The Village Green

Historic Structures Report

Prepared for

The Village Green
Owners' Association

Prepared by

Architectural Resources Group, Inc.
Architects, Planners & Conservators

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CLIENT

The Village Green Owners' Association

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Previous page: Historic photograph by Julius Shulman, 1958 (Getty Research Institute)

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PART 1 INTRODUCTION

Previous page: c. 1944, Cornell University Archives

1.1 PROJECT SUMMARY

Architectural Resources Group, Inc. (ARG) has prepared the following Historic Structures Report (HSR) to further the goal of rehabilitation and appropriate maintenance of the buildings, site and landscape associated with The Village Green. Although originally constructed as rental housing, The Village Green is currently a condominium community overseen by The Village Green Owners' Association (VGOA). This report was completed at the request of the Board of Directors of the VGOA.

Built between 1941 and 1942, The Village Green (formerly Baldwin Hills Village) is nationally recognized as a pivotal and progressive experiment in multiple-family housing. The product of notable architects and planners Reginald D. Johnson, Lewis E. Wilson, Edwin E. Merrill, Robert E. Alexander, and Clarence S. Stein, The Village Green has been lauded as "one of a handful of projects that stands out as a fundamental advance in both planning and architecture." The Village Green has been recognized for its exceptional significance with designation as a National Historic Landmark as well as listing on the National Register of Historic Places and as a Los Angeles Historic-Cultural Monument.

The Village Green has been largely unchanged since its original construction and retains a high level of its original design and materials integrity. It is in good condition and has been well maintained by its current occupants. As with any property approaching 70 years in age, there are areas of deterioration among the buildings of The Village Green which will need attention and appropriate care. This Historic Structures Report aims to summarize the historic significance of the property, assess building conditions, identify areas of deterioration, and make recommendations regarding the preservation and long-term stewardship of this important property.

Note: Although originally called Baldwin Hills Village, the site will be referred to by its current name, The Village Green, throughout this report except when referred to in its historic context.

1.2 SCOPE AND METHODOLOGY

Scope of Work

According to Preservation Brief 43, *The Preparation and Use of Historic Structure Reports*, a Historic Structures Report (HSR) provides documentary, graphic and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, an HSR also provides a thoughtfully considered argument for selecting the most appropriate approach to treatment prior to the commencement of work, and outlines a scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project: repair, rehabilitation or restoration.

The scope of work for this project calls for the preparation of a Historic Structures Report (HSR) for The Village Green property. The HSR is comprised of: Part 1, Introduction; Part 2, Developmental History; Part 3, Physical Description; Part 4, Existing Conditions and Materials Conservation Recommendations; and Part 5, Treatment and Work Recommendations.

Part 2, Developmental History, includes Historical Background, a Chronology of Development and Use, and a Summary of Significance and Continued Eligibility. Because the property is already listed as a National Historic Landmark, on the National Register of Historic Places, and as a Los Angeles Historic-Cultural Monument, this study did not include a determination of eligibility. Rather, a statement has been made regarding ARG's concurrence with the findings of these previous designations.

Part 3, Physical Description, includes a definition of the architectural style of the buildings of The Village Green, as well as narrative and photographic descriptions of the property and its built features. The overall site is described first, followed by the exteriors of all Type 1 through 8 residential buildings. The interiors of these buildings were described generally, calling out typical historic features and finishes and describing common alterations. Only typical floorplans were described; the interior of every unit was not inspected and therefore not described. Also included is a description of the interior and exterior of the Administration Building, the interior and exterior of the (former) Clubhouse, and all ancillary structures, including the Maintenance Building, garage structures, laundry rooms, drying yards and garbage enclosures. Finally, lists of character defining

Type 8 building off a garden court, 1966 (The Village Green Archives)

features of all buildings listed above (as well as the site itself) were included in this section.

Part 4, Existing Conditions and Materials Conservation Recommendations, summarizes existing conditions of all buildings at The Village Green, describing each material used and identifying common types and sources of deterioration. This section also includes recommendations for the treatment and appropriate maintenance of all materials. This assessment covers the property's buildings (exterior and selective interiors), structures (garages, utility buildings), and hardscape (walls, walkways). It does not include an assessment of the following systems: structure (seismic), mechanical, electrical, fire-life safety, plumbing, sewage, and other equipment.

Part 5, Treatment and Work Recommendations, presents a narrative that analyzes the ultimate treatment and use of the site and its buildings, and directs and prioritizes current and future preservation and maintenance procedures. This section makes treatment recommendations in both text and graphic form, elaborating on the preferred course of action and specific recommendations for preservation treatments. This section concludes with recommendations for further study and research.

At the end of this Historic Structures Report, there are a number of appendices that provide supplemental information about site and buildings that comprise The Village Green:

Appendix A, Conditions Matrix: Residential Buildings, Administration Building, (former) Clubhouse, and Maintenance Building, provides building-specific information about the existing exterior conditions of all buildings listed above. An overall condition assessment (good, fair, poor) is given, followed by a more detailed description of the conditions in five categories: Roofing Systems, Walls and Siding, Fenestration, Foundations, and Patio Walls and Foundations. Any additional information is described under Additional Notes. This appendix begins with a brief summary of common terms and abbreviations.

Appendix B, Conditions Matrix: Garages, Drying Yards, Laundry Rooms, Garbage Enclosures), provides building-specific information about the existing exterior conditions of all ancillary buildings. An overall condition assessment (good, fair, poor) is given, followed by a more detailed description of the conditions in five categories: Roofing Systems, Walls and Siding, Fenestration/Doors, and Foundations. Any additional information is described under Additional Notes.

Appendix C, Treatment Plan Matrix, lists recommended treatments for the site and buildings that comprise The Village Green. Proposed treatments are broken down into three categories: Security/Safety, Building Maintenance, and Rehabilitation. All proposed treatments are prioritized based on a scale of High, Medium, Low, and Recurring Maintenance.

Appendix D, Building Alterations Matrix (Types 1 through 8), provides information about exterior alterations at all Type 1 through 8 buildings that were observed in the field. Alterations are listed by building number and unit number.

Appendix E, Construction History (Building Permits), lists all building alterations according to available building permits for The Village Green property from the City of Los Angeles Department of Building and Safety.

Appendix F, Historic Photographs and Film Stills, provides historic photographic documentation of The Village Green throughout its history.

Paint testing and analysis are not included in the current scope of the HSR; nor are materials or hazardous materials testing.

Methodology

This HSR meets the standards and requirements set forth in the following documents:

- Preservation Brief 43: *The Preparation and Use of Historic Structures Reports published by the National Park Service*; this guide provides information on the appropriate content and format for the preparation of an HSR.
- *The Secretary of the Interior's Standards for the Treatment of Historic Properties*
- National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*
- National Register Bulletin 39: *Researching a Historic Property*

The methodology used to prepare this Historic Structures Report was based on multiple site visits made during 2009 and 2010 and documentary research working with primary and secondary sources.

Project Kick-off Meeting

On October 30, 2009, the project kick-off meeting convened and included ARG staff and The Village Green Owners' Association (VGOA) Board Member Steven Keylon. The kick-off meeting agenda included a site tour and information about project scope, objectives, coordination, schedule, communications, and information gathering.

Research

The Village Green benefits from a vast amount of photographic and written documentation. Of particular importance to this study was photography from the Robert Alexander archive (Cornell University) and the Julius Shulman archive (Getty Research Institute), which thoroughly depicts the property as it has appeared throughout its history. In addition, a number of previous studies have been completed about The Village Green and were consulted for this report:

- National Register of Historic Places nomination, prepared by Dorothy Fue Wong and Wesley Robbins (1992)
- National Historic Landmark nomination, prepared by Dorothy Fue Wong with assistance from Robert Nicolais and Michael Tomlin (2000)
- "The Use of Color at Baldwin Hills Village, from 1941 to the Present Day," completed by Steven Keylon (2007)
- "Historical Context: Recreational Facilities and Children and Baldwin Hills Village from 1941 to the Present Day," completed by Steven Keylon (2010)

For the development of historic context and the completion of a construction chronology, supplemental research was conducted using primary and secondary source materials at:

- Los Angeles Public Library (Central), Los Angeles, California
- City of Los Angeles Department of City Planning's Office of Historic Resources
- The Village Green Owners' Association Archives
- Los Angeles Department of Building and Safety (building permits)

Fieldwork

Fieldwork was completed in December 2009 and January 2010, with a number of follow-up visits in February and March 2010. During these site visits, the following features were documented with digital photography:

- The Village Green property, focusing on general images of overall character
- Exteriors of one of each residential building type (types 1-8)
- Selective interiors of one of each floorplan type (types 1-8)
- The exterior and interior of the Administration Building
- The exterior of the Clubhouse and the interior of one of the two Clubhouse units (the east unit)
- The exterior of the Maintenance Building
- The exterior of each garage structure
- The exterior of the ancillary structures in all garage courts, including drying yards and garbage enclosures

In addition to photographic documentation, written documentation was collected during the site visits to The Village Green property. Every building on the property was assessed in the field and notes were taken regarding physical appearance, the presence of alterations or non-historic features, current conditions, and visible sources of deterioration.

1.3 SUMMARY OF SIGNIFICANCE

Previous Designations

The Village Green has been recognized for its exceptional significance with designation on the following lists or inventories:

National Historic Landmark

The Village Green was designated a National Historic Landmark in 2001.

National Register of Historic Places

The Village Green was listed on the National Register in 1993 (National Register #93000269).

City of Los Angeles Historic Cultural-Monument

The Village Green was designated a Los Angeles Historic-Cultural Monument in 1977 (Los Angeles Historic-Cultural Monument #174).

Context of Significance

The Village Green achieves high levels of significance at the national level under National Register of Historic Places Criteria A and C.

The Village Green meets Criterion A for its social significance. The innovative site plan of the complex provided a design alternative to the physical and social problems of other urban communities, many of which were seen as a result of the Industrial Revolution. By separating vehicular and pedestrian access and circulation, The Village Green offered solutions to the negative effect of technology, specifically the automobile, on the personal welfare of community members. Further, The Village Green was built in response to the Great Depression of the 1930s and the need for multiple-family housing. The Federal Housing Administration, President Franklin Delano Roosevelt's progressive housing program, provided financial backing for the construction of The Village Green.

In addition, The Village Green meets Criterion C for its significance in the areas of architecture, landscape architecture, and community planning and development. Following the concepts of the Garden City Movement and those of Clarence Stein and his colleagues of the Regional Planning Association of America, The Village Green represents the work of a collection of highly talented individuals who sought to solve the physical and social problems of cities through new ideas in planning and design. Such solutions included reducing population density, designing open spaces for recreation and community activities, providing well-designed cost-efficient housing, encouraging positive social interaction, and incorporating the automobile without compromising the quality of life for a community. The Village Green is arguably the most highly-realized expression of community design by Clarence Stein and the proponents of the Garden City Movement in the country.

Period of Significance

A resource's Period of Significance is defined as the span of time during which a property attains the significance for which it meets the National Register criteria. The Village Green's Period of Significance has been defined as 1935-1942, marking the period of its construction, from conception to execution.

1.4 RECOMMENDED APPROACH TO TREATMENT

In recognition of its status as a National Historic Landmark and Los Angeles Historic-Cultural Monument, it is essential that all future work planned for The Village Green is carried out with the highest level of consideration for its preservation and long-term stewardship. This work will be guided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The *Standards* provide general information for stewards of historic resources to determine appropriate treatments. They are intentionally broad in scope to apply to a wide range of circumstances, and are designed to enhance the understanding of basic preservation principles. The *Standards* are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect the nation's irreplaceable cultural resources. The *Standards* have four defined levels of potential treatment for a property, Preservation, Rehabilitation, Restoration, and Reconstruction, which are defined as follows:

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Each level of treatment has its own set of standards which guide the work in that treatment approach. Generally, in planning for the anticipated work on a historic structure or property, one of the four treatment approaches is selected as the overall treatment approach.

The Village Green possesses a very high level of historic and architectural significance and retains a high level of its original design and materials integrity and is generally in good condition. In addition, with minor exceptions, the buildings on The Village Green property continue to function in their original uses, and it is not anticipated that these uses will change in the future. However, over time, some minor modifications have been made to the buildings of The Village Green, particularly after the 1963 flood and during the condominium conversion of the 1970s. Many of these modifications were overseen or recommended by one of the original architects, Robert Alexander, and could be viewed as significant in their own right. Therefore, "Rehabilitation" is recommended as the overall treatment approach for The Village Green property. Under the Rehabilitation treatment, there is no requirement to replace or restore missing features which have been lost over time. Additionally, there are some allowances for the retention of changes to a property that have acquired significance in their own right.

1.5 RECOMMENDATIONS FOR FURTHER STUDY AND RESEARCH

Cultural Landscape Report

As a companion document to this Historic Structure Report, a Cultural Landscape Report will document the history and integrity of the landscape of The Village Green. It will assist residents of The Village Green as they make decisions about site and landscape, including the potential restoration of original landscapes and planting palettes.

Structural Analysis

A full analysis of buildings should be conducted by a structural engineer to assess necessary interventions related to seismic safety and settlement issues.

Mechanical, Electrical and Plumbing Analysis

A comprehensive analysis of all systems on site is recommended.

Mold Inspection

ARG detected mold under the eaves of several garage structures. Mold inspection should be completed by a qualified mold remediation specialist.

Environmental Inspection

Prior to the commencement of any projects on site, an environmental consultant should be retained to inspect the site and buildings for the possible presence of lead and asbestos.

Pest Inspection

Inspect buildings on site for termite infestation and remediate, as necessary.

Paint Analysis

Color played a significant role in the architectural expression of The Village Green. ARG recommends a comprehensive paint analysis to determine the original palette of exterior finishes, interior finishes, and roof finishes, as well as how the color palette has changed over time.

Oral Histories

The success of The Village Green as an experiment in low-density, multiple-family housing is best assessed by the recounting of experiences by residents who have lived on the property throughout its history. Oral interviews with both long-term and short-term residents can provide aspects of The Village Green's social history not otherwise captured and illustrate how life at The Village Green has changed throughout the years, providing further understanding regarding the historic uses and appearance of the property.

Maintenance Plan

Develop a Maintenance Plan for The Village Green, which will outline a plan for the implementation of treatments proposed in this report. A Maintenance Plan should provide scope and conceptual costs for repair projects, identify appropriate materials and methods for treating historic fabric, identify possible sources of replacement materials, and establish inspection schedules for continued upkeep of building materials and systems.

PART 2 DEVELOPMENTAL HISTORY

Previous page: Historic photograph by Julius Shulman, 1958 (Getty Research Institute)

2.1 HISTORICAL BACKGROUND

Planning Baldwin Hills Village

Baldwin Hills Village (now known as The Village Green) was conceived between 1935 and 1940 by Reginald Johnson in collaboration with the firm of Wilson, Merrill & Alexander. Noted East Coast architect and planner, Clarence Stein, was hired as consulting architect in 1938, and Fred Barlow, Jr. served as landscape architect. The project team envisioned the site as a "village within a city"[1] and selected 67.7 acres of open field at the base of the Baldwin Hills where they could design an innovative and cost-efficient apartment complex. The Rancho Cienega Corporation was the owner of the development; its president was Reginald Johnson. The project received $3.3 million in funding from President Franklin Delano Roosevelt's Federal Housing Administration (FHA) and the Reconstruction Finance Corporation, a federal agency created in the early 1930s. Construction began in February 1941 and was completed in December 1942.

Multiple-Family Housing of the Era

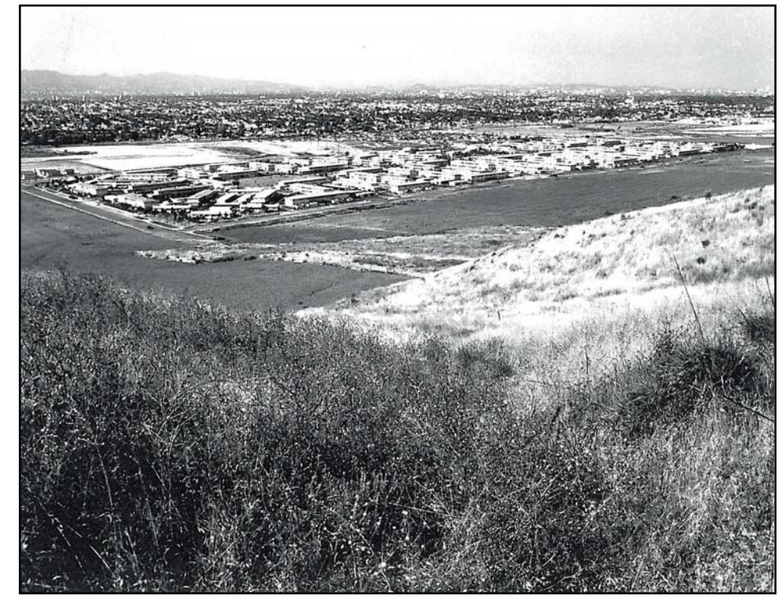
Large scale, multiple-family housing in Los Angeles around the time of Baldwin Hills Village's construction was either privately or publicly funded and provided housing for a range of social classes. Some of these developments were aimed at providing defense housing for workers who had come to the city in large numbers with the outbreak of the Second World War in 1939.

The first low-income public housing projects began to appear in Los Angeles in 1937 with the formation of the Los Angeles Housing Authority (the local version of the United States Housing Authority); by 1941, there were 12 public housing projects in the City.[2] Initially conceived as slum clearance, these developments were quickly filled with low-income defense workers who had come to Los Angeles during the war, in some cases temporarily. These projects were often designed by notable architects of the era interested in the social benefits of well-designed communities for all residents, regardless of income. Lloyd Wright, Ralph C. Flewelling, Clarence Stein and Robert Alexander all worked with the Los Angeles Housing Authority on low-cost housing projects.

At the same time, a small number of privately-owned, large-scale multiple-family housing projects were constructed in the Los Angeles area to help sate the need caused by the influx of residents. Not advertently "low-cost," these projects sought to provide relatively inexpensive multiple-family housing for middle-income residents. Baldwin Hills Village is an example of this type of development, giving the promise of a finer style of living within a country club atmosphere.[3] Another example of middle-income housing in Los Angeles is Park La Brea (1941-42), located about four miles north of Baldwin Hills Village. It was designed by Gordon Kaufman on 160 acres of green space with low-rise apartments.

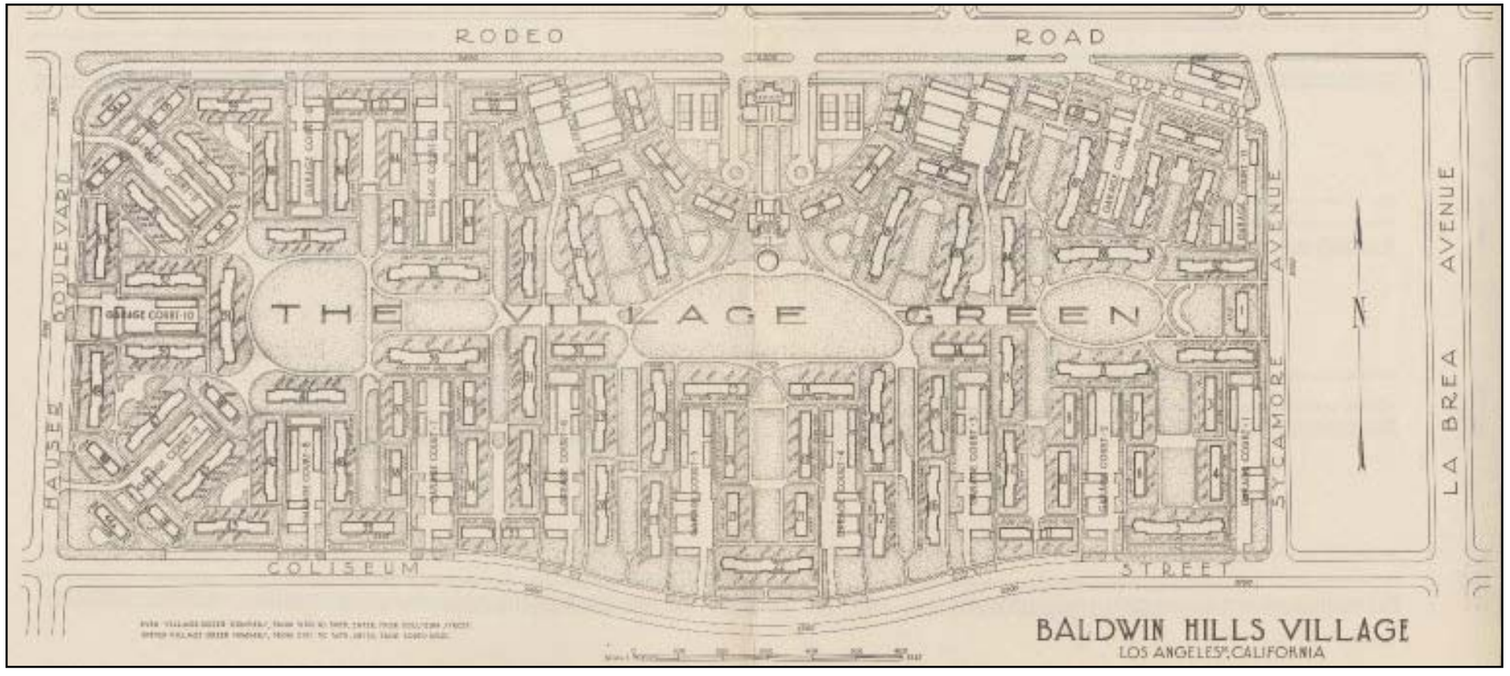
Multiple-family housing in Los Angeles of the late 1930s and early 1940s, whether privately or publicly funded or intended for low- or middle-income residents, shared unifying qualities as a property type that set it apart from multiple-family housing being constructed elsewhere in the country. In Los Angeles, the high-rise was never considered;[4] dwelling units were nearly always one to two story, giving the appearance of single-family homes. According to architectural historian David Gebhard, they "carried the Los Angeles tradition of the wood-framed, stucco-sheathed box, and the dullness and repetition of the structures was usually quickly hidden by fast-growing vegetation."[5]

Baldwin Hills Village had an advantage over other large-scale, multiple housing projects of the era in that the designers were afforded vast open land at the then Los Angeles city limits rather than in dense urban locations. To their benefit, the Baldwin family, then owners of the land and investors in the project, supported the design concept from the outset. As such, a large amount of land could be reserved for outdoor green space; indeed, the *Los Angeles Times* reported that only fourteen percent of the site was occupied by buildings.[6] Baldwin Hills Village was also innovative in its inclusion of private outdoor living spaces (patios and balconies), which, according to urban planner and author Catherine Bauer, was the first time these amenities were included in large-scale rental housing.[7] In addition, the apartments themselves were noteworthy for their size and thoughtfully-designed interiors. Bauer described the units as "probably the most spacious urban rental housing ever built in the United States."[8]



Baldwin Hills Village, view north from the Baldwin Hills, c. 1944 (Cornell University Archives)

1 Reginald D. Johnson, "Baldwin Hills Village: A Village Within a City, 1942-1950," Kodachrome Film.
2 David Gebhard and Harriette Von Breton, *Los Angeles in the Thirties, 1931-1941* (Los Angeles: Hennessey & Ingalls, Inc., 1989): 93.
3 Baldwin Hills Village Brochure, 1941.
4 The Park La Brea towers, constructed in 1948-49 by J. E. Stanton, were not part of the original design scheme.
5 Gebhard and Von Breton, 93
6 "Baldwin Hills Block Ready," *Los Angeles Times*, 15 February 1942: A6.
7 Catherine Bauer, "Description and Appraisal…Baldwin Hills Village," *Pencil Points*, September 1944: 47.
8 Bauer 47.



