org](mailto:news@westadamsheritage.org). In your comments, reference “Proposed Amendments to the Cultural Heritage Ordinance, CPC-2008-4918-CA.” And, if you can, please try to attend the hearing on September 10. ●



## Bob Bortfeld Award Winner *continued from page 3*

International Congress in 1997, she conceived of a historic Victorian Home side tour that brought preservationists from all over the world into the heart of West Adams. When the National Trust for Historic Preservation came to Los Angeles for their annual meeting in 1995, it was Mitzi who played a pivotal role in having West Adams chosen as one of the tour sites.

Mitzi is more than an advocate for historic preservation – she has been a good-will ambassador. By attending local, state, national, and international conferences, she has been able to politely inform and educate both other preservationists and government officials about issues in West Adams and greater Los Angeles.

When she and Jean Frost were at the CPF conference in Eureka, an earthquake struck and chased everyone from their beds into the night. Fortunately no one was seriously injured, but everyone who was there always remembers and it became a shared rite-of-passage. Need a favor from that special official? The password is “Eureka!”

Through her continuing work with C.P.F., the L.A. Conservancy, the Art Deco Society and Heritage Square, she has been able to establish a network of sympathetic allies who have proven invaluable to WAHA in times of preservation crisis.

One such crisis occurred early in WAHA history, and it was Mitzi who successfully averted a disaster.

The Los Angeles Unified School District Board had planned on expanding their school facility on South Bronson at the expense of numerous historic structures. Mitzi was able, through her position in the Conservancy, to aid WAHA in mounting a successful political resolution that saved the day and the houses.

It was also Mitzi, this time through Art Deco, who helped create an agreement on changes to the 1932 Olympic Swim Stadium in Exposition Park. In the same park, a coalition of leading preservation organizations failed to save anything but the front façade of the Science Center. But thanks in part to Mitzi, WAHA and the North University Park Community Association forced restoration of the Armory Building as the historic resource part of LAUSD’s new science magnet school.

Her work for historic preservation goals through the complex maze of land-use entitlement advocacy was formulated when she was Chair of WAHA’s Zoning & Planning Committee, and continues through today. It has included literally hundreds of public hearings before every variation of the City’s bureaucratic administrative infrastructure, and many scores of written responses to support historic preservation and oppose poor policy decisions. She has earned by her deeds the respect that a handshake given is an unwritten bond.

When Mitzi left her beloved bungalow for her wonderful new old home in Lafayette Square, she began the research needed to establish an H.P.O.Z. to protect her neighborhood from inappropriate development and insensitive alterations.

Once again the neighbors were organized into a committee, and a Lafayette Square Tour was held to help raise funding – docent notes and brochure by Mitzi, of course. When the goal of a historic district was achieved, she served as the H.P.O.Z. Board’s first Chair and also as its liaison to the H.P.O.Z. Alliance.

Clearly Mitzi’s history in WAHA is a template for the Bortfeld Award’s criteria: 1) consistent and visible leadership... 2) an obvious commitment to preservation... 3) leadership in deed, not just title... 4) notable accomplishments over a range of activates... 5) an ability to bring people together.

From down-home “pot-lucks” to preservation “good-luck”; from gritty, hard-nosed advocacy to celebrations of success, from establishing networks to shipping out the Newsletter, from writing docent notes to shepherding Holiday Tours, when it comes to historic preservation and a commitment to West Adams, Mitzi not only talks-the-talk and but she walks-the-walk – and she walks it tall and proud.

This nomination for Mitzi March Mogul as the recipient of the 2009 Bob Bortfeld Award is put forward by her colleagues in historic preservation in respect not only for her collective body of work, but most especially of her unwavering optimism in the future of historic West Adams:

Jean Frost  
Eric Bronson  
Laura Meyers  
Roland Souza  
John Patterson  
David Raposa  
Jim Childs



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- \_\_\_ Heritage Circle ..... \$ 250.00
- \_\_\_ Patron Circle ..... \$ 500.00
- \_\_\_ Benefactor ..... \$1,000.00

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Return to: WAHA  
2263 S. Harvard Blvd  
Historic West Adams  
Los Angeles, CA 90018

\_\_\_ Please DO NOT include my name, address, e-mail, or telephone in the WAHA membership directory.

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.



West Adams Heritage Association  
2263 S. Harvard Boulevard  
Historic West Adams  
Los Angeles California 90018  
323-735-WAHA (323-735-9242)  
www.WestAdamsHeritage.org

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## ADVERTISE HERE!

