

## Antonio Castillo

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**From:** WeHo Preservation Alliance <board.whpa@gmail.com>  
**Sent:** Wednesday, May 15, 2024 12:31 AM  
**To:** Antonio Castillo; Jennifer Alkire  
**Cc:** Judson Feder; Susana Miller; Roy Rogers Oldenkamp; Jon Ponder; Cathy Blaivas; Hollace Brown; mikecarter2011@gmail.com; Stephanie Harker; smmartinlaw@gmail.com; Keith Nakata; George Nickle; Lynn Russell; john@duranlawgroup.com; Dan Morin; Who is David Reid?  
**Subject:** Dingbat/Stucco Box Apartments Deserve Reevaluation in Historic Survey

**Follow Up Flag:** Follow up  
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The West Hollywood Preservation Alliance provides these comments for the May 15 discussion regarding the multi-family historic resources survey, Please provide these comments to the HPC Ad-Hoc Subcommittee and GPA Consulting, and place them into the public record.

The “Dingbat/Stucco Box” property type is used to describe 456 buildings in the survey's reconnaissance matrix and ALL are classified as 6Z ineligible. The matrix provides this reasoning 456 times: “Possesses some character-defining features of Dingbat/Stucco Box property type but no particular architectural style. Appears unlikely to meet eligibility requirements for individual significance within the context of historic residential trends or architecture/design in West Hollywood.”

WHPA’s concerns:

1. This housing type reflects the historical evolution of residential development in West Hollywood from the 1950s-1960s. It also continues to serve as a source of affordable housing to immigrants from the former Soviet Union as well as to newcomers to West Hollywood. Therefore, it is of concern that the survey indicates that NONE of the 456 properties has more than “some character-defining features” of the property type. Which then begs the question of exactly what “particular architectural style” of the Dingbat/Stucco Box would rise to the vaunted heights of being considered eligible as an individual property?

WHPA believes some Dingbat/Stucco Boxes meet these designation criteria per West Hollywood municipal code:

A) Exemplifies Special Elements of the City – It exemplifies or reflects special elements of the city’s aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:

1) It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

3) It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.

WHPA recommends that several city blocks with assemblages of Dingbat/Stucco Box buildings that retain enough character defining features be considered for potential district or thematic grouping status. Although they may not rise to the threshold of individual designation, they deserve to have another look for potential district or thematic grouping status, Code 5B and/or 5D3.

WHPA believes that the properties/blocks below on the city’s east side – which the historic context statement on Page 35 mentions “Area residents nicknamed the enclave Little Odessa” -- deserve a reevaluation.

915, 929, 935 N. Genesee

7528 – 7553 Norton Avenue (10 of 11 properties are contiguous)

939, 953, 1027 N. Ogden

7554, 7758, 7756, 7704, 7705, 7740, 7763 Romaine

916, 940, 1006 N. Sierra Bonita

910, 915, 930, 1011, 1046 N. Spaulding

WHPA will continue its reconnaissance and provide suggestions for Dingbat/Stucco Box properties located in the central and west side sections of the city. Thank you for your consideration as this survey process unfolds this summer.

--Victor Omelczenko, WHPA Board



939 N. Ogden, WEHO, Evaluated as Lacking Integrity



1035 N. Sierra Bonita, WeHo, Potential Historic Status TBD



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**From:** WeHo Preservation Alliance <board.whpa@gmail.com>  
**Sent:** Wednesday, May 15, 2024 2:37 AM  
**To:** Antonio Castillo; Jennifer Alkire; HPC Public Comments Group  
**Cc:** Judson Feder; Susana Miller; Roy Rogers Oldenkamp; Jon Ponder; Cathy Blaivas; Hollace Brown; mikecarter2011@gmail.com; Stephanie Harker; smmartinlaw@gmail.com; Keith Nakata; George Nickle; Lynn Russell; john@durandlawgroup.com; Dan Morin; Who is David Reid?  
**Subject:** 8200 Block of De Longpre Looks & Feels Like a Historic District

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The West Hollywood Preservation Alliance suggests that the HPC Ad-Hoc Committee and GPA Consulting give the 8200 block of De Longpre Avenue -- between the Harper Avenue Historic District on the east and Sweetzer Avenue on the west -- consideration as a potential district of mid-century apartment buildings.

Eight 2-story apartment buildings – all built in the 1950s between 1950-1957 – retain many aspects of their integrity with the expansive parkway probably being one of the widest still extant in West Hollywood’s multi-family areas. The look, the feel, the sense of place that this short, intact block of mid-century apartment buildings conveys is quite impressive.

While the famous Harper Avenue District reflects distinctive 1920s and 1930s architecture, the 8200 block of De Longpre reflects local residential development in the 1950s after the building slump during World War II. It is good to see that the 8200 De Longpre apartment building at the corner with Harper has been determined potentially eligible for local historic status.

However, the other 7 buildings on this block in West Hollywood’s Center City area deserve a walkabout and a reappraisal before being relegated to the draft survey’s 6Z category of ineligibility. This looks and feels like and should become the De Longpre Historic District. Please click on the link below for a look-see.