The site plan of Baldwin Hills Village as it existed upon completion. The tennis courts flanking the Administration Building (top center) would later be removed for garage structures. Beginning in the 1950s, additional garage structures would be added to the plan. (Cornell University Archives)

Buildings at the east circle by the Administration Building, view south, c. 1944 (Cornell University Archives)

Reginald Davis Johnson (Journal of the A. I. A., 83)

The Designers of Baldwin Hills Village

Reginald Johnson served as lead architect in collaboration with Wilson, Merrill & Alexander. Clarence Stein served as consulting architect; the landscape was designed by Fred Barlow, Jr.

Reginald Davis Johnson, F.A.I.A.

Reginald Johnson (1882-1952) was a nationally-recognized Los Angeles architect who formed several partnerships – including ones with Gordon Kaufman and Roland Coate, Sr. – before opening his own Pasadena practice in 1925. Johnson specialized in grand residences designed in the Period Revival mode, particularly the Spanish Colonial Revival style, and was known for his work in Pasadena, Los Angeles, and Santa Barbara. Johnson's career shifted in 1934 when he turned away from high-profile residential commissions in favor of public housing, which held greater interest for him. His longtime friend Clarence Stein had a strong influence on him; Robert Alexander noted, "For the first time, [Johnson] saw people in architecture, and a subjective, universal social need for better homes. Humanity became his client."[9] Johnson became actively involved in shaping public housing in Los Angeles for the remainder of his life; he was a founder of the Los Angeles Citizens' Housing Council and was involved in countless housing organizations at the local, state and national levels. He served as lead architect for the 300-unit Harbor Hills housing project (1940-41) in Lomita, working with Baldwin Hills Village collaborators Clarence Stein, Lewis Wilson, and Fred Barlow, among others. The project was the second public housing project built by the Los Angeles County Housing Authority.[10] This period represented the transformation in Johnson's design aesthetic from eclectic to modern, emphasizing simple lines and attention to site planning that would define the latter part of his distinguished career.

Wilson, Merrill & Alexander

This firm consisted of Lewis E. Wilson, Edwin E. Merrill and Robert E. Alexander (1907-1992) and lasted from 1935 to 1941. Aside from Baldwin Hills Village, the only project the firm completed was a theater in Bakersfield (1937). Each architect had previous experience in public housing design. Alexander was a prominent Los Angeles-based architect who worked on a wide range of projects, including the public housing projects of Parkchester (1939-42) in New York and Estrada Courts (1939-42) in Los Angeles. He was a member of the Los Angeles City Planning Commission, serving one year as president.[11] In 1949, he

9 Robert Alexander, "Reginald Davis Johnson, F.A.I.A.," *Journal of the A. I. A.* (February 1953): 82.
10 "Harbor Hills Housing Project," HABS No. CA-2695, 1998.
11 Frank Mulcahy, "Architecture: A Blueprint of Life," *Los Angeles Times*, 24 January 1960: F1.

formed a partnership with Richard Neutra, which lasted until 1958. Alexander served as an advisor to Baldwin Hills Village at several pivotal points throughout its history, including the rehabilitation efforts after the 1963 flood and the 1970s condominium conversion.

Clarence S. Stein

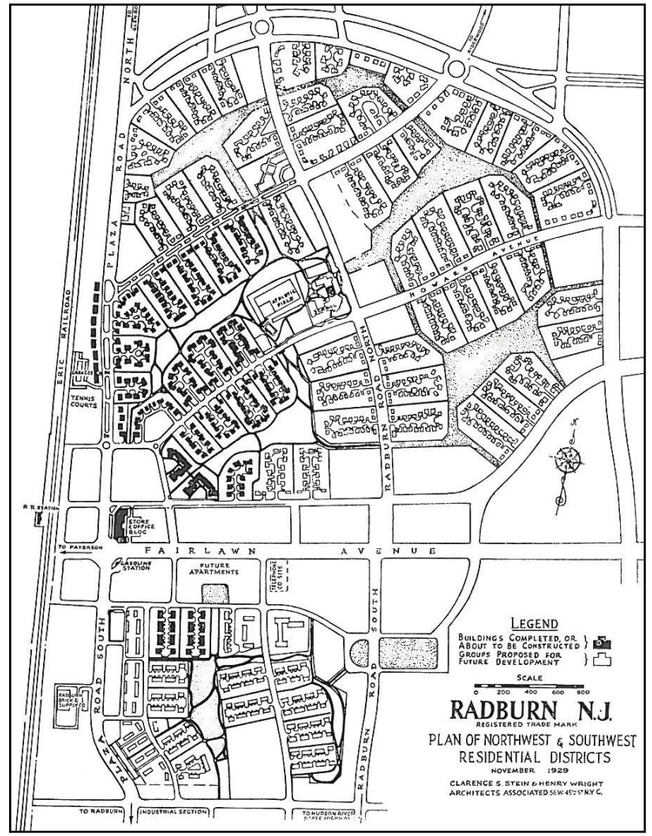
As a leading proponent of the Garden City Movement on the East Coast, Clarence Stein (1882-1975) is responsible for some of the most significant public housing designs of the 20th century. In 1923, Stein helped form the Regional Planning Association of America (RPAA) to address the national housing crisis and to find a new approach to constructing quality low-income housing. The group met until 1931; their concepts were realized in developments such as Sunnyside Gardens (1924-28) in Queens, New York; the town of Radburn, New Jersey (1928-32); and the town of Greenbelt, Maryland (1935). Innovative features such as the cul-de-sac and the residential superblock were used at Radburn, a plan that became the template for future housing projects, including Baldwin Hills Village. With a focus on communal living, these designs emphasized the careful integration of small-scale, multi-family residences and numerous green spaces. The successes and failures of each plan were considered in the design phase of the next project. In 1951, Stein wrote *Toward New Towns for America,* a book that reflected on these developments and the possibility of future improvements.

Fred Barlow, Jr.

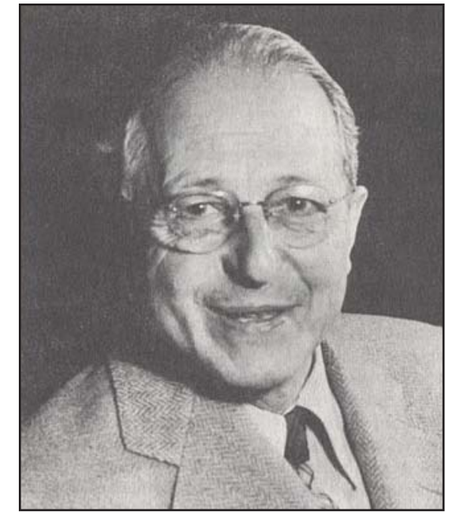
The career of Landscape Architect Fred Barlow Jr. (1902-1953) lasted more than 20 years, with a number of large-scale commissions in Los Angeles and elsewhere. Notable designs by Barlow include the Hollywood Park Racetrack and the University of California at Riverside. Although Barlow designed numerous private gardens and estates for wealthy clients, he had a particular interest in designing landscapes for large multiple-family housing developments for low- and middle-income residents. In additional to The Village Green, Barlow worked on landscape designs for Harbor Hills (1940-41), Aliso Village (1941-42, demolished), Avalon Gardens (1941-42), and Ramona Gardens. Barlow often collaborated with Landscape Architect Katherine Bashford (1885-1953); the two had a partnership that lasted nearly 13 years.

Site Layout and Design

Featuring elements typical of "Garden City" plans, Baldwin Hills Village is notable as being the culmination of the ideas and work of Clarence Stein. In his own words, "at Baldwin Hills Village in 1941 the Radburn



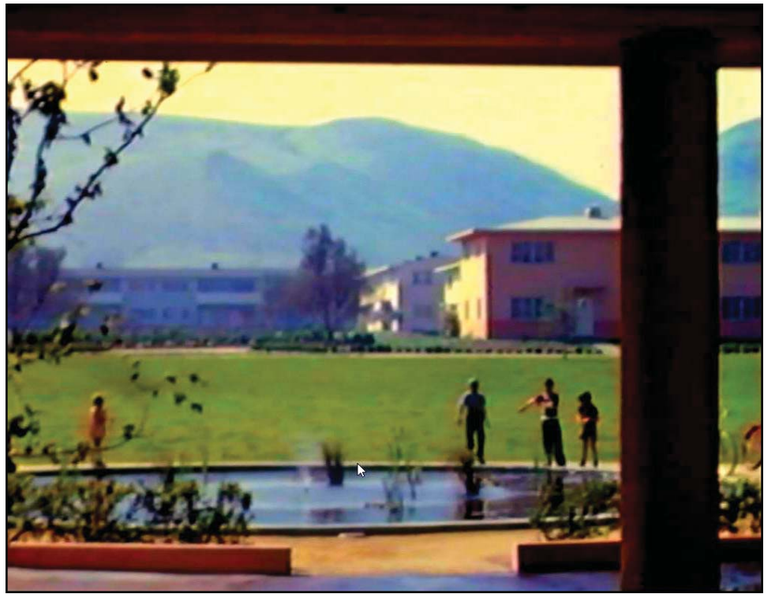
1929 plan of the residential districts of Radburn, New Jersey (Stein, Toward New Towns for America*, 43)*



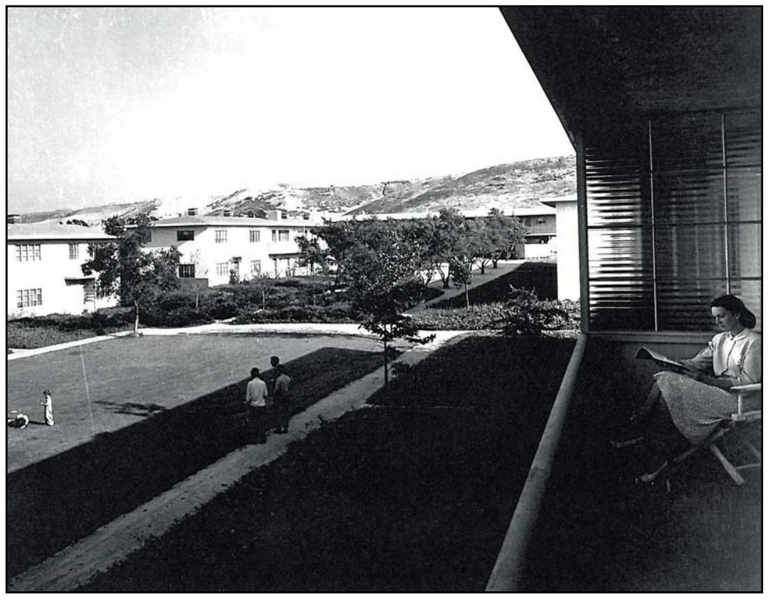
Clarence S. Stein

Idea was given its most complete and most characteristic expression."[12] It was commended for its low-scale, low-density housing and its integration of structure and landscape. Known during development as Thousand Gardens, Baldwin Hills Village was noted as "one of California's largest and most notable rental-apartment communities" in 1942.[13] Surrounded by vacant land at the time of its construction from 1941 to 1942, it was advertised as being located "[where] La Brea Meets the Hills." The site is now surrounded by single- and multi-family housing and commercial complexes and is bounded by Rodeo Road to the north, Sycamore Avenue to the east, Coliseum Street to the south, and Hauser Boulevard to the west.

12 Clarence S. Stein, *Toward New Towns for America* (1951; Cambridge, Massachusetts: The M.I.T. Press, 1957): 189.
13 "Baldwin Hills Block Ready."



View south from former Clubhouse of children at play and an early building color scheme, 1941 (Still from Johnson's film of Baldwin Hills Village)



Fred Barlow, Jr. and family's balcony off a garden court, c. 1944 (Cornell University Archives)

The development spans the equivalent of ten city blocks, forming a superblock with 97 residential, community and maintenance buildings that are connected by open green space and pedestrian pathways. Entrances to seventeen garage courts are located around the perimeter of the property, allowing for the separation of outdoor spaces from vehicular traffic. At the interior of the property is the Village Green, which consists of a large central semi-circular green flanked by smaller greens at the east and west ends; smaller garden courts, or "finger courts," off the greens are surrounded by residences and serve as additional green space.

Stein stated that, "[the] purpose of Baldwin Hills Village was to demonstrate the practical possibilities of spacious homes and surroundings in an orderly community at low rentals, using the basic features of the Radburn Idea: superblock, homes facing central greens – twenty acres of green parks – pedestrian and auto completely separated."[14] The concept was particularly extraordinary in Los Angeles, a city already known for its dependence on the automobile. Though Stein did not care for the city's automobile culture, he knew that he would have to embrace it in his design for Baldwin Hills Village. A variation on the Radburn plan was the replacement of cul-de-sacs with garage courts located behind the residences and away from the garden courts where residents walked and played. Driveways were placed around the perimeter of the site, providing a safer outdoor environment for residents and their children. Author Mike Davis describes the development as "an oasis of pedestrian calm" and a "democratic community" that set itself apart from the sprawl of post-war, automobile-dependent Los Angeles.[15]

Residential buildings were laid out around these driveways so that the rear of each structure faced the garages. The main façades were located around garden courts that had pedestrian paths connecting every building and The Village Green. Eight plans were employed on 94 residential buildings (or what Stein referred to as "row houses"); there were 55 one-story bungalow units, 216 two-story townhouses, and 356 one-story flats in some buildings where one family lived above another.[16] Architecture critic Lewis Mumford wrote that the site plan served as a "further development of the Radburn idea, made possible by the use of the row house, with the removal of the garage to the service road."[17] The wood garages were originally constructed as basic stalls without doors. During the war, however, doors began to be installed (a process that would last several years) to prevent children from playing in the structures. Doors also became a necessity when wartime rationing had lead to the theft of gasoline and tires in the garages. Additional wood and stucco garages were built in the 1950s, and some existing structures were expanded to provide more stalls.

The style of the buildings, now characterized as Vernacular Modern, was called "contemporary California architecture" in the *Los Angeles Times*.[18] The simplicity of the style was typical of the era, but it also illustrated the designers' goal of creating cost-efficient housing that focused more on spatial layout than on high style architectural design. Eight building types were created. Variety was found in the placement of buildings, the unique landscaping of each garden court, and the paint colors of the buildings. The earliest paint scheme included vibrant green, blue, salmon, and canary yellow on building exteriors; these changed to muted earth tones such as brown, green, blue and gray around 1946. The sleekness of the façades was reinforced by their long spans of stucco finish and wide eaves as the sun cast shadows according to the time of day. Balconies and ground floor patios broke up the flat look of the façades, and the placement of steel casement windows and wood doors provided a differing visual rhythm. In the rear, 450 of 627 apartments had private patios enclosed by wood walls or hedges. Between 1949 and 1952, brick serpentine walls were added to enclose the remaining patio spaces.[19]

Compared to Garden City designers on the East Coast, the architects of Baldwin Hills Village were able to take advantage of the Southern California climate and provide more outdoor spaces and landscaping. Robert Alexander suggested that ten percent of the buildings be one-story tall to harmonize with its setting, which included the rising Baldwin Hills to the south.[20] Stein commented that, "The calm, long, orderly lines of the row houses and contrasting sweep of the brown hills behind – low hills though they are, they seem to tower above the domestic space of the homes – give the feeling of spreading spaciousness."[21] In

14 Stein, 190.
15 Mike Davis, *Ecology of Fear: Los Angeles and the Imagination of Disaster* (United States: Vintage Books, 1998), 73.
16 Stein 180; Bauer 51.
17 Lewis Mumford, "Baldwin Hills Village," *Pencil Points,* September 1944: 45.

18 "Picturesque Little City Rising at Baldwin Hills," *Los Angeles Times*, 5 October 1941: E1.
19 Building permits for the construction of the brick serpentine walls could not be found. However, according to Steven Keylon, a photograph that a resident took in 1952 shows a brick wall covered in ivy whereas a photograph the resident took of that same location in 1949 shows no brick wall. Further, in *Toward New Towns for America* (published 1951), Clarence Stein writes that the brick walls were currently under construction.
20 Robert Alexander, "Baldwin Hills Village", on file at City of Los Angeles Department of City Planning's Office of Historic Resources, 1977: 6.
21 Dell Upton, *Architecture in the United States* (New York: Oxford University Press, 1998): 123.

addition to the balconies and patios, the architects designed the garden courts and the Village Green to bring residents out-of-doors and into conversation with one another. Nine low-maintenance ground covers, such as ivy and honeysuckle, were planted along the garden court façades of all apartment buildings to provide both privacy to ground floor rooms and variety to the overall design. The *Los Angeles Times* observed that "one of the largest landscaping programs in Southland history has been completed in the village" in the fall of 1942.[22]

Early Life at Baldwin Hills Village

The first residents moved into Baldwin Hills Village in December 1941 while the complex was still under construction. Residents were to enjoy "a new and finer style of living" that resembled "the quiet and beauty of the country."[23] During its first years of use, the Village was noted as being about eight miles from downtown by highway and about 25 to 35 minutes by bus and trolley.[24] Units quickly filled, as prospective tenants were attracted to the modern conveniences of the Village and the opportunity to raise families there. With the exception of Clarence Stein, the design team and their families lived at Baldwin Hills Village for various amounts of time to experience their vision firsthand.[25] Buildings 17 to 51 were reserved for tenants without children, accounting for one-third of the population.[26] The remaining two-thirds were families with children who lived in buildings along Rodeo Road, Sycamore Avenue and half of Coliseum Street. A large playground near the Clubhouse and smaller "tot lots" were provided in these areas, though they are no longer extant. Children also played in the garden courts located closest to their apartments so that their parents could watch over them. Although the designers intended for people to use The Village Green, the realization that people preferred the garden courts and private rear patios was noticeable even to Clarence Stein who intended to improve upon private spaces in subsequent Garden City plans. Even so, Stein would write in *Toward New Towns for America* that Baldwin Hills Village represented a major advancement in the evolution of building better communities.[27]

Apartment buildings were two stories in height, except for the one-story bungalow apartments of building type 1 and the end sections of building types 7 and 8. Though front doors were located off the garden courts, residents more often used the rear patio entrance after parking their cars in their garage spaces. The apartments ranged from three-and-a-half to six rooms. One-third of the units had wood-burning fireplaces and half were located at the corners and had three natural-light exposures; the remaining units had two exposures with cross-ventilation.[28] Kitchens featured stainless steel and mahogany countertops, and plywood cabinets with vibrantly-colored interiors.

In addition to the residences, a clubhouse was constructed to promote communal activities. Opened in 1942, it was described by the *Los Angeles Times* as being as "Modern as tomorrow" with a "bright, cheerful 2-story main lounge," a beam ceiling and full-length windows at the front and rear of the building.[29] The Clubhouse was the heart of the complex during the war years when rationing made leaving the property difficult for residents. The four adjacent wings housed games, a large rental library, a photo darkroom, and weekly activities such as dancing.[30] However, in 1955 the Clubhouse was converted to two living units; the reason for this decision is unknown.[31] The Administration Building, centrally located at the northern perimeter of the property and across the *allee* from the Clubhouse, acted as a rental office and provided areas for receiving parcels and scheduling maid services. Tennis and croquet courts originally adjoined it. Soon after the Village opened, two residential units were converted to a nursery school, which had been intended for a later construction phase. Converted units in the east and west circle were used for a Thriftimart, café, and beauty parlor; these amenities were particularly useful during wartime. Badminton courts were originally located around the property, and the pond just north of the Clubhouse was drained as it was thought to be a hazard to children. Additionally, every garage court had a laundry facility with adjacent enclosed drying yards (still extant, though reduced in number in the 1950s with the introduction of electric dryers).