Advertisers are responsible for preparing their own camera-ready art for display ads. To place a display ad, call Judy Tedrick at 213-748-5627. WAHA classifieds are free to paid members. If you can, please e-mail your classified ad to lauramink@aol.com. Classifieds will be for one month only.

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### FOR DISPLAY ADS

This Newsletter is published 11 times a year

**Full Page:** \$175 monthly; \$1,800 annually

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*Please Note: WAHA does not endorse or claim responsibility for any of the services, products or items for sale that advertisers have listed in these pages.*

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*Roommate Wanted? Vintage Stove for Sale? Garden Plants in Search of New Home? Place your classified ad here to reach preservation-minded readers. Contact lauramink@aol.com, NO LATER THAN the first of the prior month.*

## MEMBER DISCOUNTS

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

### Silverlake Architectural Salvage

1085 Manzanita Street, Silverlake,  
323-667-2875

20% discount on all purchases

### Ted Gibson, Inc.

2866 West 7th St. Los Angeles 90005,  
213-382-9195

20% discount on purchases of art materials and picture frames

### Best Lock and Safe Service

contact: David Kim  
2203 W. Venice Blvd., Los Angeles, 323-733-7716

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5257 West Adams Blvd., 323-954-8080  
No cover charge at door, and 20% discount on all meals.

### Sherwin-Williams

1367 Venice Blvd. 213-365-2471  
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### Durousseau Electric

2526 W. Jefferson Blvd. 323-734-2424 or  
323-734-6149 (cell)

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### Lady Effie's Tea Parlor

453 East Adams Boulevard, 213-749-2204  
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### Los Angeles Stripping & Finishing Center

1120 N. San Fernando Road, Los Angeles,  
323-225-1073

5% discount on any single service order over \$1000.

No special discount on materials.

### Lucky Chimney Sweep

Contact: Susan and Alfredo Johnson, 11433 Ruggiero  
Ave., Sylmar, CA, 91342, 323-258-0828

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### Magic Care Termite Service

1840 W. 220th St., Suite 320, Torrance 90501,  
310-548-6700

15% discount

### Pasadena Architectural Salvage

305 S. San Gabriel Blvd, Pasadena (Tues-Sun),  
626-535-9655 www.pasadenaarchitecturalsalvage.com

10% discount on all purchases

### Papa Cristo's Taverna

2771 West Pico Blvd. 323-737-2970

10% discount on catered food orders

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Inside Ken's Market, 8400 South 8th Ave., Inglewood  
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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*

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

# Calendar ✓

## Upcoming Events

Look for more details on these events on WAHA's website, [www.WestAdamsHeritage.org](http://www.WestAdamsHeritage.org)

### SEPTEMBER

**Thursday, September 17:**

Newcomer's Dessert

**Saturday, September 26:**

Living History Tour at Angelus Rosedale Cemetery (see page 1)

### OCTOBER

**Sunday, October 25:**

Halloween Fest

### DECEMBER

**Saturday and Sunday,**

**December 5 and December 6:**

WAHA's Annual Holiday Tour and Progressive Dinner

**Sunday, December 13:**

WAHA Holiday Party

## Save West Adams and L.A.'s Historic Building Interiors

**Thursday, September 10:**

Planning Commission Hearing on Cultural Heritage Ordinance

If you've ever wanted to do something truly meaningful for historic preservation, now is the time to do it. On Thursday, September 10, Los Angeles' Planning Commission will decide whether to stop protecting the interiors of more than 900 of the city's most treasured historic structures. We need your

voice – in person and in writing – to urge the commission not to make such a horrible mistake.

For 47 years, L.A.'s Cultural Heritage Ordinance has made no distinction between interiors and exteriors of historic-cultural monuments. – both have been equally protected. Now a small group of downtown building owners is dangerously close to ending that protection, pushing amendments that would allow beautiful monument interiors (such as the Doheny Mansion's Pompeian Room or the Oviatt Penthouse, both pictured at left) throughout the city to be altered or gutted without regard for their historic value. See page 1 to learn more.

Help save the city's history. Please e-mail comments TODAY to: [ken.bernstein@lacity.org](mailto:ken.bernstein@lacity.org) AND [CPC@lacity.org](mailto:CPC@lacity.org), with a copy to [news@westadamsheritage.org](mailto:news@westadamsheritage.org). In your comments, reference "Proposed Amendments to the Cultural Heritage Ordinance, CPC-2008-4918-CA." And, if you can, please try to attend the hearing on September 10. ●



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