Thank you for your consideration. --Victor Omelczenko, WHPA Board

[8270 De Longpre Ave - Google Maps](#)

West Hollywood Preservation Alliance

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## Antonio Castillo

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**From:** WeHo Preservation Alliance <board.whpa@gmail.com>  
**Sent:** Wednesday, May 15, 2024 2:08 PM  
**To:** Antonio Castillo; Jennifer Alkire; HPC Public Comments Group  
**Cc:** cc: Judson Feder; Susana Miller; Roy Rogers Oldenkamp; Jon Ponder; Cathy Blaivas; Hollace Brown; mikecarter2011@gmail.com; Stephanie Harker; smmartinlaw@gmail.com; Keith Nakata; George Nickle; Lynn Russell; john@durandlawgroup.com; Dan Morin; Who is David Reid?; GEROBIZ@SBCGLOBAL.NET  
**Subject:** 1200 Block of Crescent Heights Blvd. Merits Historic District Status

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The West Hollywood Preservation Alliance appreciates the efforts undertaken by the GPA Consulting team to evaluate the 1200 Block of Crescent Heights Boulevard as a potential historic district and offers these suggestions for the Wednesday, May 15, meeting of the Historic Preservation Commission's Ad-Hoc Committee on the multi-family historic resources survey.

Pages 140-141 of the historic context statement provide the following rather puzzling analysis of the 1200 Block of Crescent Heights: "It does not appear to be eligible for designation because it is not a geographically definable area that is meaningfully differentiated from its surroundings and lacks a concentration of properties that are visually or historically unified in such a way that would constitute a historic district."

Please consider that:

\*A total of 15 properties from the 1950's and earlier currently grace the stately tree-lined 1200 Block of Crescent Heights that still retains its overall integrity while the 1300 block just north of Fountain undergoes major redevelopment pressures, including the slated demolition of Temple Beth-El and adjoining buildings.

\*There are already two distinguished locally designated properties which anchor the west side of the block on its south and north corners: the Villa Italia at 1201 CHB and La Fontaine at 1283 CHB.

\*The draft survey has evaluated 1234 CHB and 1241 CHB as that rare trifecta of buildings that are potentially eligible for historic designation at the local, state, and federal levels.

\*Three other buildings at 1251, 1253 and 1269 CHB were previously evaluated as being potentially eligible as contributors to a Garden Court Thematic District which did not come to fruition.

\*The remaining eight apartment buildings are described as “generally unremarkable” in the draft survey, BUT they should be considered “contributors” to a potential 1200 Block of Crescent Heights historic district -- much like the “contributors” identified as part of the Vista Street Residential Historic District which the survey has indeed recommended for historic district status.

WHPA urges the HPC Ad-Hoc Committee to explore further the potential for historic district eligibility for the distinctive 1200 Block of Crescent Heights Boulevard.

Having just received access to the DPR evaluation forms this past Monday, the WHPA continues its review and looks forward to robust community and commission discussion as this important preservation process proceeds.

--Victor Omelczenko, WHPA Board

**West Hollywood Preservation Alliance**  
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L Y N N R U S S E L L  
A R T . A N T I Q U E S . D E S I G N

May 15, 2024

WEST HOLLYWOOD HISTORIC PRESERVATION AD-HOC MEETING  
RE: SURVEY OF R-2, R-3, R-4 MULTI FAMILY STRUCTURES

While the Survey conducted by GPS CONSULTANTS is useful on several levels, it would be helpful to keep in mind objectives beyond the individual factors upon which individual properties are evaluated and qualified.

Factors contained in the HISTORIC PRESERVATION ORDINANCE as well as the articulated FACTORS OF DESIGNATION are the ingredients which should produce an overarching picture of a SENSE OF PLACE which provides the true holistic historic context.

\*Requested revisit of the following properties/structures to provide an accurate and comprehensive accounting.

According to the HISTORIC PRESERVATION ORDINANCE the survey should illustrate:

1. Special elements of the City's AESTHETIC, ARCHITECTURAL CULTURAL, ECONOMIC, POLITICAL, NATURAL & SOCIAL HISTORY should be represented.
2. Integrity of ARCHITECTURAL DESIGN, LOCATION, MATERIALS, WORKMANSHIP and SETTING are prime considerations of each individual property.
3. Distinctive characteristics of a STYLE, PERIOD, METHOD and TYPE OF CONSTRUCTION.
4. Significant GEOGRAPHICAL PATTERNS represented by eras of SETTLEMENT, GROWTH, TRANSPORTATION METHODS and examples of COMMUNITY and PARK PLANNING.

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RE: CRESCENT HEIGHTS DISTRICT from Sunset Blvd. to Santa Monica Blvd.

Crescent Heights Blvd. contains several illustrative examples of architecture that represents Local, California State and National significance in an uninterrupted context creating a cohesive SENSE OF PLACE.

\*The Reconnaissance Matrix EXHIBIT B is unfortunately LACKING SPECIFICITY & CONSISTENCY which could easily be added to give an accurate picture. For instance some structures were eligible on an earlier survey but inexplicable are not currently eligible without specific detail when no erectable chance has occurred.