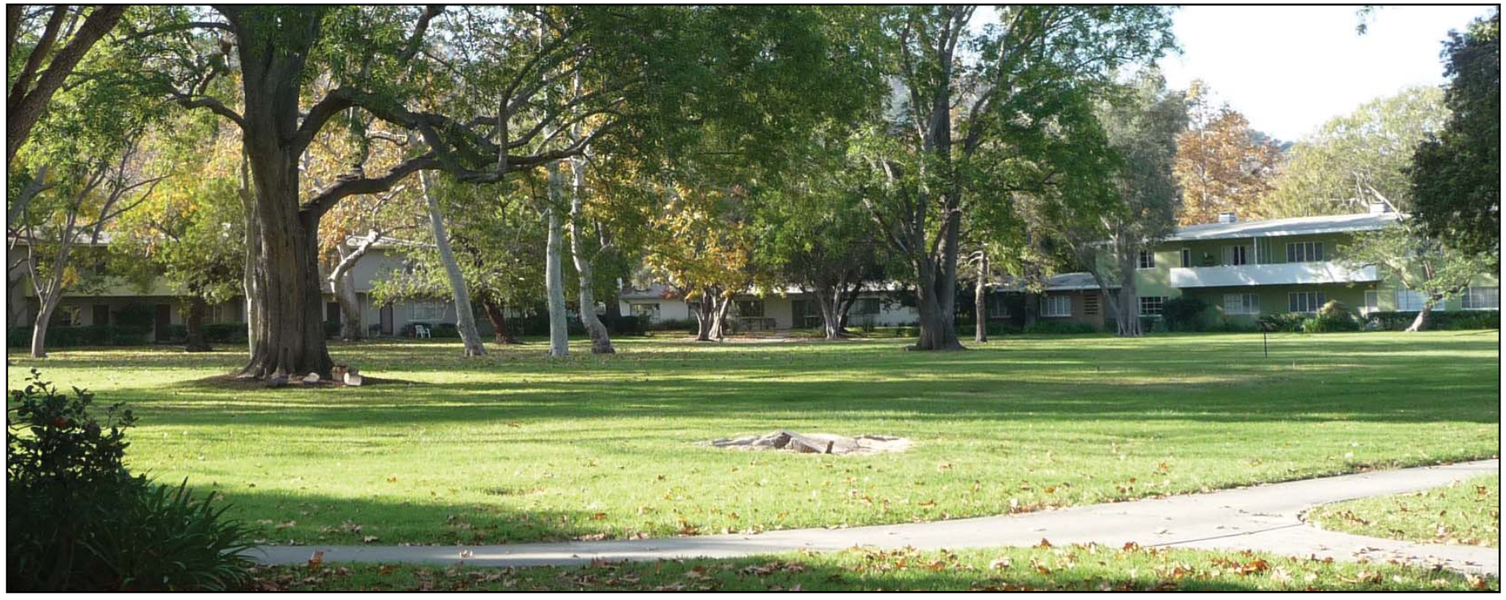
The units were occupied by individuals and families of greater means. Catherine Bauer noted, "It is no substitute for public housing; and at present it doesn't even reach very far into the middle group…"[32] It appears that residents were white and middle class; tenant restrictions regarding race and religion were in effect, as was common in that era. Bauer discussed her disapproval of the "careful selection of tenants" at Baldwin Hills Village, as she had a "strong chemical reaction against

Activities such as games and dances made the former Clubhouse the heart of Baldwin Hills Village in the early years, c. 1944 (Cornell University Archives)

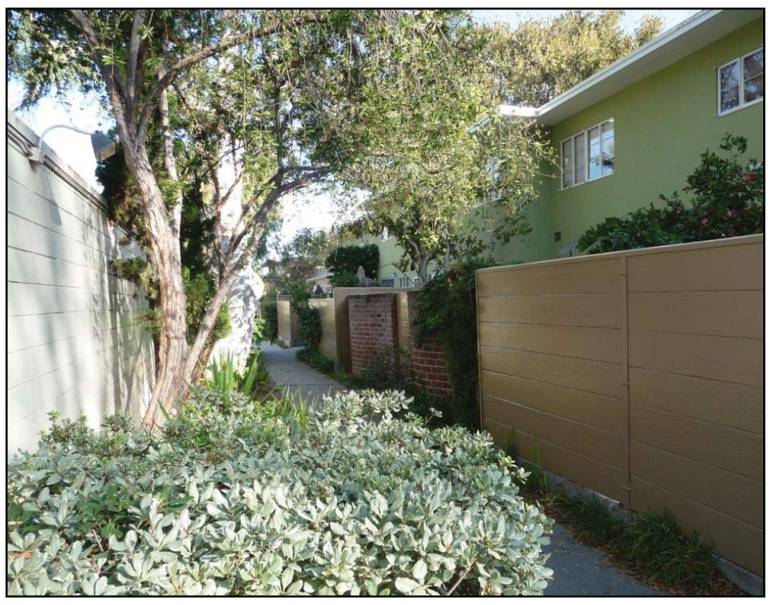
A playground in 1958, no longer extant (Photograph by Julius Shulman, Getty Research Institute)

22 "Baldwin Hills Autos Shared," *Los Angeles Times,* 22 November 1942: A7.
23 "Display Ad 29 – No Title," *Los Angeles Times,* 2 January 1942: B2.
24 Bauer 48.
25 "HCM #174 Village Green, 5112-5595 Village Green."
26 Steven Keylon, e-mail to the author, 2 February 2010.
27 Stein 216.

28 "Picturesque Little City Rising at Baldwin Hills."
29 "Baldwin Hills Village Clubhouse Opens Doors," *Los Angeles Times,* 26 July 1942: 13.
30 "Baldwin Hills Village Clubhouse Opens Doors.".
31 Alteration Permit LA 6541 issued in 1955 for the conversion of the clubhouse to two apartments. It also noted that an addition was constructed to the Rodeo Road side of the building in between the two pre-existing wings. Los Angeles Department of Building and Safety.
32 Bauer 47.



The West Green, view southwest (ARG, 2010)



View of patio walls adjacent to a garage court (ARG, 2010)

everything this phrase implies: racial discrimination, and the conscious effort to create a one-class community of the nice, conforming, socially acceptable people."[33] The denial of minorities in the resident referral process was not lifted until 1972 when the Department of Housing and Urban Development (a federal agency) notified the new owners of their disapproval regarding the matter.[34]

The Flood and the Condominium Conversion

On December 14, 1963, the dam at the Baldwin Hills Reservoir broke and flooded the area, including parts of Baldwin Hills Village. Archival film footage shows the flood moving through Garage Court Four; the worst damage occurred at several garage structures and buildings 33 and 34 on the Coliseum Street (south) side. Robert Alexander was hired to oversee repairs to the property and the rebuilding of heavily damaged structures.[35] During this time, many units had their patio door and window replaced with aluminum frame sliding doors. Despite these changes, the original architectural integrity of the complex was retained. The gravel walkways and ivy beds were removed as a result of the flood and replaced with traditional green lawns and concrete sidewalks.

33 Bauer 56.
34 Baldwin Hills Village, letter to residents, 11 August 1972.
35 "Engineering Disasters 7," *Modern Marvels,* The History Channel, 11 August 2004.

In the 1970s, the Village was converted to condominiums, a process likely instigated by a change in ownership (according to a poll taken by the Citizens Committee, 95% of residents preferred to remain renters).[36] In 1949, the New England Mutual Life Insurance Company purchased Baldwin Hills Village from the original investors, which included Baldwin M. Baldwin. In 1962, the insurance company sold it to Baldwin who remained the owner until his death in 1971.[37] At that time, his estate sold the property to Terramics Incorporated, a company that redeveloped properties as condominiums. The conversion process took place between 1972 and 1978, and Baldwin Hills Village officially changed its name to The Village Green. It is possible that the name change was intended to disassociate the development from the neighborhood of Baldwin Village across La Brea Avenue, which had declined during this period. The length of the conversion period was due to an agreement between Terramics and concerned residents that stated a maximum of 60 one-bedroom units were to remain as rentals for a maximum period of five years.[38] These were reserved for senior citizens.

Robert Alexander was again hired as consultant to oversee the conversion.[39] Rehabilitation work was completed on the interiors of several buildings, including the addition of sliding mirrored closet doors in bedrooms, the updating of kitchens and bathrooms, and the removal of some original wood parquet floors. In general, however, the building exteriors have remained virtually unchanged physically since The Village Green's completion in 1942.

Recent History

At the time of the condominium conversion, The Village Green population was largely elderly; the Citizens Committee poll in 1973 indicated that 65% of residents were 60 and older.[40] Families with children under 18 had been banned from the complex, presumably in the 1960s after the flood.[41] A letter from Terramics addressing residents' concerns during the conversion process stated that they did not intend to sell to families with children, and if a couple bought an apartment and later had a child, Terramics "[believed] as a matter of law, the homeowners' association could go to court and get a judgment

36 Concerned Citizens of the Baldwin Vista and Rodeo Area, letter to residents, 27 February 1973.
37 "Baldwin Hills Village Sold to Earlier Owner," *Los Angeles Times,* 5 January 1962: 12.
38 Concerned Citizens.
39 "Honored Housing Project Now Becoming Condominiums," *Los Angeles Times,* 7 April 1974: F1.
40 Concerned Citizens.
41 Keylon. Photos taken by Julius Shulman in 1958 of Baldwin Hills Village show children playing in almost every photo; it is possible that after the flood of 1963, the ban on children occurred once the buildings were repaired and residents moved back in.

requiring the family to move."[42] In 1983, the case of O'Connor vs. Village Green Owners' Association was heard at the Supreme Court; the court ruled in favor of the O'Connors and overturned the ban on children at The Village Green.

Today, The Village Green is notable as being home to a wide array of residents, varying in ethnic, social, and economic backgrounds. There are a number of young families with children, and communal activities have become customary.

Conclusion

Recognition of The Village Green has included an award from the New York Museum of Modern Art in 1945 for its superior community design; it was featured in the museum's exhibition "Built in U.S.A. 1932-44" as one of 47 outstanding examples in contemporary architecture. In May 1972, the American Institute of Architects presented Robert Alexander with its 25-Year Award, describing the complex as "a notable landmark of innovative planning and design for the automobile age" and as a "consistent simplicity of massing and detail. This combined with a masterful site plan and generous planting, gives the project a clarity, a serenity, a harmonious unity rarely found in 20th century urban development."[43]

Its unique approach to site planning and separation of automobile and residence, particularly noteworthy in the automobile culture of Los Angeles, was applauded by critics of the time. In the architecture journal *Pencil Points,* Lewis Mumford described Baldwin Hills Village as "one of the handful of projects that stands out as a fundamental advance in both planning and architecture." Further, he wrote, "…in the plan itself, for which Clarence Stein was consultant, his experience with Sunnyside, Radburn, and Greenbelt came to its richest fruitage."[44] Catherine Bauer proclaimed that it was "the most seriously progressive experiment in home building by private enterprise since Radburn" and that "the pattern of the Village" was "unlike the rest of Los Angeles."[45] Baldwin Hills Village successfully advanced the ideas of multiple-family housing and continues to be a strong example of communal life in the 21st century.

1950s aerial view showing the contrast in layouts of Baldwin Hills Village and the speculative development typical of the post-war era to the north and south; the Baldwin Hills lie to the south (Stein, Toward New Towns for America*, 191)*

42 Terramics Incorporated, letter to residents, [c. 1972]: 4.
43 "HCM #174 Village Green, 5112-5595 Village Green."
44 Mumford 45.
45 Bauer 46.

2.2 CHRONOLOGY OF DEVELOPMENT AND USE

1935 – 1940	Reginald Johnson, in collaboration with Wilson, Merrill & Alexander, designs Baldwin Hills Village (now known as The Village Green).
1938	Clarence Stein hired as consulting architect.
February 1941	Construction of Baldwin Hills Village begins.
December 1942	Construction of Baldwin Hills Village completed.
World War II	Three residential units near circle by the Clubhouse converted to special uses (nursery, general store, barber shop, beauty salon). Garage doors begin to be added to garage stalls due to such issues as children playing and tire and gasoline theft brought on by wartime rationing.
September 1944	Architecture critic Lewis Mumford and leading housing expert Catherine Bauer write articles about Baldwin Hills Village in *Pencil Points* and its role as an outstanding example of well-designed, contemporary housing.
1944 (soon after)	Large round wading pool on south side of original Clubhouse considered a drowning hazard and converted to use as a planter.
1945	New York Museum of Modern Art gives award for Baldwin Hills Village's superior community design; one of 47 outstanding examples in contemporary architecture for the exhibition "Built in U.S.A. 1932-44."
1950s	Clothes line areas (drying yards) reduced as a result of the introduction of electric clothes dryers; children under 18 excluded from living at Baldwin Hills Village.
1950 – 1960	New garage buildings constructed and additional stalls added to some existing garage buildings.
1951	Clarence Stein writes *Toward New Towns for America* and considered Baldwin Hills Village an important step in the evolution of building better communities; believed Baldwin Hills Village was culmination of his Garden City ideas in America; considered to be more advanced conceptually than Radburn, particularly in its separation of pedestrian and automobile traffic.
1955	Clubhouse converted into two living units.
Dec. 14, 1963	Baldwin Hills dam breaks, flood significantly damages areas of Baldwin Hills Village.
c. 1963 - 1965	Robert Alexander hired to oversee repairs and rebuilding effort at Baldwin Hills Village; aluminum frame sliding doors installed at patio sides of some units.
1972	American Institute of Architects presents Baldwin Hills Village with its 25-Year Award for its superior community design.
1972 – 1978	Baldwin Hills Village converted from rental units to condominiums and renamed The Village Green; most kitchens and bathrooms remodeled at this time.
1977	The Village Green designated a City of Los Angeles Historic-Cultural Monument.
1983	In the case of O'Connor vs. Village Green Owners' Association, the court ruled in favor of overturning the ban on children at The Village Green.
1993	The Village Green listed on the National Register of Historic Places.
2001	The Village Green declared a National Historic Landmark.

2.3 SUMMARY OF SIGNIFICANCE AND CONTINUED ELIGIBILITY

The Village Green has been recognized for its exceptional significance with designation as a Los Angeles Historic-Cultural Monument (1977), listing on the National Register (1993), and designation as a National Historic Landmark (2001).

Los Angeles Historic-Cultural Monument Designation

Los Angeles Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; or
- which are identified with historic personages or with important events in the main currents of national, state, or local history; or
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; or
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above.

The Village Green was designated a Los Angeles Historic-Cultural Monument in 1977, when the property was only 35 years old. The nomination file did not include language about a Period of Significance or contributing resources.

National Register Designation

The National Register is the nation's master inventory of known historic resources. Authorized under the National Historic Preservation Act of 1966 (36 Code of Federal Regulations Part 60), the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

The National Register defines a historic property or resource as a building, site, historic district, object, or structure evaluated as historically significant. In most cases these must be over 50 years of age.

There are four criteria under which a historic resource can be considered significant for listing on the National Register. A resource may be eligible for listing if it meets one or more of the following criteria:

A. It is associated with events that have made a significant contribution to the broad patterns of our history; or

B. It is associated with the lives of persons significant in our past; or

C. It embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. It has yielded or may likely yield information important in prehistory or history.

The National Register nomination for The Village Green states that the property is significant on the national level under Criterion A, in the area of social history; and Criterion C, in the area of community planning and development, architecture, and landscape architecture for the property's association with the New Town Movement. The Period of Significance was delineated as 1942, the year of the development's completion.

The nomination identifies 97 Contributing buildings to the National Register historic district and 87 Non-Contributing buildings. The 97 Contributors include all of the residential buildings, the Clubhouse, and the Administration Building. The garage structures and Maintenance Building were identified as Non-Contributors to the historic district.

National Historic Landmark Designation

Designation as a National Historic Landmark (NHL) is reserved for those properties that are found to be among the nation's most significant historic places. Listing on the National Register of Historic Places does not ensure eligibility for NHL designation; in order to be eligible for NHL listing, a property must be significant on a national level and possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering and culture.

The criteria for NHL designation differ slightly from those of the National Register of Historic Places. In order to be eligible for listing as an NHL, a property must retain high historic integrity and meet one or more of the following criteria:

1. It is associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of these patterns may be gained; or

2. It Is associated importantly with the lives of persons nationally significant in the history of the United States; or

3. It represents some great idea or ideal of the American people; or

4. It embodies the distinguishing characteristics or an architectural type specimen exceptionally valuable for the study of a period, style or method of construction, or represents a significant, distinctive, and exceptional entity whose components lack individual distinction; or

5. It is composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively composes an entity or exceptional historical or artistic significance, or outstandingly commemorates or illustrates a way of life or culture; or

6. It has yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation of large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts, and ideas to a major degree.

The National Historic Landmark nomination for The Village Green found the property to be eligible for NHL designation under Criteria 1 and 4. The

Period of Significance was defined as 1935-1942, to include the period of conception, design, construction, and completion of The Village Green.

The findings of contribution of the National Historic Landmark nomination differ from those of the National Register nomination of 1993. Rather than excluding garage structures, the NHL nomination includes those which are in their original location and configuration and have not been altered or reconstructed. The following is a list of contributing resources to The Village Green NHL historic district (162 total):

1. The site plan
2. 94 residential buildings
3. One remodeled Clubhouse building that has been converted into two residences
4. One building for administration and community activities (Administration Building)
5. One maintenance building
6. 64 garage structures

Non-contributing resources include:

1. 28 garage structures (21 were modified, 7 are later additions)

Summary of Continued Eligibility and Findings of Contribution

Due to its exceptional significance at a national level, high level of historic integrity and retention of original fabric, The Village Green continues to convey its original design intent and remains eligible for Los Angeles Historic-Cultural Monument designation, listing on the National Register of Historic Places, and National Historic Landmark designation. ARG concurs with the findings of eligibility against the criteria of the aforementioned inventories of historic resources.

Further, ARG concurs with a Period of Significance of 1935-1942. This includes the period of conception, design, construction, and completion of The Village Green. Although some minor changes were made to the property in subsequent years, and although a number of these changes were overseen by one or more of the original architects, 1935-1942 is the period during which the property acquired significance as it relates to the findings of eligibility against National Register and National Historic Landmark criteria. Some later changes may be considered historic in their own right, despite having occurred after the culmination of the Period of Significance. These are identified and described in the following sections of this report.

Because the findings of contribution differ between the National Register nomination and the National Historic Landmark nomination, ARG has formed an opinion regarding an appropriate finding of contribution particularly as it relates to the property's future treatment.

Generally, ARG concurs with the findings of contribution of the National Historic Landmark nomination with the exception of some of the garage buildings and the maintenance building. A number of garage buildings were reconstructed or altered after the flood of 1963, particularly at the southern end of the property. In most cases they were reconstructed to match the original buildings in terms of form, massing, design, materials and footprint (except for a small number which were enlarged to accommodate additional stalls). A few of these reconstructed garages were finished in stucco but are otherwise exactly the same as original garages in terms of form, massing, design and footprint. It is the opinion of ARG that these buildings contribute to the overall significance of the property, as great care was taken to reconstruct them in a historically accurate way.

However, there are seven garage buildings that were added to the property in later years on locations that did not originally contain garages. These buildings were constructed on land that was formerly open space or that contained recreational facilities for use by Village Green residents. Therefore, these garage structures represent a change in site plan and function and do not contribute to the overall significance of the property. They should be considered Non-Contributors in terms of their future treatment.

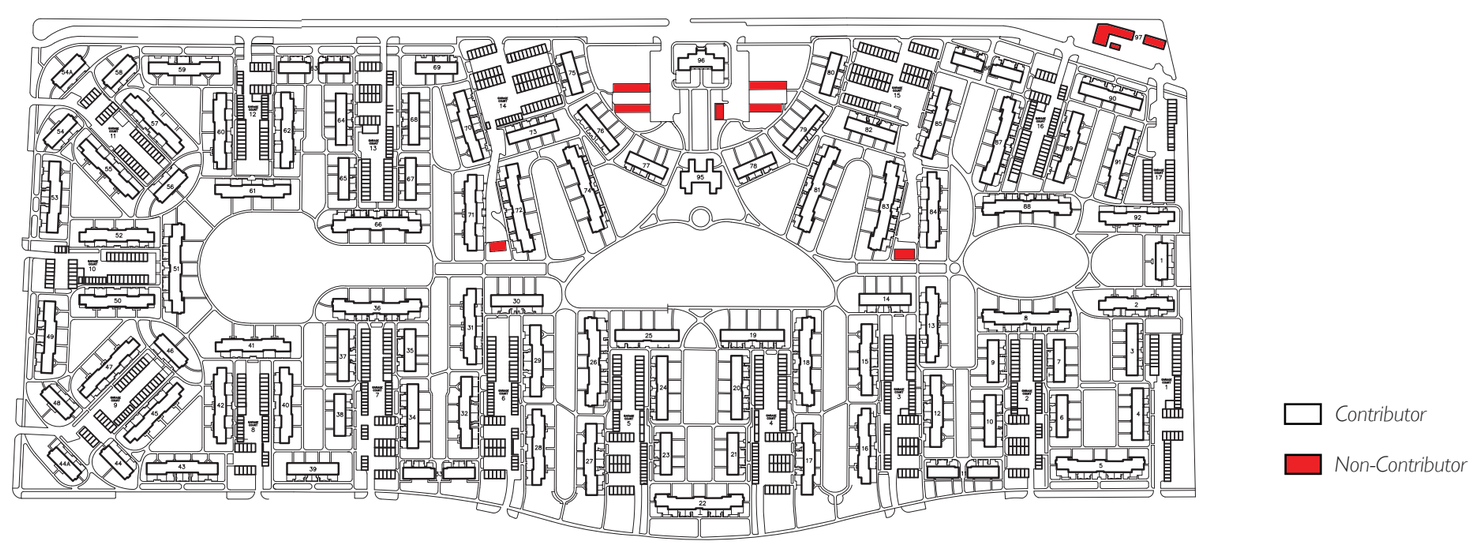
Further, ARG recommends that the Maintenance Building does not contribute to the overall significance of the property. This ancillary building has been significantly altered since its original construction and should not be treated as a Contributing resource in terms of its future treatment.

Therefore, for the purposes of this Historic Structure Report, the following resources are considered contributing to The Village Green historic district:

1. The site plan
2. 94 residential buildings
3. One remodeled Clubhouse building that has been converted into two residences
4. One building for administration and community activities (Administration Building)
5. 85 garage structures

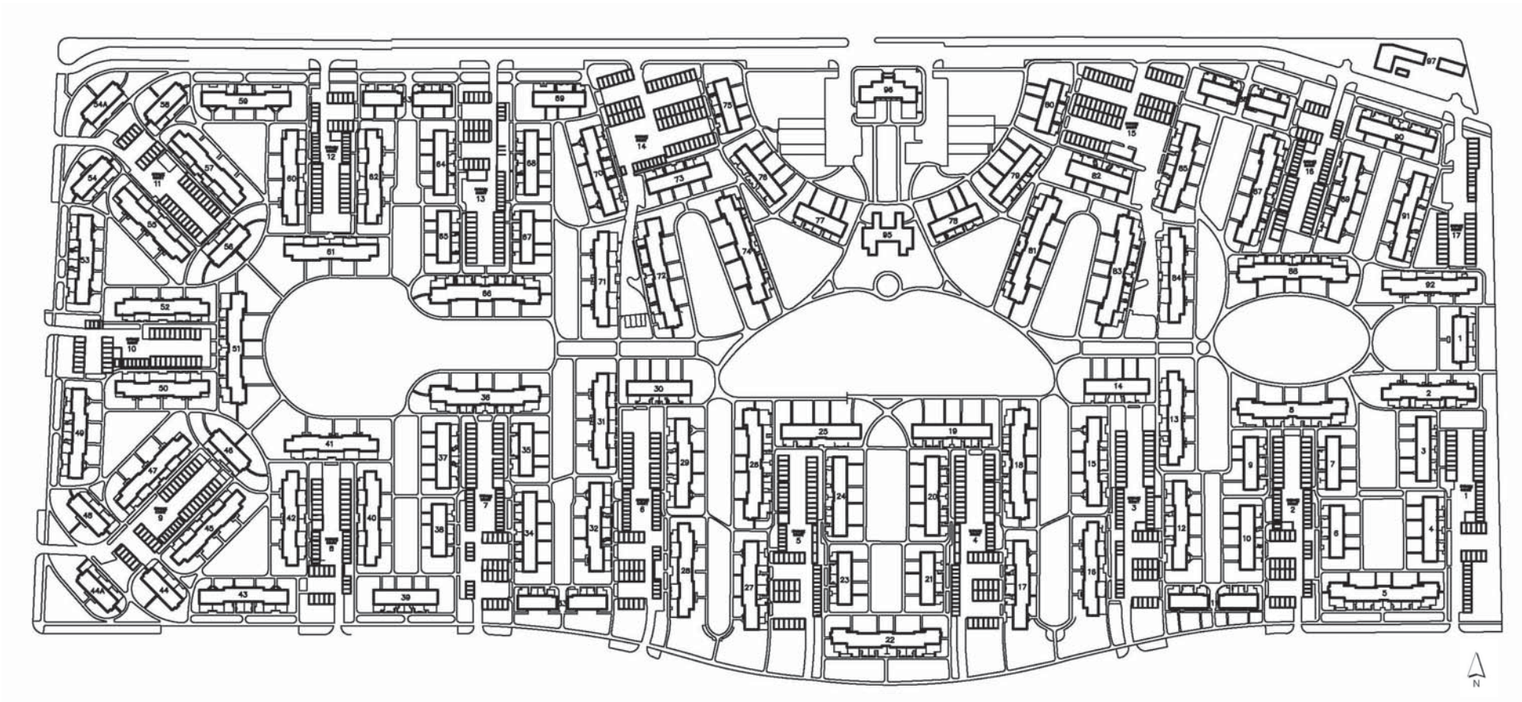
Non-contributing resources include:

1. 1 Maintenance Building
2. 7 garage structures



PART 3 PHYSICAL DESCRIPTION

Previous page: Architectural Resources Group, Inc., 2010



3.1 SITE

Located on a 67.7-acre lot in the southwestern region of Los Angeles, The Village Green sits at the base of the Baldwin Hills. The Village Green is generally midway between downtown Los Angeles and the Pacific Ocean, and is situated approximately two miles south of the Interstate 10 Freeway.

Although it sits at the base of the Baldwin Hills, The Village Green is characterized by a mostly flat terrain. The property is generally rectangular in shape, with a slight curve to its southern boundary. The complex is bounded by Rodeo Road to the north, Sycamore Avenue to the east, Coliseum Street to the south and Hauser Boulevard to the west. The Administration Building fronts north onto Rodeo Road; this serves as the main entrance to the complex.

In addition to the Administration Building there are 95 residential buildings, the Maintenance Building and a number of garage structures that comprise The Village Green. The focus of the site plan of The Village Green is the large, interior open green space, consisting of a central semi-circular green flanked by smaller greens to the east and west. Collectively, these greens are called the "Village Green." Residential dwellings front onto either these three larger greens or onto additional greens, or "finger courts." The dwellings back onto the garage (or service) courts, which contain the garage structures, uncovered parking spaces, laundry and garbage facilities. There are 17 garage courts in all. In addition to parking within these courts, there is street parking lining the southern, western and northern boundaries of the complex. An interior service road fronts the northern boundary of the complex, adding a buffer between The Village Green and heavily-trafficked Rodeo Road.

The public greens, courtyards, residential buildings, Administration Building and garage courts are interconnected by an intricate network of concrete pedestrian walkways. Vehicular entrances to the 17 garage courts are located around the perimeter of the property, allowing for the separation of outdoor recreational spaces from vehicular traffic.

Type 3 building with a simple façade and balcony

Administration Building, north façade, c. 1944 (Cornell University Archives)

3.2 RESIDENTIAL BUILDINGS

Architectural Style

The buildings that comprise The Village Green were designed in a style now often termed "Vernacular Modern." This style derives some of its elements from the Modernist tradition, including horizontal massing, horizontal bands of windows or other articulation and trim, and lightweight materials treated in a way that gives a thin appearance to the exterior walls. The simplicity of the style was typical of the era, but it also illustrated the goal of the design team to focus more on affordability and the spatial layout of the Village as a whole rather than on high-style architectural design. It is also important to note that the Federal Housing Administration (FHA), which provided financial backing for The Village Green, discouraged conspicuously modern designs, doubting that the flat roofs and unadorned, asymmetrical façades were more than a passing fad.[1]

Reginald Johnson at this time became increasingly interested in the ability of architecture to provide an affordable solution to the housing crisis of the era. It is clear, however, that Johnson and his team took great care in the design of the residences with simple elements such as wide eaves, balconies, one-story wings, trellises, and building setbacks that when used together provided visual interest to otherwise flat façades. The overall horizontality of the buildings, capped by hipped roofs and protruding chimneys, harmonized, rather than competed, with the vast green space and the rising Baldwin Hills to the south. The Administration Building and former Clubhouse were designed to include large window openings and double height central sections that gave them a monumental presence as residents, prospective residents, and visitors entered the Village.

The *Los Angeles Times* referred to the buildings at The Village Green as "contemporary California architecture" and the Clubhouse was described as "Modern as tomorrow."[2] Catherine Bauer wrote,

> Considering the buildings individually, one must admit that while they are contemporary in feeling, relatively simple and honest, they are nevertheless not exactly exciting as "modern" architecture. Connoisseurs of modern design won't find them esthetically interesting, whether or not the essential, bold modernity of the whole is appreciated. Yet this lack of sophistication may have certain values: it helps to emphasize the basic innovations in plan and pattern of living envisioned; and the fact that it does not startle the average citizen with superficial strangeness may actually increase its worth as an educative force towards good large-scale planning.[3]

Character defining features of the Vernacular Modern style include:

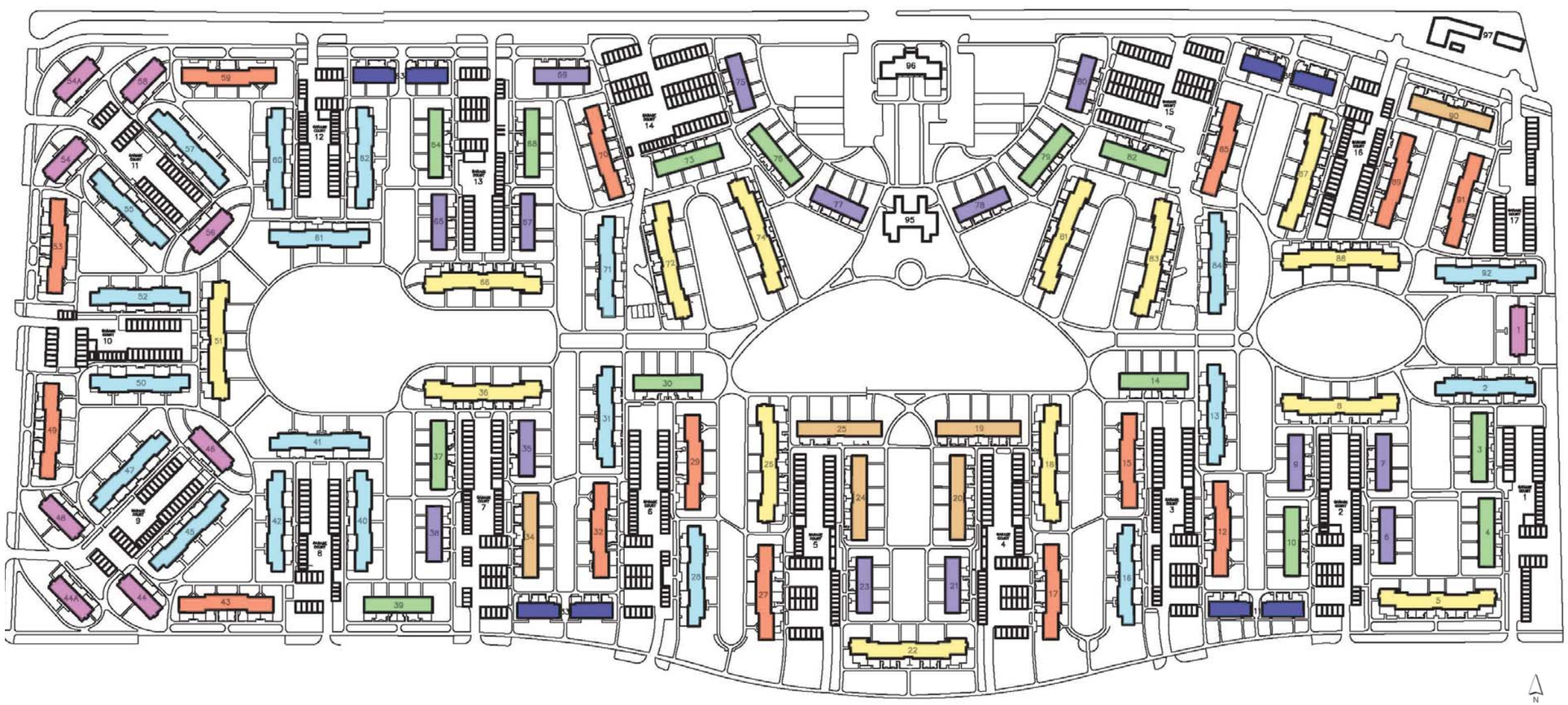
- Stucco finish at all façades
- Minimal use of secondary cladding materials, such as wood siding or brick, typically used decoratively
- Hipped roofs, often with wide overhangs
- Horizontal elements such as fascias capping the front edge of the roofs
- Steel-frame windows grouped horizontally
- Paneled doors, typically solid or partially glazed
- Simple porch supports, such as metal posts or poles
- Absense of window and door trim
- Absense of ornamentation

1 Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Boston: MIT Press, 1981), 251.
2 "Picturesque Little City Rising at Baldwin Hills."
3 Bauer 51.

Residential Buildings (Types 1 - 8)
The residential buildings that comprise The Village Green generally fall into one of eight building types. The exceptions are the Administration Building (Building 96 on this map), the former Clubhouse (Building 95, now two residences), the Maintenance Building (Building 97), and the garage court buildings.

For the purposes of this physical description section, typical historic features and alterations are described and illustrated with sample photographs. Then, each building type is described generally, with accompanying drawings and representative photographs. The Administration Building, Clubhouse and Maintenance Building are described individually. General descriptions of garage structures, laundry rooms, drying yards and garbage enclosures are also included.

For a complete list of alterations at all Type 1 - 8 buildings, please refer to Appendix D. Building Alterations Matrix (Types 1 through 8) on page 121.



Summary of Exterior Features

Doors, Single:

Historically, exterior wood doors were solid and paneled, partially glazed and multi-light (three panes of glass), or fully glazed and multi-light (four panes of glass). Paneled and fully-glazed doors were used at main entries and partially-glazed doors were used at balconies and private patio entrances. Likely at mid-century, some partially-glazed lights were replaced with glazed louvers.

Historic: wood paneled door

Historic: fully-glazed, multi-light door

Historic: partially-glazed, multi-light door

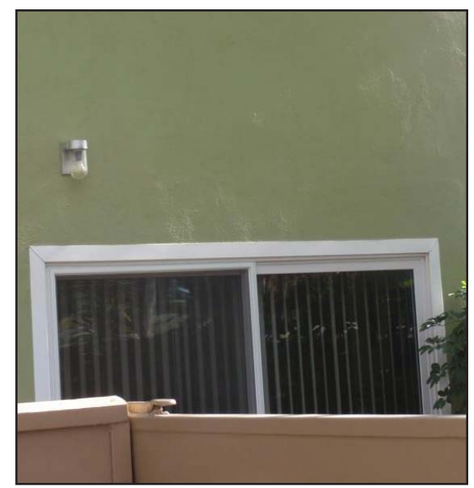
Non-historic: Original multi-light glazing replaced with glazed louvers (behind screen)

Doors, Sliding:

Aluminum frame sliding doors replaced many door and window configurations at patios after the 1963 flood. In more recent years, vinyl frame sliding and wood French doors have also been used. Replacement sliding doors are also seen at balconies and the one-story ends (park elevation) of Type 7 buildings.

Historic view of an original door and window configuration at the patio, c. 1944 (Cornell University Archives)

Non-historic: an aluminum frame sliding door at the patio



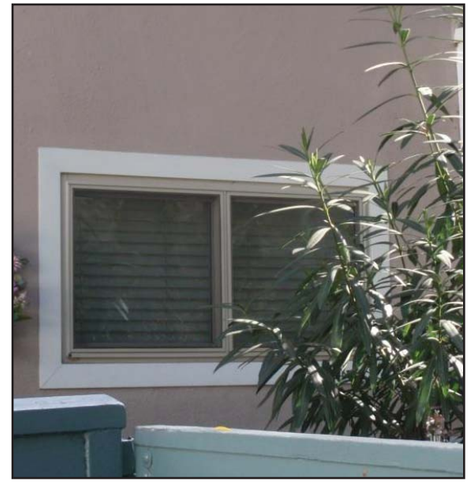
Non-historic: partial view of a vinyl frame sliding door at the patio

Windows:

All windows were historically multi-light steel casement and fixed windows. Some windows have been replaced with vinyl sliding windows, which is an incompatible replacement.

Historically, windows also featured metal sliding window screens on the interior side so latches could be accessed.

Historic: multi-light steel casements with a central fixed window



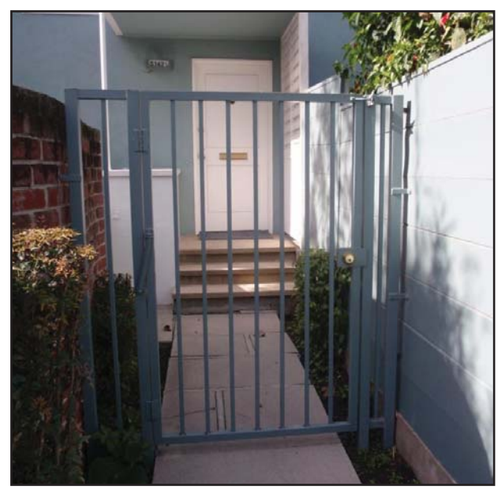
Non-historic: a new vinyl window with a vinyl surround

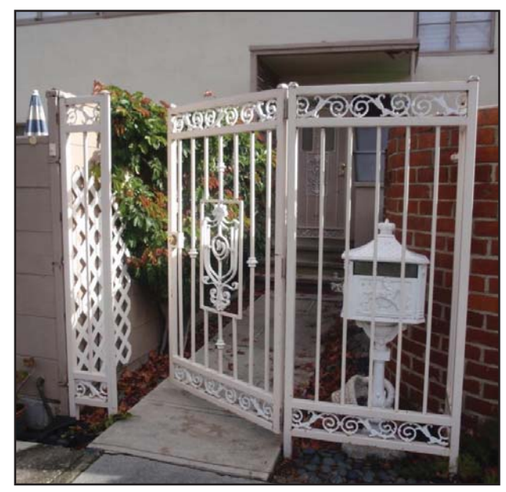
Historic: metal sliding window screens, interior view

Security Features:

Three typical security features are metal security doors, metal gates, and metal window bars. They are all considered non-historic, as security features were not originally used at The Village Green.

Security door added





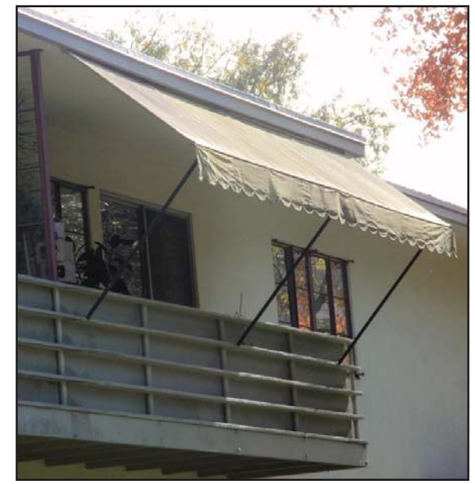
Examples of metal gates added at the front of the walkway leading to unit entries at the patio elevation

Security bars added to the interior side of a window

Awnings:

Canvas or metal awnings are common additions to patio doors, patio areas, or balconies. Supports vary but they are commonly metal rods. They are all considered non-historic, as awnings were not part of the original design.

A canvas awning over the patio area



A canvas awning with metal support rods at a balcony

A metal awning over a patio door

House Number Signage:

House number signage is typically found above or to the side of the main entrance to a unit, on either the park or patio elevations. Original number plates are illuminated from behind with light bulbs and are referred to in this document as house number porch lights. Additional house number signage can be found in clay tiles on walls or gates, which are non-historic and incompatible in style.

Historic: metal house number porch light with Modern typeface cut outs

Non- historic: metal house number porch light with stick-on letters on plastic

Non-historic: example of a house number incompatible in style

Exterior Light Fixtures:

Exterior light fixtures have mostly been replaced. The original fixture, of which very few remain, is a simple, curved sheet metal plate over a light bulb. The most common light fixture at The Village Green is made of cast aluminum or dark bronze, and appears to have been installed during the 1970s condominium conversion (see second photo from left).

Light fixtures other than those described above are considered incompatible in style.