There are potential important additions to a GARDEN COURT District:

1234 N. Crescent Heights, 1941 LELAND BRYANT Architect

1241 N. Crescent Height, 1949 COLONIAL MANOR

1251 N. Crescent Heights, 1948

1269-1271 N. Crescent Heights , 1939 Classic Characteristics

The following are inconsistent in listing and recognition:

1201 N. Crescent Heights, 1931 VILLA ITALIA, HARRY HILLIER Architect  
Local Designation

1305 N. Crescent Heights , 1968, TEMPLE BETH EL actually 1301 N. Crescent Heights, "INCORRECTLY EVALUATED" HARRY HILLIER Arch. Eligible in several categories, same architect as VILLA ITALIA in Commercial Survey, yet listed in this matrix.

1401 N. Crescent Heights 1950, NICHIRIN BUDDHIST TEMPLE, lacking information in Commercial Survey, possible noted architect.

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ART. ANTIQUES. DESIGN

Lastly there is a grouping of potentially significant structures related to 8000-8008 Fountain Ave. of which variations are to be found on N. Hayworth and N. Sweetzer Ave. They represent a distinctive style executed on and around 1937 which show an evolution of style.

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## Antonio Castillo

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**From:** Cathy Blaivas <photoop13@aol.com>  
**Sent:** Tuesday, May 14, 2024 12:59 PM  
**To:** Antonio Castillo  
**Subject:** Historic survey re: Vista Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION - EXTERNAL SENDER.** Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Hello Antonio,  
In reviewing the GPA survey, I have a couple of concerns regarding N.Vista Street

Firstly, 1108 & 1114 N. Vista Street.

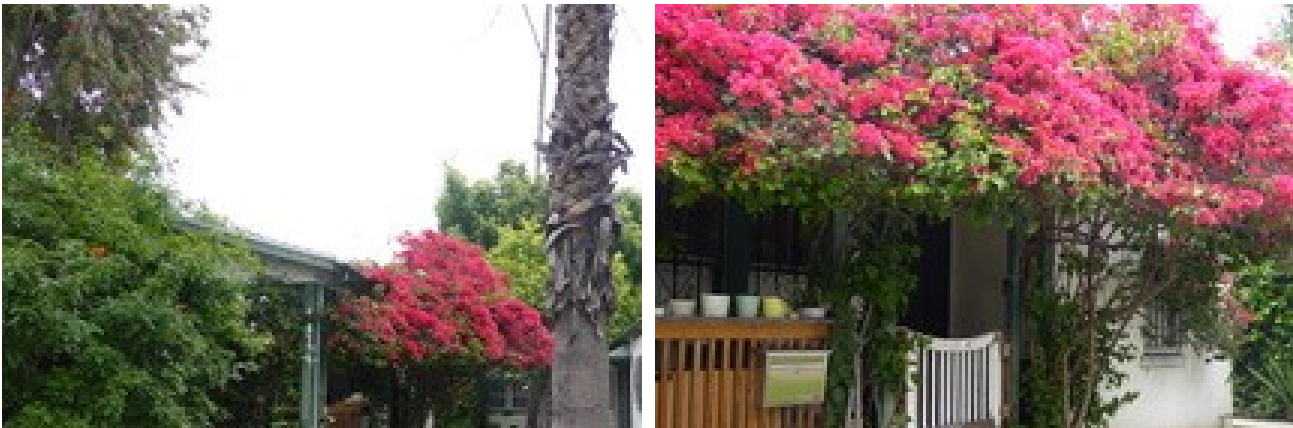
**The status code for 1108 states:**

***Posses some character defining features** of Spanish Colonial Revival architectural style, Prewar Courtyard Apartment (type A) **and Bungalow Court property type**, but is not a fully realized example of either type. Appears unlikely to meet eligibility requirements for individual significance within the context of historic residential trends or architecture/design when compared to similar properties in West Hollywood.*

**For 1114 it states:**

***Does not appear to possess character defining features of any property type** or architectural style identified in the Multi-family Residential Historic Context Update. Appears unlikely to meet eligibility requirements for individual significance within the context of historic residential trends or architectural/design in West Hollywood.*

### 1114 N Vista



### 1108 N Vista



My concerns are, that both addresses appear to be in the same style, Prewar Bungalow Style Courtyards and yet the survey states that 1114 *Does not appear to possess character defining features of any property type or architectural style identified in the Multi-family Residential Historic Context.*

I am hoping that GPA /HPC can re-evaluate those properties, and consider them as contributors to multi-family properties that reflect historic residential development trends in West Hollywood, especially since they are the ONLY courtyard type on this very eclectic street.

My other concern is that I believe 1215 N Vista has been given the wrong status code (6Z) and therefore should be re-evaluated and considered a Contributor instead of NON-contributing, (extensively altered). *1215 N. Vista has been altered, including incompatible changes to the cladding and windows. It no longer possesses sufficient physical integrity to contribute to the historic character of the Vista Street Residential Historic District.*

I do not believe the windows have been altered in any way.

**Photos taken today:**



Thank you for your attention to this and I am looking forward to to the zoom tomorrow evening.

All best,  
Cathy