Historic: a simple, curved sheet metal shade over a light bulb (now painted). Address numbers in photo are non-historic

Compatible: cast aluminum and glass patio light (also seen in a dark bronze), likely installed during the condominium conversion

Non-historic: example of an incompatible light at the patio

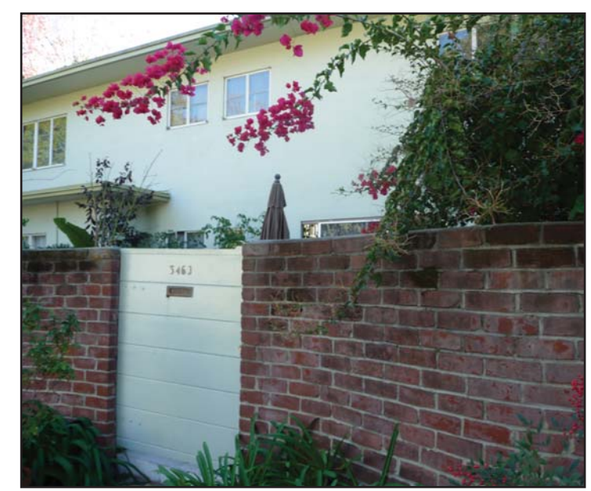
Non-historic: example of an incompatible light at the patio

Patio Features:

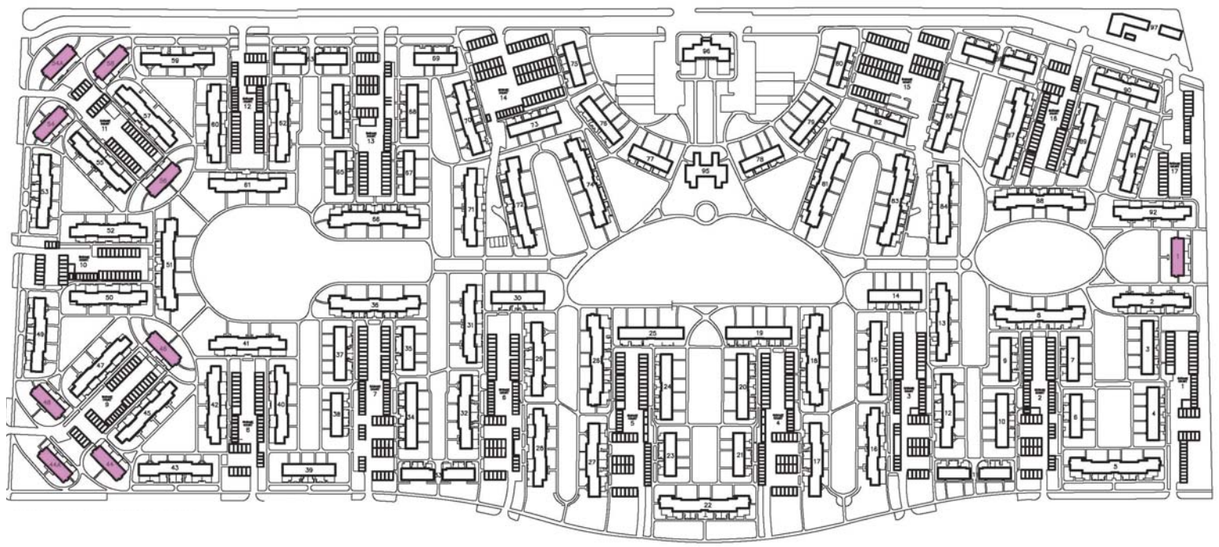
Patios are enclosed by either horizontal tongue-in-groove redwood (painted) or brick serpentine walls. Historically, they are accessed by horizontal tongue-in-groove redwood gates (painted) and have concrete pavers at the ground.

Historic view of an enclosed patio with concrete pavers, c. 1944 (Cornell University Archives)

A horizontal tongue-in-groove redwood wall (painted) encloses a patio



A brick serpentine wall with a horizontal tongue-in-groove redwood gate (painted) encloses a patio



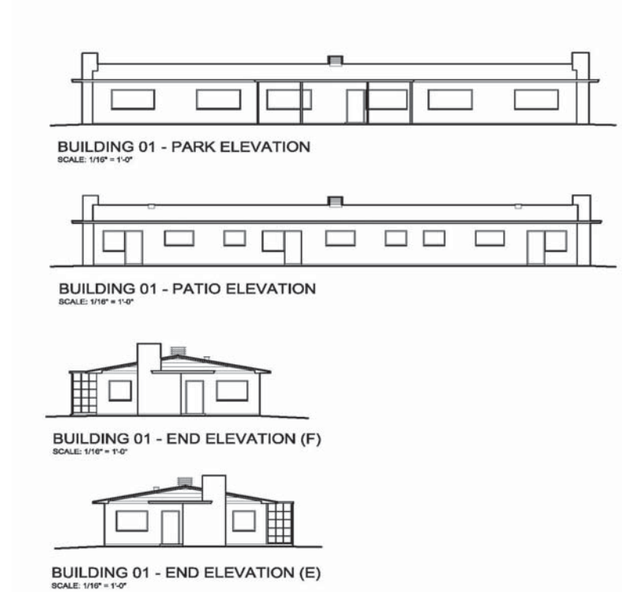
Type 1

There are nine Type 1 buildings at The Village Green.

Type 1 is one story in height with a rectangular plan; it is slab on grade with a concrete perimeter foundation. All elevations are constructed of reinforced brick (painted) with horizontal wood siding (painted) at the gable peaks. The gabled roof has built-up roofing with gravel ballast, a central metal flue, brick chimneys with metal flue caps at each end of the building; wide eaves, wood soffits, and metal-clad fascias. All windows are multi-light steel casement and fixed windows. The porch at the park elevation has scored concrete flooring and wood supports, and leads to the door of the central unit. Each side (end) elevation has a single wood door approached by a single concrete step; a house number porch light and a wood cantilever with metal flashing are located above the door. The patio elevation has three doors. The patios are enclosed with either horizontal tongue-in-groove redwood (painted) or brick serpentine walls and horizontal tongue-in-groove redwood gates (painted), and historically have concrete pavers in a geometrically-arranged pattern. Typically, all rear patio lights are non-historic, having been replaced over time.

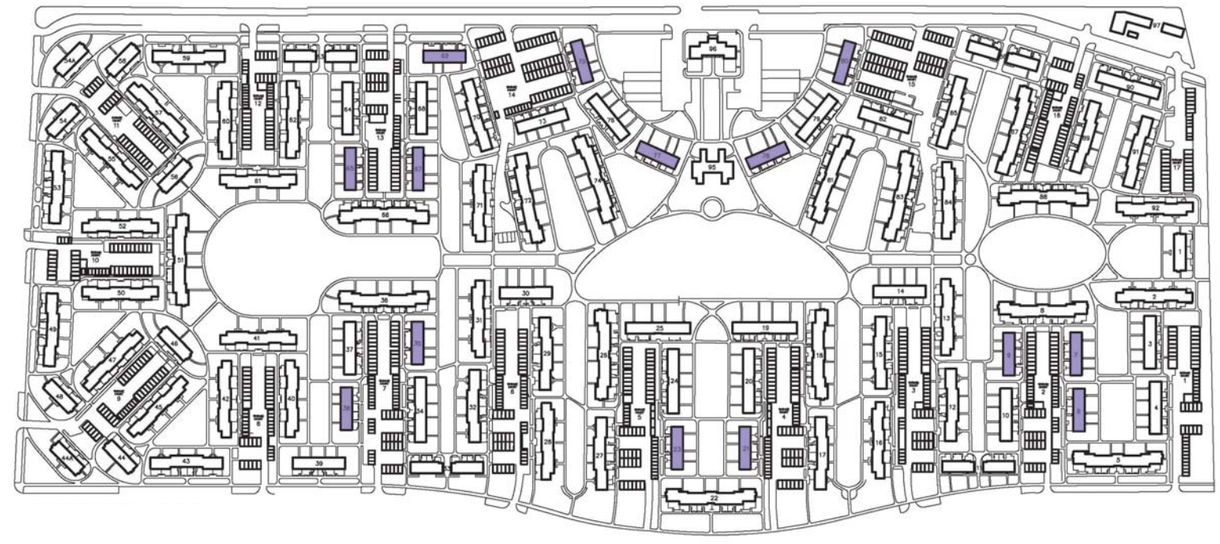
Partial view of the main (park) façade of a Type 1 building; the porch of the center unit is located here

Entrance to an end unit

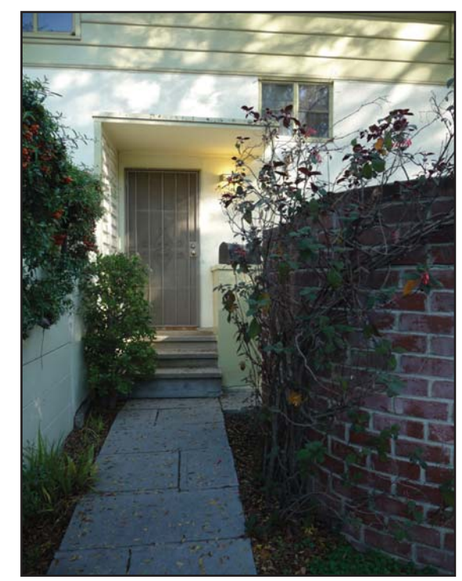


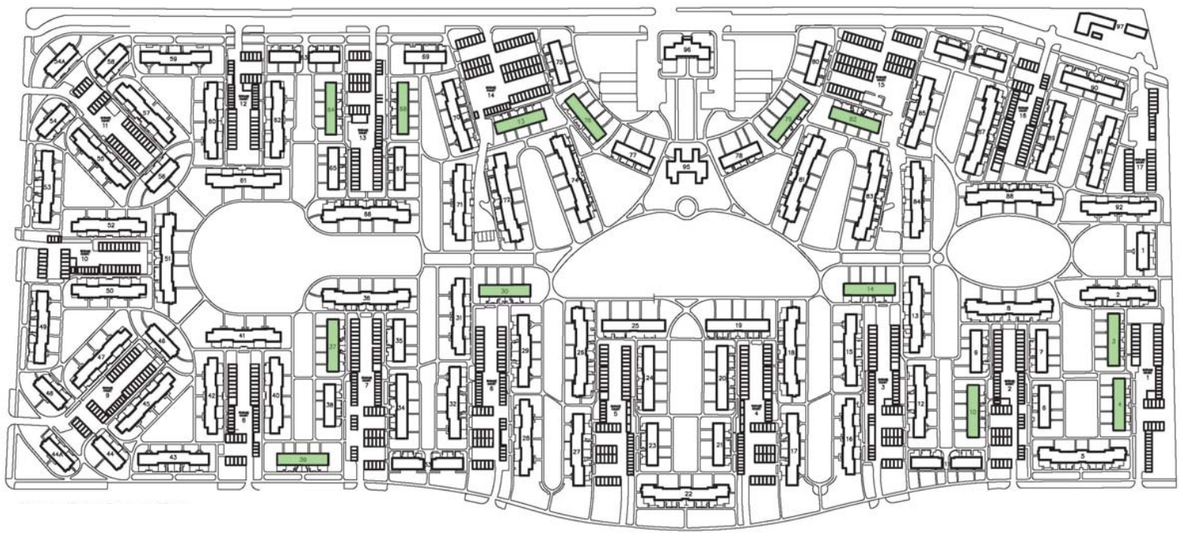
Type 2
There are fourteen Type 2 buildings at The Village Green.

Type 2 is two stories in height and has a rectangular plan; it is slab on grade with a concrete perimeter foundation. Walls are finished in stucco and have horizontal wood siding (painted) at the upper story. The gabled roof has built-up roofing with gravel ballast, metal flues, wide eaves, wood soffits and metal-clad fascias. All windows are multi-light steel casement and fixed windows. There are three single wood doors at the park elevation. A long cantilevered wood door hood hangs over two entrances and a shorter hood of the same type is located above the third entrance. The two outermost doors also have adjacent wood slat screens positioned perpendicular to the façade. House number porch lights are located above each door. The patio elevation has five single wood doors, two of which lead to second floor units (in some instances the private patio entrances have been replaced with sliding doors). The second floor-unit entries have flat wood door hoods supported by metal circular posts and wood slat privacy screens, and are accessed by concrete steps. House number lights are adjacent to these doors. A low concrete wall next to the landing provides storage space at the patio area. Typically, all rear patio lights are non-historic. The patios are enclosed with either horizontal tongue-in-groove redwood (painted) or brick serpentine walls and horizontal tongue-in-groove redwood gates (painted), and historically have concrete pavers in a geometrically-arranged pattern.




The main (park) façade of a Type 2 building


The rear (patio) entrance to a second floor unit



Partial view of the main (park) façade of a Type 3 building

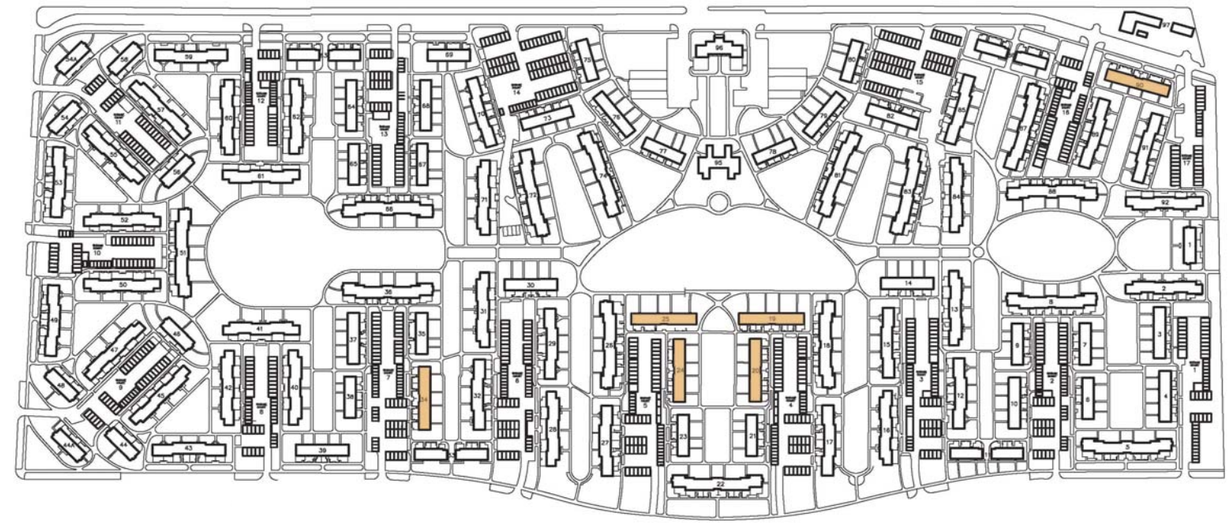
A rear (patio) entrance of a second floor unit

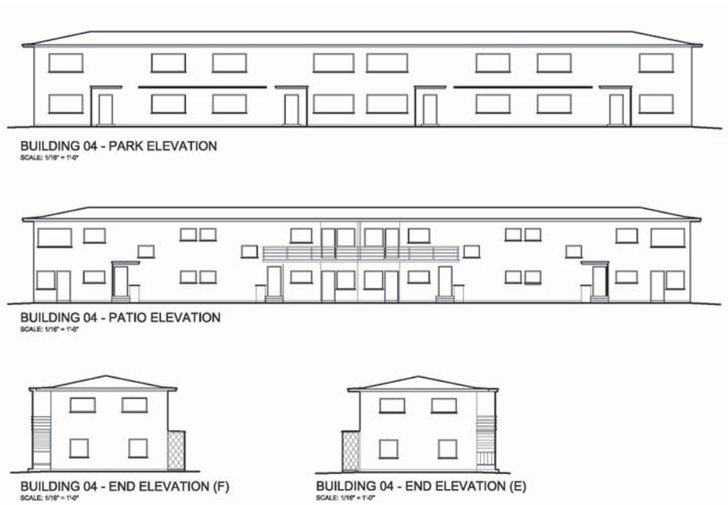
Type 3
There are thirteen Type 3 buildings at The Village Green.

Type 3 is two stories in height with a rectangular plan; it is slab on grade with a concrete perimeter foundation and is finished in stucco. The hipped roof has built-up roofing with gravel ballast, a central brick chimney serving some interior units, four interior metal flues, wide eaves, stucco soffits, and metal-clad fascias. All windows are multi-light steel casement and fixed windows. There are six single wood doors at the park elevation, two of which are at the balcony. The outer ground floor entrances have wood door hoods supported by metal trellises. The wood balcony cantilevers on exposed wood beams and has a multi-light Louvrex glass partition. The balcony has a plywood back with pipe uprights and horizontal wood banding. The patio elevation has six single wood doors, two of which lead to second floor units (in some instances the private patio entrances have been replaced with sliding doors). The second floor-unit entries have flat wood door hoods supported by metal circular posts and wood slat privacy screens, and are accessed by concrete steps; house number porch lights are adjacent to these doors. A low concrete wall next to the landing provides storage space at the patio area. Metal mesh vents are located between stories at this elevation. Typically, all rear patio lights are non-historic. The patios are enclosed with either horizontal tongue-in-groove redwood (painted) or brick serpentine walls and horizontal tongue-in-groove redwood gates (painted), and historically have concrete pavers in a geometrically-arranged pattern.

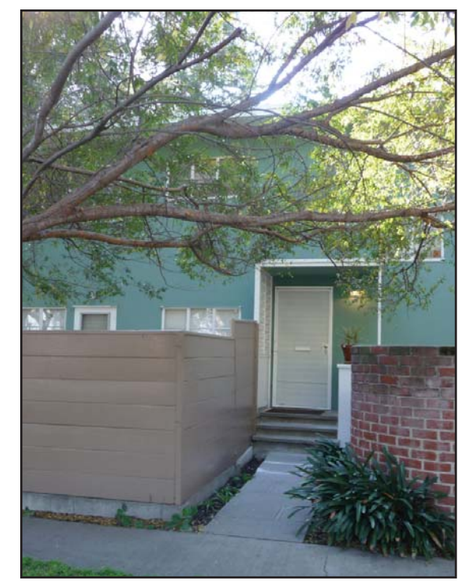
Type 4
There are six Type 4 buildings at The Village Green.

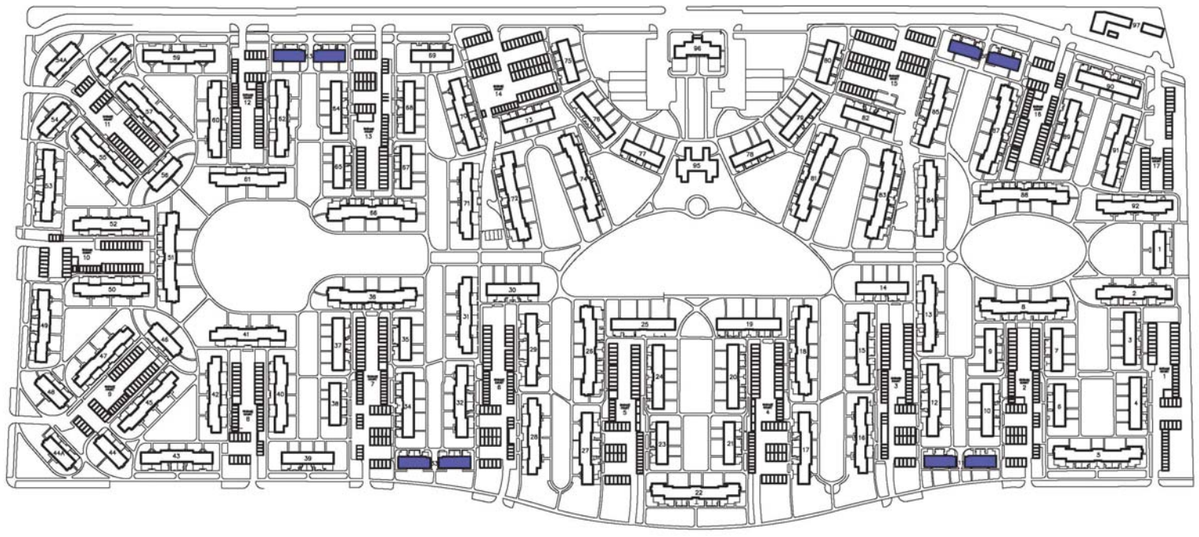
Type 4 is two stories in height with a rectangular plan; it is slab on grade with a concrete perimeter foundation and is finished in stucco. The hipped roof has built-up roofing with gravel ballast, wide eaves, stucco soffits, and metal-clad fascias. All windows are multi-light steel casement and fixed windows. There are four single wood doors with house number porch lights at the park elevation; each door has a wood door hood supported by a metal trellis. Two long horizontal metal trellises are located between each pair of doors. The patio elevation has ten entrances, four of which lead to second floor units and another two of which are at the balcony (in some instances the private patio entrances have been replaced with sliding doors). House number porch lights are adjacent to the second floor-unit entries; the two outer entries have wood door hoods with metal flashing supported by metal poles and wood slat privacy screens. All second floor-unit entries have low concrete walls that provide storage space at the patio area. The wood balcony cantilevers on exposed wood beams and has a multi-light Louvrex glass partition. Typically, all rear patio lights are non-historic. The patios are enclosed with either horizontal tongue-in-groove redwood (painted) or brick serpentine walls and horizontal tongue-in-groove redwood gates (painted), and historically have concrete pavers in a geometrically-arranged pattern.






The main (park) façade of a Type 4 building


A rear (patio) entrance to a second floor unit

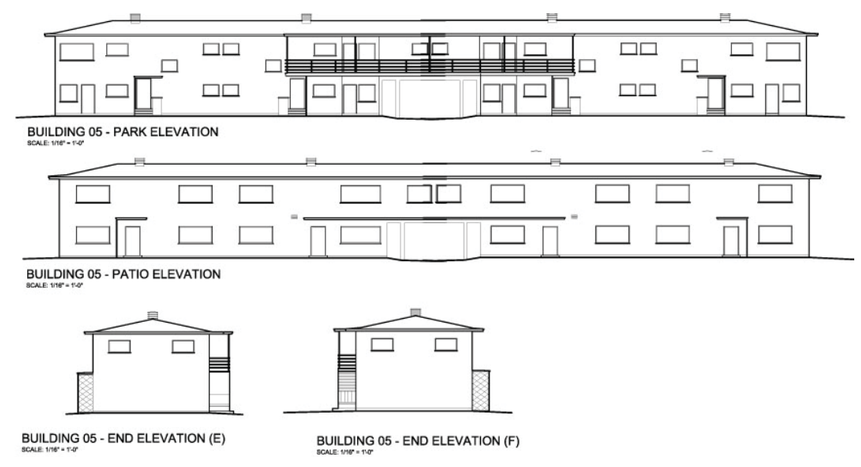


Partial view of the main (park) façade of a Type 5 building; the breezeway is a unique feature of this building type

A private patio and balcony, and an entry to a second floor unit at the rear (patio) elevation

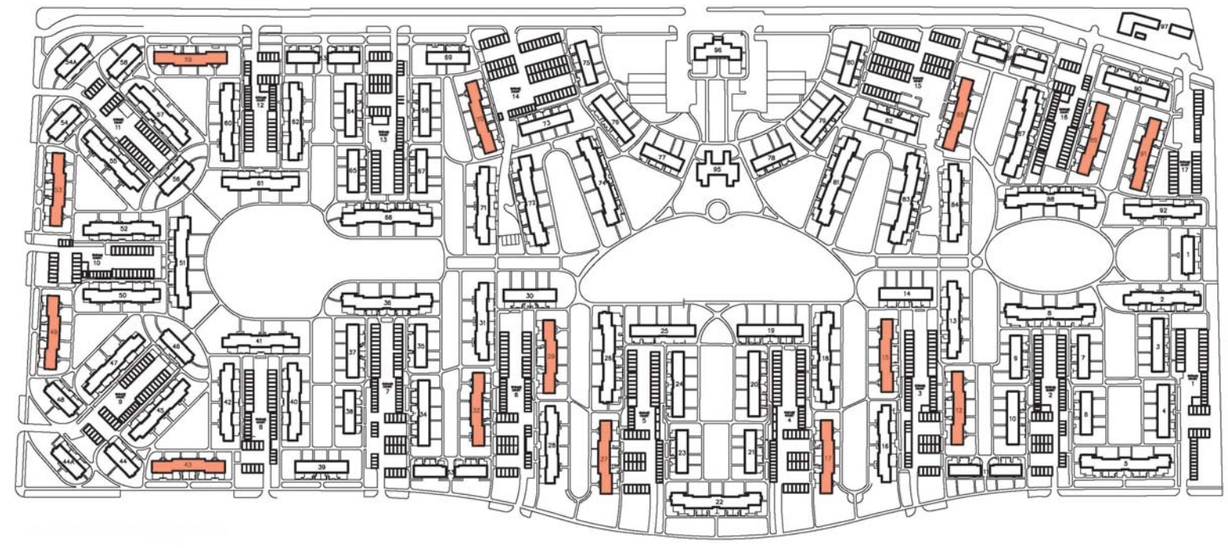
Type 5
There are four Type 5 buildings at The Village Green.

Type 5 is two stories in height with a rectangular plan; it is slab on grade with a concrete perimeter foundation and is finished in stucco. Unique to this type is the breezeway at the first story that runs through the center of the building. The hipped roof has built-up roofing with gravel ballast, metal flues, wide eaves, stucco soffits, and metal-clad fascias. All windows are multi-light steel casement and fixed windows. The park elevation has four single wood doors with house number porch lights above; the outermost doors have wood door hoods supported by metal trellises. The two interior entrances share a wood cantilevered door hood that also spans above the breezeway. Metal mesh vents are located between stories. The patio elevation has ten entrances, four of which lead to the second floor units and two of which are located at the balcony (in some instances the private patio entrances have been replaced with sliding doors). The two outer second floor-unit entries have wood door hoods supported by wood slat privacy screens, metal poles, and low stucco walls that provide storage space at the patio area. House number porch lights are adjacent to all four second floor-unit entries. The wood balcony cantilevers on exposed wood beams and has a multi-light Louvrex glass partition. The balcony has a plywood back with pipe uprights and horizontal wood banding. Typically, all rear patio lights are non-historic. The patios are enclosed with either horizontal tongue-in-groove redwood (painted) or brick serpentine walls and horizontal tongue-in-groove redwood gates (painted), and historically have concrete pavers in a geometrically-arranged pattern.



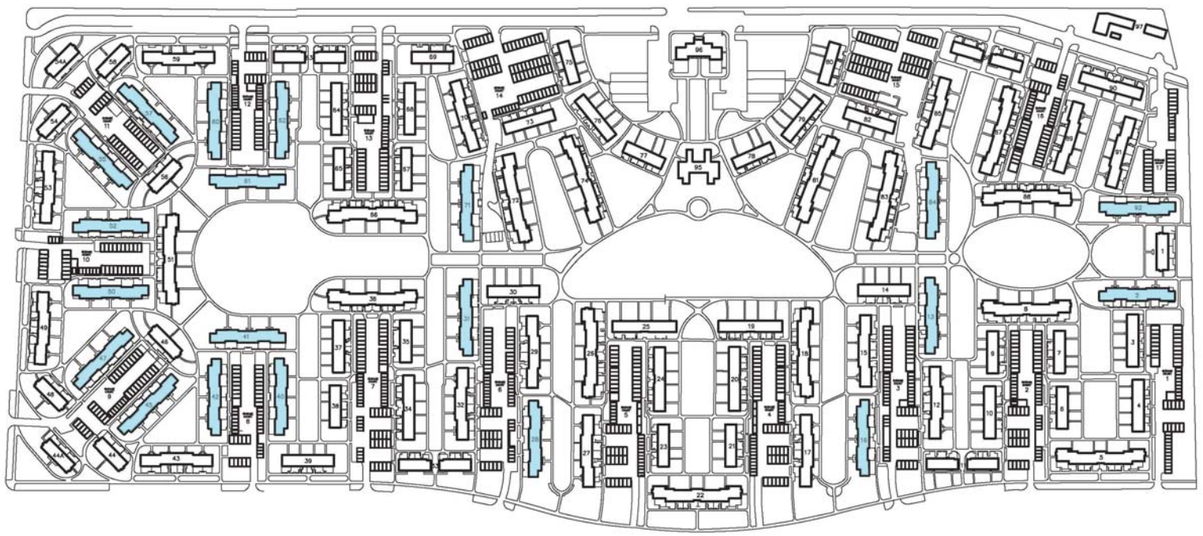
Type 6
There are fourteen Type 6 buildings at The Village Green.

Type 6 is two stories in height with a rectangular plan; it is slab on grade with a concrete perimeter foundation. The park elevation is setback at the ends so that the walls of the side (end) elevations project past it. All elevations are finished in stucco. The hipped roof has built-up roofing with gravel ballast, metal flues, wide eaves, stucco soffits, and metal-clad fascias. All windows are multi-light steel casement and fixed windows. The park elevation has six single wood doors with house number porch lights above; the two entrances at the center of the façade have wood door hoods supported by metal trellises. The patio elevation has eight doors, two of which lead to second floor units (in some instances the private patio entrances have been replaced with sliding doors). The second floor-unit entries are accessed by concrete steps and have low concrete walls that provide storage at the patio area; house number porch lights are adjacent to these doors. Metal mesh vents are located at this elevation. Originally, the park elevation featured a metal trellis, though most have been removed. Typically, all rear patio lights are non-historic. The patios are enclosed with either horizontal tongue-in-groove redwood (painted) or brick serpentine walls and horizontal tongue-in-groove redwood gates (painted), and historically have concrete pavers in a geometrically-arranged pattern.

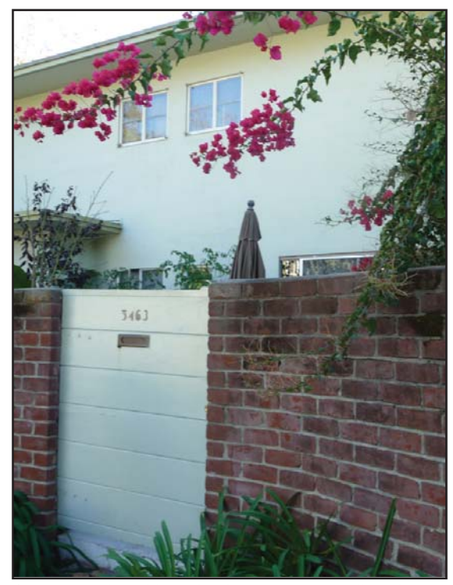



Partial view of the main (park) façade of a Type 6 building


A private patio at the rear (patio) elevation



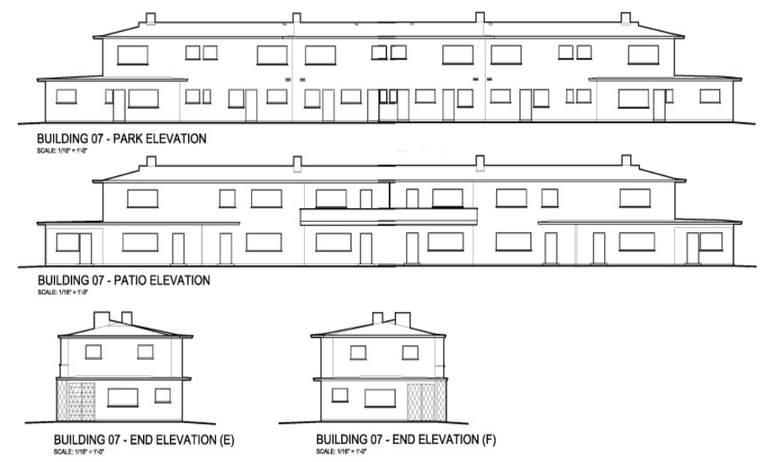
Partial view of the main (park) façade of a Type 7 building



A patio enclosed by a brick serpentine wall and a redwood gate at the rear (patio) elevation

Type 7
There are twenty Type 7 buildings at The Village Green.

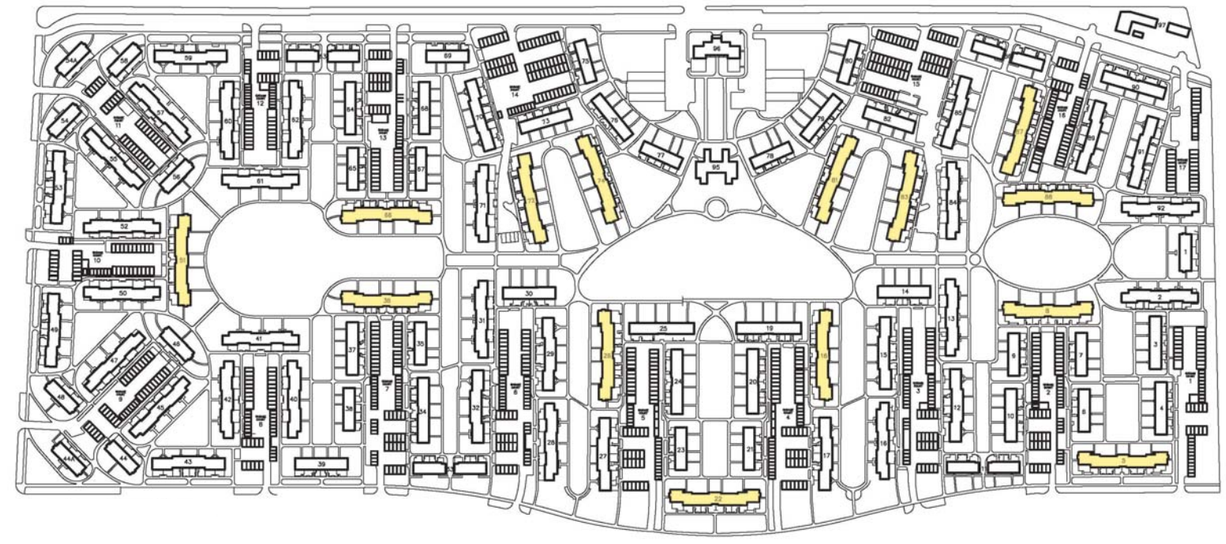
Type 7 is two stories in height with a rectangular plan; it is slab on grade with a concrete perimeter foundation. One-story wings are located at the side (end) elevations. All elevations are finished in stucco. The hipped roof has built-up roofing with gravel ballast, metal flues, wide eaves, stucco soffits, and metal-clad fascias. All windows are multi-light steel casement and fixed windows. The park elevation has ten single wood doors, two of which are located at the balcony (in some instances, the doors at the park elevation one-story wings have been replaced with sliding doors). Both one-story wings at the park elevation have wood beams at the ceiling and are supported by wood posts at the outer corners; they feature trellises, though some intentionally do not. The wood balcony cantilevers on exposed wood beams and has a multi-light Louvrex glass partition. The balcony has a smooth plywood face with a thick handrail. The patio elevation has eight single wood doors (in some instances, the doors have been replaced with sliding doors). This elevation also has metal mesh vents. Typically, all rear patio lights are non-historic. The patios are enclosed with either horizontal tongue-in-groove redwood (painted) or brick serpentine walls and horizontal tongue-in-groove redwood gates (painted), and historically have concrete pavers in a geometrically-arranged pattern.



Type 8

There are fourteen Type 8 buildings at The Village Green.

Type 8 is two stories in height with integrated one-story bungalow wings located at the side (end) elevations. It has a rectangular plan and is slab on grade with a concrete perimeter foundation. Walls are finished in stucco, though the bungalows are constructed of reinforced groutlock brick (painted) and their side elevations have horizontal wood siding (painted) at the gable peaks. The hipped roof has built-up roofing with gravel ballast, metal flues, wide eaves, stucco soffits, and metal-clad fascias; brick chimneys are located at the side elevations. All windows are multi-light steel casement and fixed windows. The park elevation has eight doors, four of which are located at the balconies. The bungalow walls at the park elevation have horizontal piercework in front of recessed porches. The two wood balconies cantilever on exposed wood beams and have multi-light Louvrex glass partitions. The balconies at the park elevation have a smooth plywood face with a thick handrail, and the one at the patio elevation has a plywood back with pipe uprights and horizontal wood banding. The patio elevation has 12 single wood doors, four of which lead to second floor units and two of which are located at the balcony. The four second-floor unit entries have adjacent house number porch lights, are accessed by concrete steps, and have low concrete walls that provide storage to the patio area; the two outer entries have wood door hoods supported by wood slat privacy screens and metal poles. The side elevations have single wood doors under wood door hoods that are partially set on the brick chimneys. Typically, all rear patio lights are non-historic. The patios are enclosed with either horizontal tongue-in-groove redwood (painted) or brick serpentine walls and horizontal tongue-in-groove redwood gates (painted), and historically have concrete pavers in a geometrically-arranged pattern.



Partial view of the main (park) façade of a Type 8 building

A rear (patio) entrance to a second floor unit

Interiors: Type 1 through Type 8 Units

In building Types 1 through 8 there are essentially seven basic floor plans: the one-bedroom bungalow unit, the one-bedroom downstairs unit, the one-bedroom upstairs unit, the two-bedroom downstairs unit, the two-bedroom upstairs unit, the two-bedroom townhouse, and the three-bedroom townhouse. Each of these plans is also mirrored to provide additional variations.

For the purposes of this physical description section, typical historic features and alterations will be described and illustrated with representative photographs. Following are a selection of floor plan drawings with accompanying text of features unique to that plan, if any.

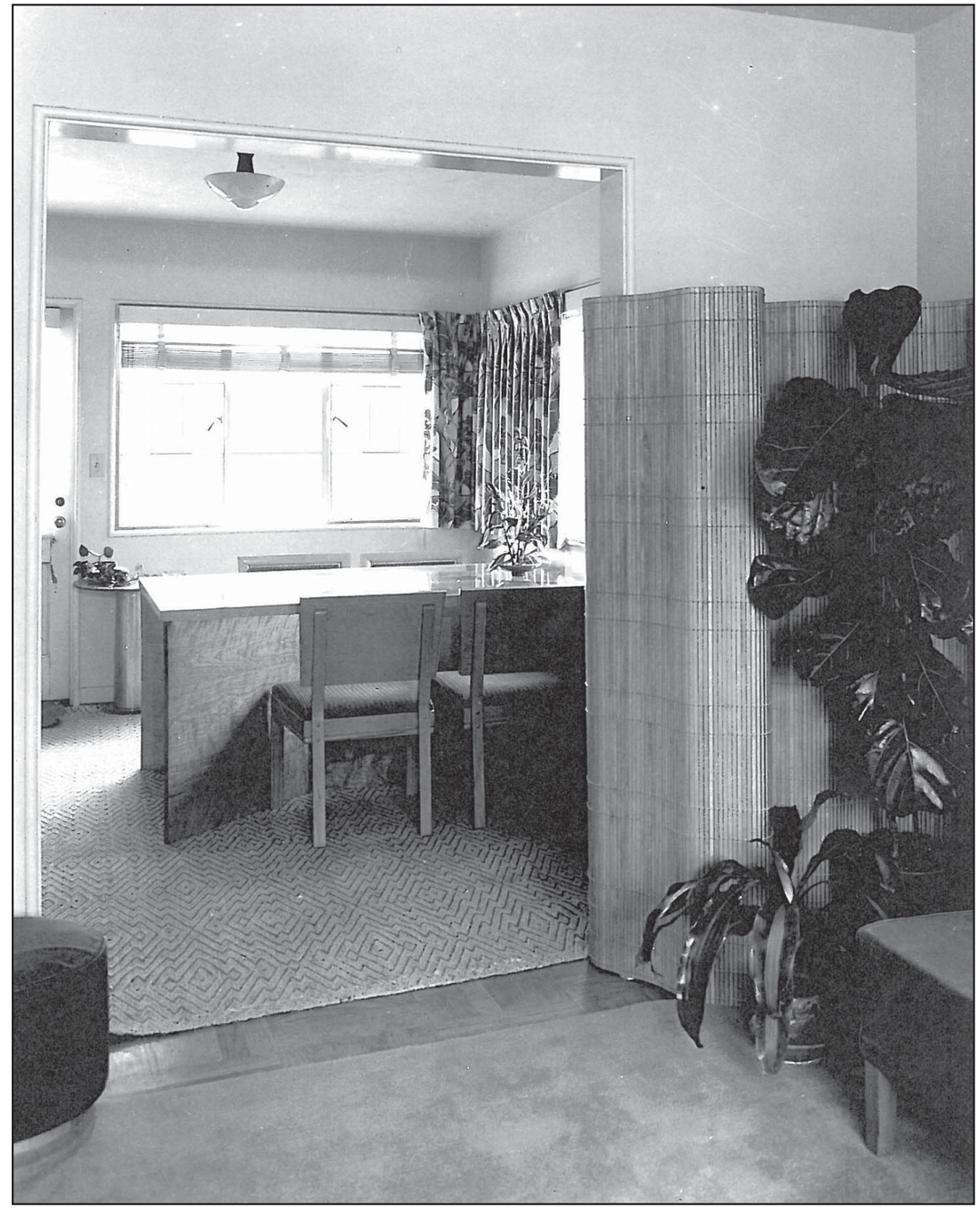
In general, units historically had similar features and materials regardless of their size or floor plan. Walls and ceilings were covered in plaster over gypsum lath; in some cases walls were covered in vertical tongue-in-groove wood paneling. This wood paneling was used in bedrooms at closet walls, stair rails and stair halls, and in some kitchens; doors at these walls were also finished in this material and, when closed, created blind doors and a streamlined look. Floors were oak parquet hardwood on the first floor and oak strip hardwood on the second.

Interior wood doors were typically paneled with half-round molding at the door surrounds; some wood closet doors were paired. Steel casement windows historically had interior metal sliding screens to allow access to window latches; window surrounds were also trimmed with half-round molding. All interiors originally had 2" wood Venetian blinds, and roller shades in the kitchen.

Some bedrooms featured wood paneling at the closet wall with either matching single or paired doors. A common alteration during the 1970s condominium conversion was the replacement of these doors with sliding mirrored doors, though in some cases a portion of the wood paneled wall was retained.

Kitchens and bathrooms have undergone the most alterations, as many were updated during the condominium conversion. The historic features of these rooms are described further on the following pages and include representative photographs.

All units have patios on the ground floor at the rear (patio) elevations. Balconies are provided for some units in building Types 3, 5, 7 and 8 at the main (park) and/or rear elevations.



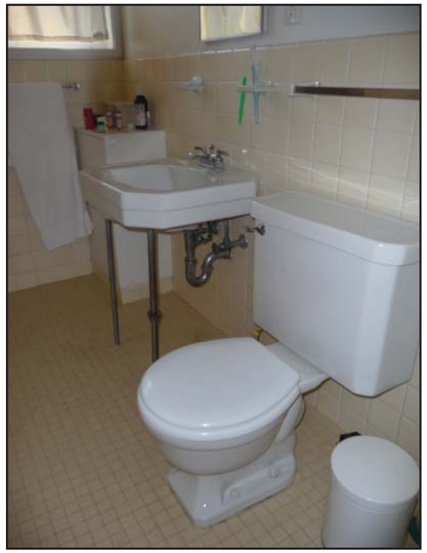
c. 1944 (Cornell University Archives)

Summary of Interior Features

Bathroom features:

Many bathrooms were updated during the 1970s condominium conversion, but some retain historic features or have been restored and/or replicated.

Generally, intact bathrooms have 4 3/8" semi-matte glazed tiles (from the Mosaic Tile Company of Zanesville, Ohio) in three different colors at the wainscoting: pale ivory, sage green or white. Floors have 1" square unglazed porcelain tile in harmonizing colors (yellow, mottled green, or, for white bathrooms, mottled gray). A wall-mounted console sink (Eljer "Miami"), medicine cabinet (from Hall-Mack of LA), toilet (Eljer "Miami"), single wood cabinet, shower stall (with a swing-out textured glass door), and separate bathtub (American-Standard) are also original fixtures. Shower and bath fixtures were made by Kohler. Original ceramic bathroom fixtures such as towel bars, soap dishes, and toothbrush holders were from the "China Vogue" line by Hall-Mack. A metal electric Thermador heater vent was also typical.



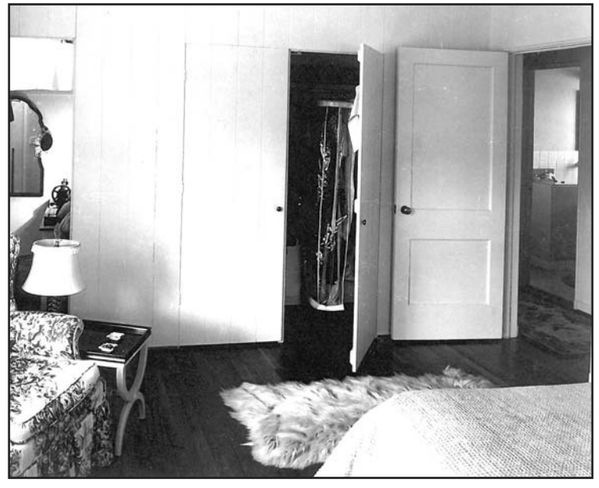
Pale ivory matte glazed tiles at the wainscoting and coordinating unglazed tiles at the floor. Console sinks, a single wood cabinet and a shower stall with swing-out textured glass doors were also typical. Bathtub just visible at left (photo on right).

Sage green tiles and an original metal electric Thermador heater vent. The shower stall also originally had floor-to-ceiling tile cladding.

Original console sink in a bathroom with white tiled wainscoting and grey tiled floors. Original bathtub partially visible at right.

Bedroom Features:

Some closet walls were sided in vertical tongue-in-groove wood paneling and had either matching single or paired closet doors. This design was meant to provide a "resort finish" and is seen at other interior locations. A common alteration during the 1970s condominium conversion was the replacement of these closet doors with sliding mirrored doors.



Historic view of a wall with closets sided in vertical tongue-in-groove wood paneling, c. 1944 (Cornell University Archives)

Non-historic sliding mirrored closet doors; original wood paneling at wall retained

Fireplaces:

Fireplaces in the living rooms occur in some 2-bedroom townhouses in Type 7 buildings; 3-bedroom townhouses; and 2-bedroom flats in Type 3 buildings. Fireplaces historically are made of brick with a brick outer hearth and were flanked by built-in bookshelves; they did not have a mantle.

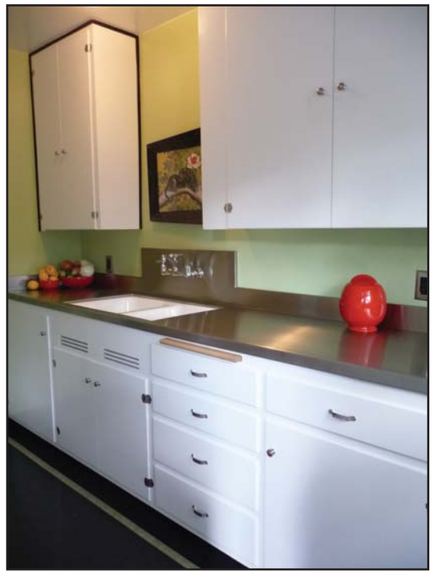
Historic view of a brick fireplace flanked by built-in bookshelves, c. 1944 (Cornell University Archives)

Present-day example of an original fireplace and bookshelves in a 2-bedroom townhouse unit

Kitchen features:

Many kitchens were updated during the 1970s condominium conversion, but there are those that retain historic features. Some homeowners have chosen to either restore or replicate features that were part of the original design.

An original kitchen typically featured white walls, white plywood cabinets with vibrant interior shelf colors (red, yellow, green, or blue) and coordinating Catalin plastic knobs, sheet linoleum jaspé (streaked) floors with an inlaid coordinating stripe, mahogany countertops near the stove, and stainless steel countertops with white porcelain over cast iron sinks and wall-mounted faucets. A swinging door with a beveled glass pushplate separated the kitchen from the dining room.

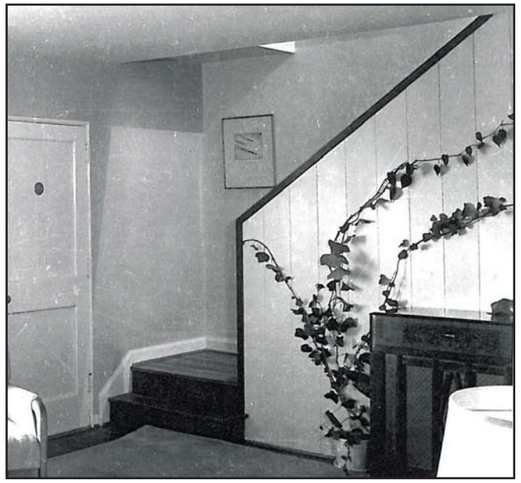


A successful kitchen restoration by a homeowner. Restored and/or replicated elements include the mahogany and stainless steel counters, plywood cabinets, and dark linoleum flooring with inlaid stripe.

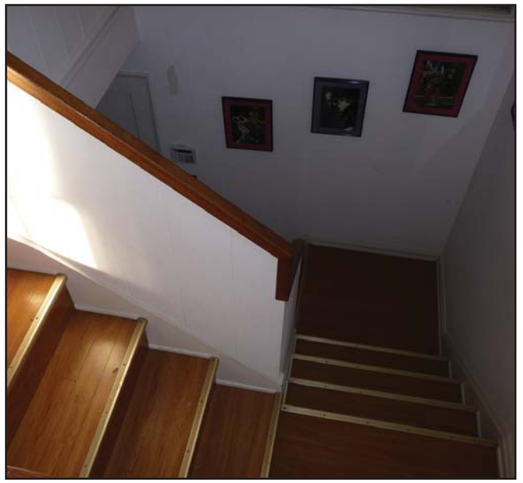
An example of historic mahogany counters and plywood cabinets; tile flooring is non-historic.

Staircases:

Interior staircases are seen in two- and three-bedroom townhouses and second-story units. Vertical tongue-in-groove wood paneling was historically used at the stair wall, though, in some cases, they have been cut down and partially replaced with iron railings. The original handrails are mahogany. The stair treads are oak and risers are douglas fir, but have been covered with carpet in some cases.



Historic: a staircase with vertical tongue-in-groove wood paneling, c. 1944 (Cornell University Archives)

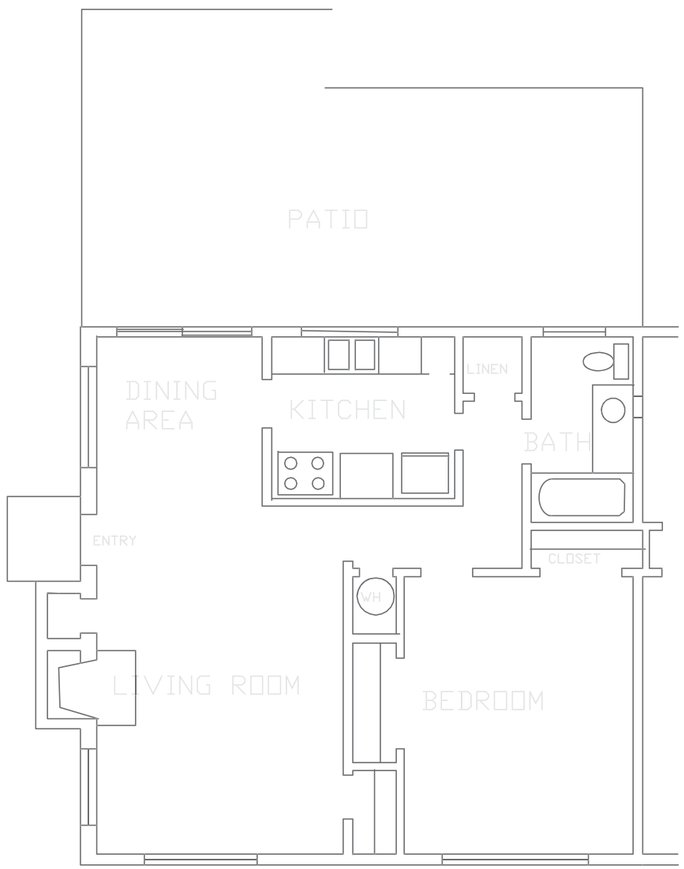


Historic: a switchback staircase with wood paneling that leads from the unit's ground floor entry to the second story.

Non-historic: the upper portion of the stair wall has been replaced with non-historic iron railings.

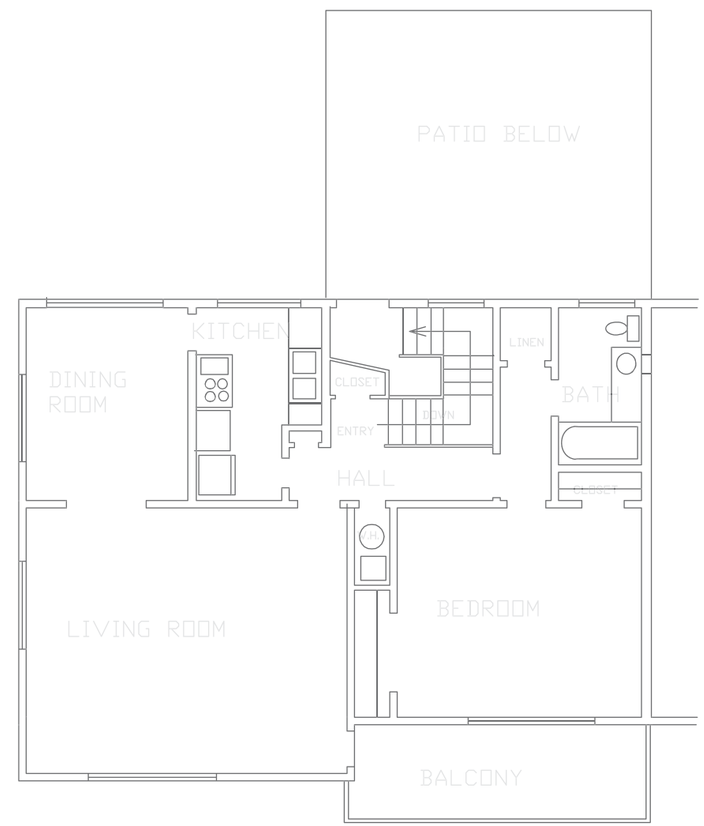
Floor Plan: One-Bedroom Bungalow Unit

The floor plan of this one-story bungalow unit includes a living room with an attached dining area, kitchen, bedroom, bathroom, hallway, and closets. In the living room, only the end units have brick fireplaces with brick outer hearths; the fireplace historically did not have a mantle.



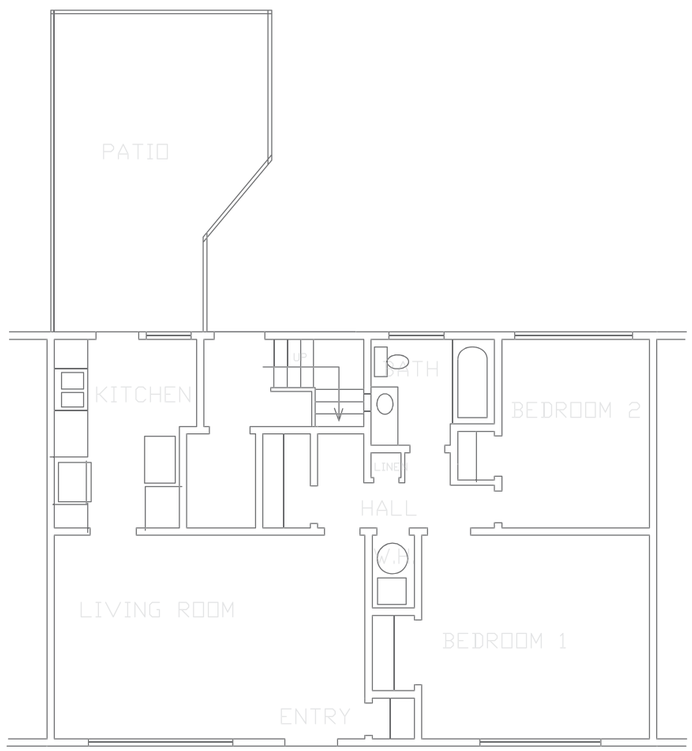
Floor Plan: One-Bedroom Upstairs Unit

The floor plan of this single floor upstairs unit includes a living room, dining room, kitchen, bedroom, bathroom, hallway, and closets. The ground floor entrance (patio elevation) has a wood staircase with two returns with a wood paneled rail that connects to the second floor hallway. One or two balconies are typical, though some have no balcony.



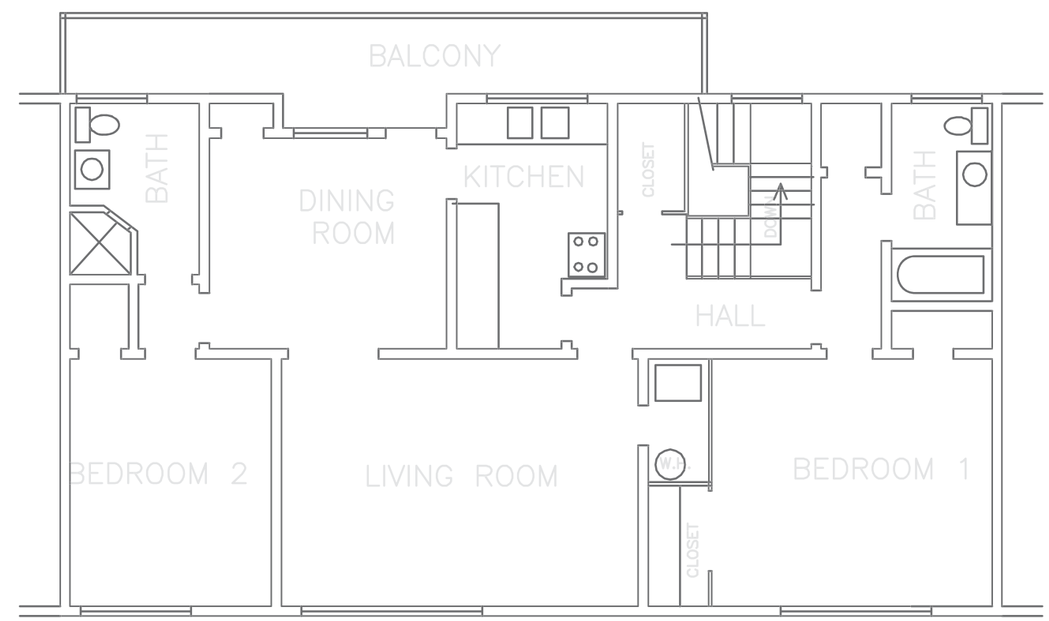
Floor Plan: Two-Bedroom Downstairs Unit

The floor plan of this single floor downstairs unit includes a living room, kitchen, two bedrooms, one bathroom, and closets. This floor plan in Type 3 buildings has a fireplace in the living room. An enclosed patio is accessed through the kitchen door.



Floor Plan: Two-Bedroom Upstairs Unit

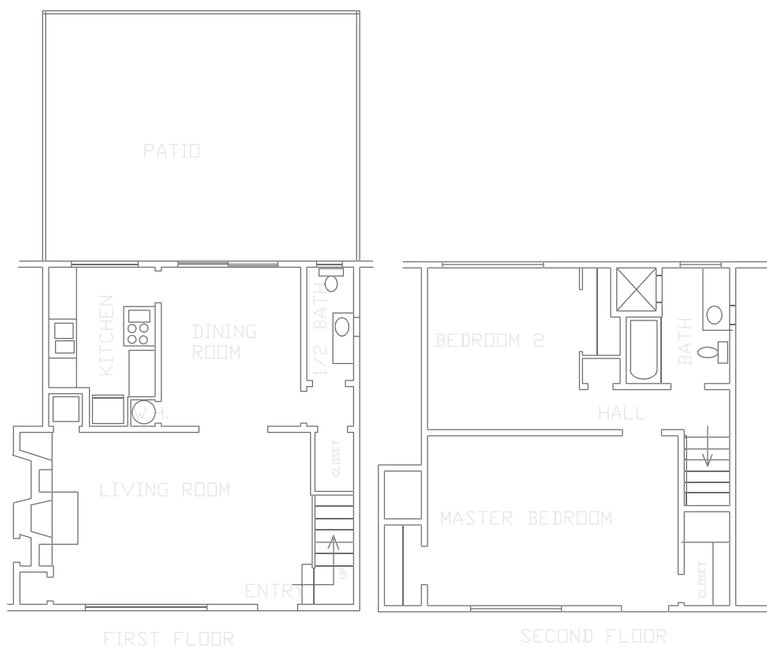
The floor plan of this single floor upstairs unit includes a living room, dining room, kitchen, two bedrooms, two bathrooms, hallway, and closets. In some building types, a balcony leads off the dining room. The ground floor entrance (patio elevation) has a wood staircase with two returns with a wood paneled rail that connects to the second floor hallway.



Floor Plan: Two-Bedroom Townhouse Unit

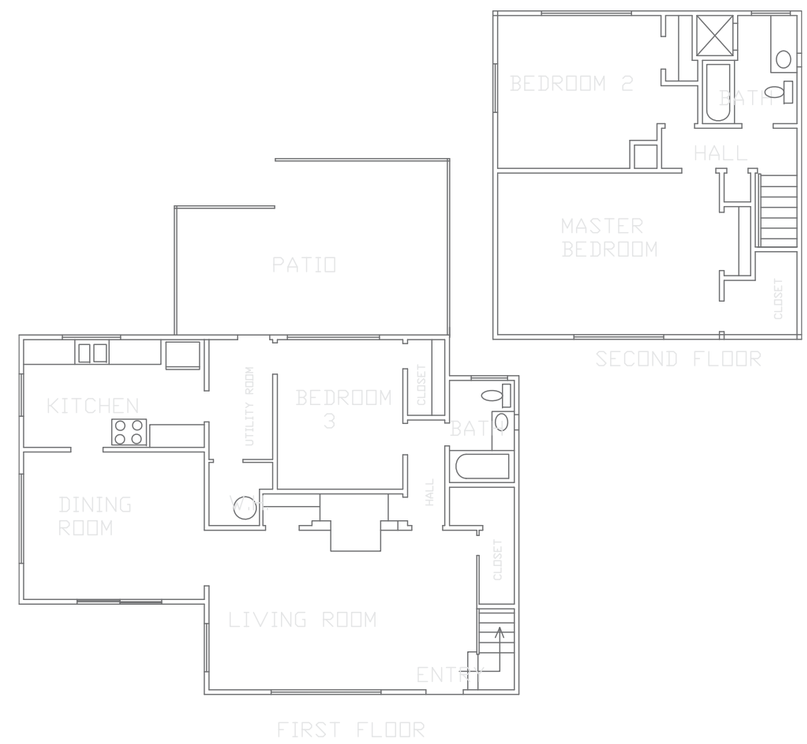
The floor plan of the typical two-story townhouse unit includes a living room, dining room, kitchen, hallway, and closets on the first floor and two bedrooms, one bathroom, and closets on the second floor. An enclosed patio is accessed through the dining room (and a utility porch in certain floor plans). Historically, an L-shaped wood staircase with a wood paneled rail leads to the second floor.

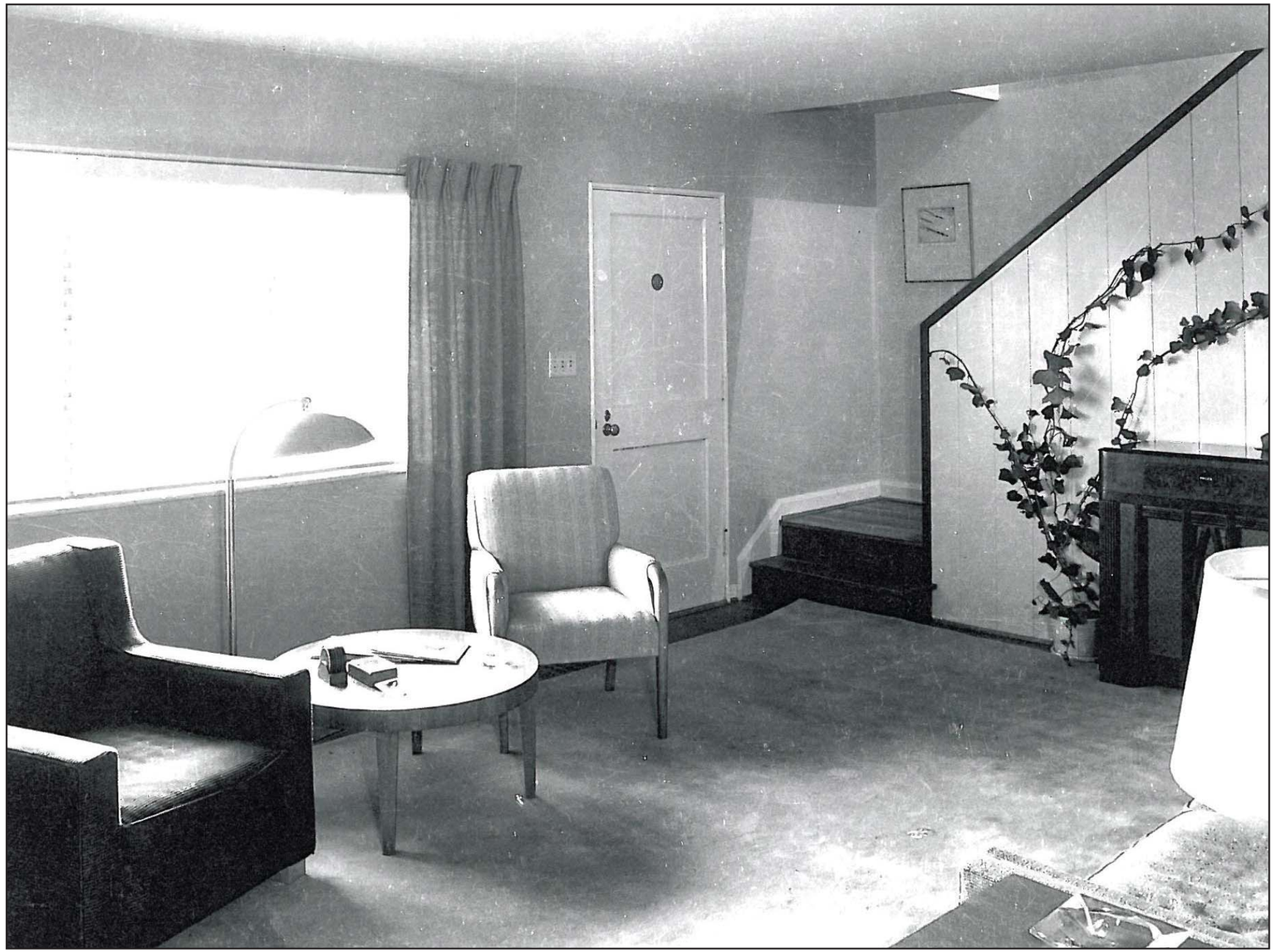
In Type 7 buildings, variations in this floor plan occur, though they all have fireplaces in the living room. One floor plan includes a half bath downstairs adjacent to the dining room. The other floor plan includes a utility porch/laundry room adjacent to the kitchen and a balcony off the master bedroom.



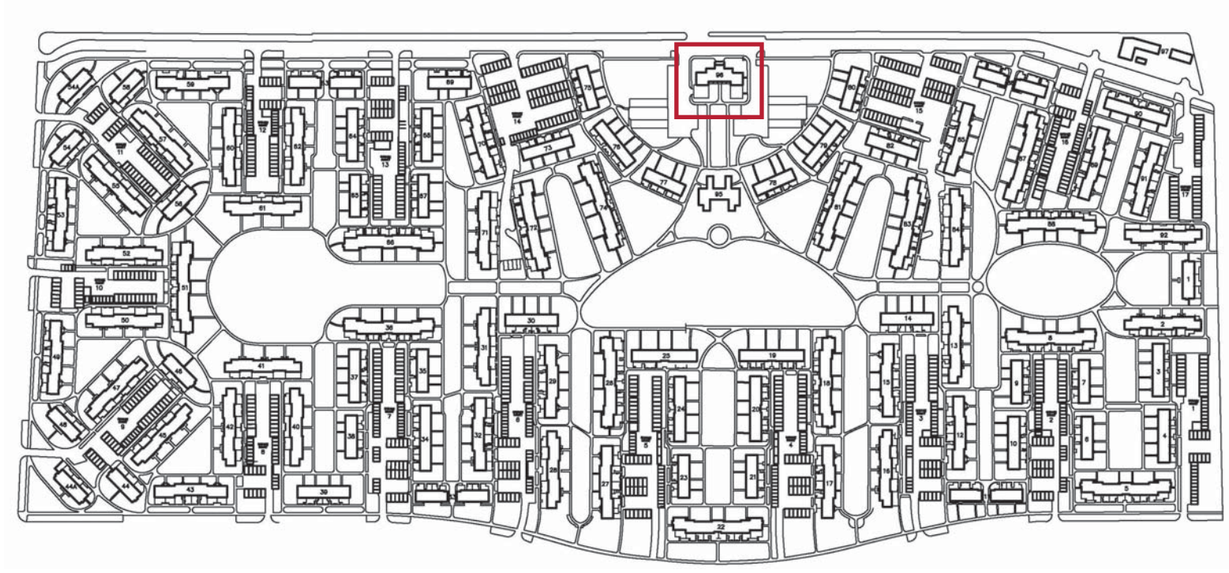
Floor Plan: Three-Bedroom Townhouse Unit

The floor plan of this two-story townhouse unit includes a living room, dining room, kitchen, utility room, one bedroom, one bathroom, hallway, and closets on the first floor, and two bedrooms, one bathroom, hallway, and closets on the second floor. An enclosed patio is accessed through the utility room. Historically, an L-shaped wood staircase with a wood paneled rail leads to the second floor. A fireplace is located in the living room.





Historic view of a living room in a 2-bedroom townhouse unit, c. 1944 (Cornell University Archives)



The north façade and former main entrance of the Administration Building

The rear (south) entrance

3.3 ADMINISTRATION BUILDING

Exterior

The Administration Building has a double height central section with flanking one-story wings, an irregular plan and a slab on grade with a concrete perimeter foundation. The building is finished in stucco. The main (north) elevation faces the street. At the center of the building the lobby space projects above the wings, and metal and glass windows with a non-historic aluminum door are located at the street-facing elevation. This door is reached by concrete steps, though the main entrance is now located at the east elevation. Steel casement windows are located at the north elevation at either wing; steel awning windows glazed in Louvrex ribbed glass are located at the east and west elevations of the central projection. The east elevation (formerly the apartment manager's apartment) has non-historic aluminum sliding windows and a non-historic fully-glazed aluminum door (a non-historic flood light is located above the door). The south façade has non-historic aluminum fixed windows and non-historic aluminum sliding doors (also located at the entrances off the patios); originally, this wall had clear glass windows in wood frames and solid doors. The rear entry door had a transom. The center section of the south façade has two single metal doors at either end of the covered patio. There is a non-historic metal bulletin board located at this elevation. The cantilevered roof is supported by circular metal posts and the flooring is concrete. The entrances to the outdoor patios off this elevation are enclosed by non-historic paired metal gates. These patios have concrete flooring and are bounded by stucco walls; the patio to the east has wood fencing on the interior portion of the stucco walls. The west elevation has one wood (vertical boards) door at the northern end. It is accessed by concrete pavers. The roof of the building is slightly raised (it is hipped at the central projection) and the eaves are wide. The roofs are sheathed in gravel.

Related features include the non-historic sign at the northwest corner of the lawn, which reads, "5300 / The Village Green / National Historic Landmark". Mature landscaping surrounds the building.

Interior

The floor plan of this building includes the central lobby, recreation room, kitchen, administrative offices, and restrooms. All walls are covered in plaster.

The interior of the central lobby has been considerably altered. Original features include the acoustic ceiling, the Louvrex glass awning windows at the east and west façade clerestories, the Louvrex glass at the north façade, and portions of the mural by Italian-born painter and sculptor Rico LeBrun at the upper portion of the south façade (though severely damaged). The general fenestration patterns at the north and south façades are also intact; alterations include (north façade) a replacement aluminum frame door, replacement glass, and the removal of the vertical - and some of the horizontal - mullions, and (south façade) replacement aluminum frames and glass.

Currently, the lobby floor has Saltillo quarry tile that was installed during the condominium conversion. A non-historic chandelier and fluorescent lighting hang from the double height ceiling. A canvas reproduction of the original LeBrun mural hangs at the upper south façade. Hallways off this room have vinyl composition tile floors.

The recreation room (formerly a garage) has vinyl composition tile floors. Ceiling fans and track lighting are located at the ceiling. The west elevation has a brick fireplace and sliding closet doors. At the north end is a sunken kitchen, which was created by enclosing an outdoor patio and is therefore non-historic. It is accessed by a ramp and has a quarry tile floor. An opening between the kitchen and recreation room has wood shutters at either end.

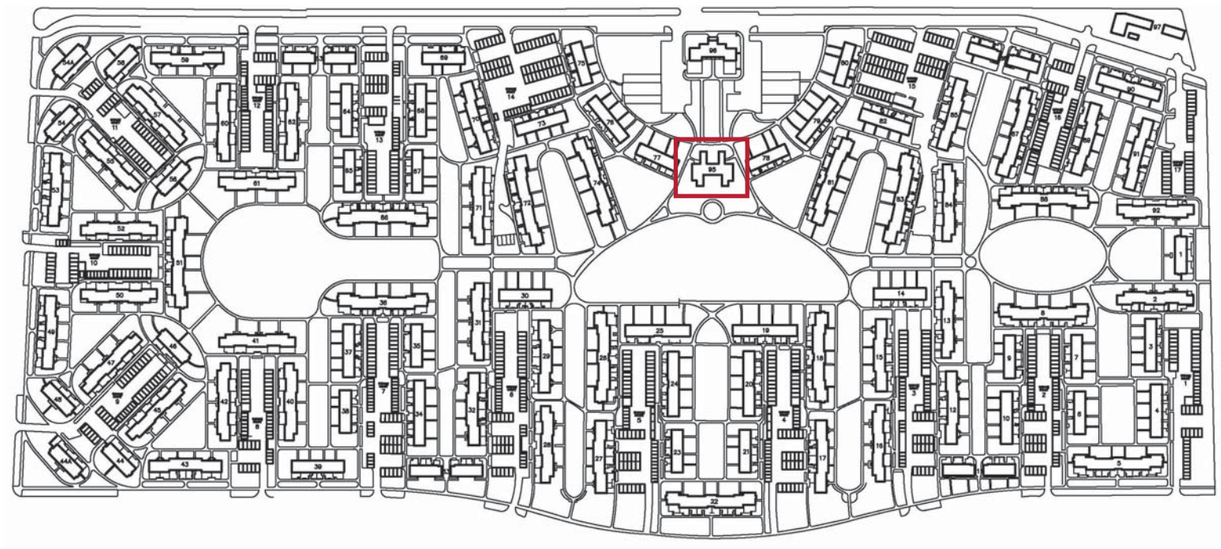
The current archive room and library were originally the apartment manager's office and bathrooms, respectively. New bathrooms have been created in the former storage and office space off the central lobby.

The reception area in the administrative wing is carpeted and includes a hallway leading to offices. A bathroom that was, at first, part of the manager's apartment has original tile floors and wainscoting. The vanity is likely non-historic. A metal vent, medicine cabinet, and toilet are also in this room.

Central lobby, view south, 2010

Central lobby, view south, c. 1944 (Cornell University Archives)

Recreation room (formerly a garage) with altered finishes and features



The north façade of the (former) Clubhouse; brick walls were added to create private patios for the two units

The main entrance of the east unit

3.4 (FORMER) CLUBHOUSE

Exterior

In 1955, the Clubhouse was converted to two three-bedroom residential units that exist today. The former Clubhouse has a central double height section with other rooms that are one story in height. It has an irregular plan and is slab on grade with a concrete perimeter foundation. The building is finished in stucco. The north elevation has brick serpentine walls with horizontal tongue-in-groove redwood gates (painted) that appear to have been added during the 1955 conversion. A matching wood wall divides the outdoor spaces for each unit. The east unit has a door with glazed louvers at the opening. The west unit has a metal security door covering an unknown door material. The roof in this section appears to be supported by historic scored concrete posts; a central ceiling opening also exists here. Two hanging lights are historic. The majority of the windows are multi-light steel casements; at the north elevation there are multi-light steel fixed windows with Louvrex glass. One now has a metal door with glazed louvers that appears to have been added during the conversion. Entry doors are wood paneled and are accessed by concrete walkways; they are covered by cantilevered roofs supported by metal trellises. House number porch lights are also located by these doors. At the east entry, there are paired wood louvered doors. The south elevation has non-historic aluminum frame sliding doors. Each unit has a brick chimney. The roof is gabled at the center and projects slightly over the outer rooms; it has wood soffits and a metal flue on the roof. Trellis structures constructed of smooth steel bars at the north elevation were installed in 1941 and are either still there or were replaced with a similar trellis after the 1963 flood.

Related features include the stucco and brick walls enclosing the patios off the south elevation. These patios are accessed by horizontal tongue-in-groove redwood gates (painted). The patio also has circular stucco support columns and a central ceiling opening.

Interior (East Unit)

The conversion of this building to two residential units created unique floor plans. The east unit was accessed during field inspection for this report; it is described herein. The west unit is a mirror image of the east unit, with the exception of a small addition at the rear (south) patio.

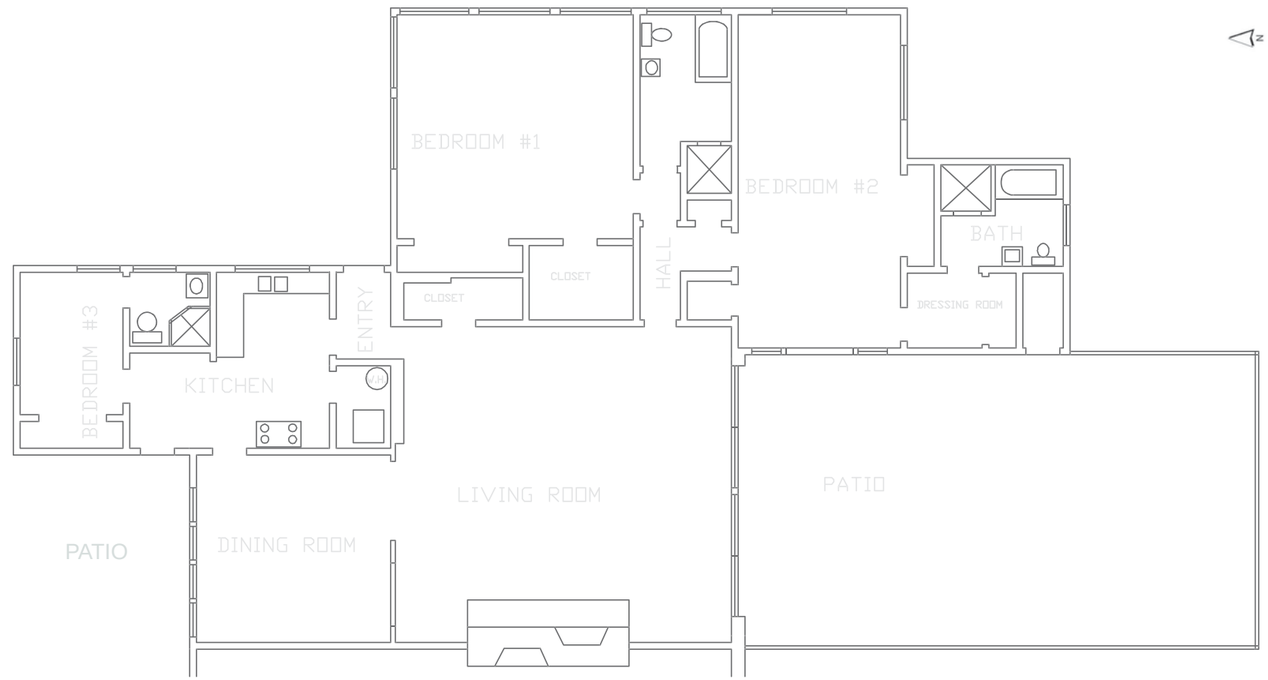
The floor plan of this one-story east unit includes a living room, dining room, kitchen, three bedrooms, three bathrooms, and closets. The front patio is accessed through the dining room and kitchen and a back patio is located off the living room. All rooms have plaster walls and carpeted flooring, except the kitchen and the bathrooms; the original parquet hardwood flooring likely remains beneath the carpet. Interior wood doors are paneled.

The living room has a double height acoustic ceiling (all other rooms have plaster ceilings) and the walls are covered in plaster. The wall with the fireplace also has full-height wood paneling; the fireplace has a wide stone mantle and raised outer hearth.

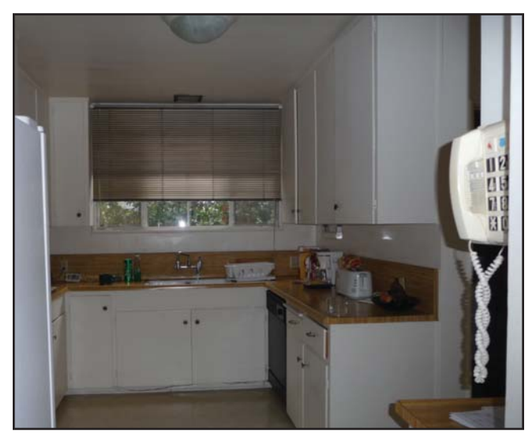
The dining room has a Louvrex glass wall that faces the front patio. There is a chandelier at the center of the room. This room was an addition when the building was converted to apartments in 1955.

The kitchen has linoleum flooring, wood cabinets, laminate wood counter tops, and a ceiling light.

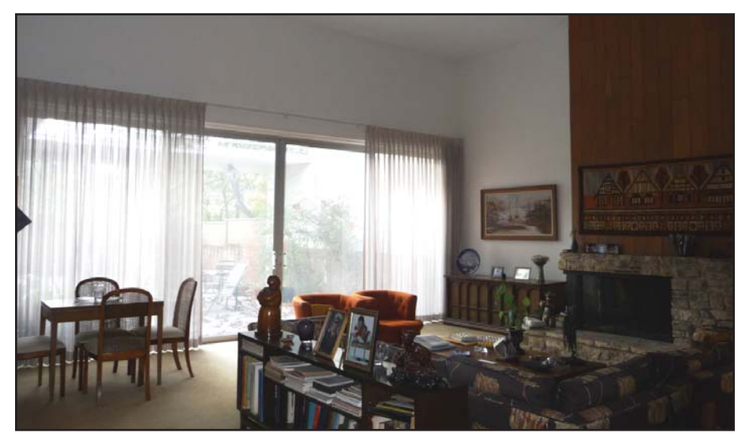
Bathrooms have tile floors and wainscoting. Fixtures include vanities, toilets, and shower stalls (with textured glass swing-out doors); separate bathtubs are also present in the bathrooms off Bedrooms 1 and 2.



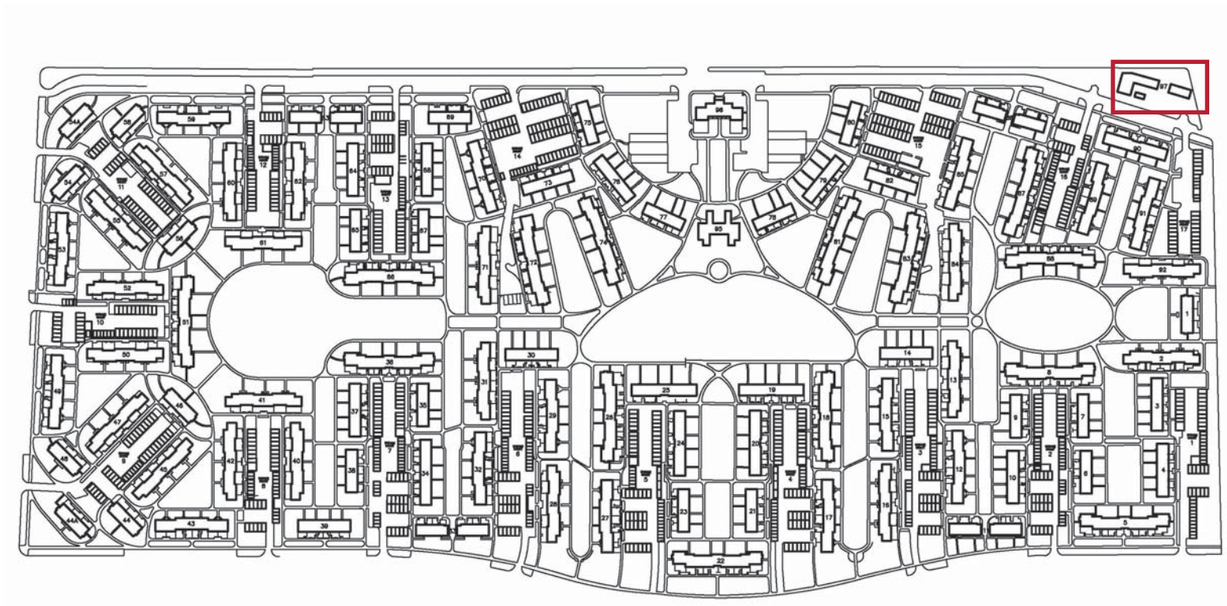
East unit floor plan



Kitchen



Living room with sliding doors leading to patio



3.5 MAINTENANCE BUILDING

The Maintenance Building was originally a much smaller structure than it is today, having several additions incorporated over time. It is one story in height, has an L-shape plan and is slab on grade with a concrete perimeter foundation. The building is clad in wood. Windows are multi-light steel casements except at the east end of the building (metal sliding windows with interior window guards) and the west end (vinyl press-on muntin sliding windows and plywood walls). There are several single doors; three have metal security doors. One door has an air-conditioning unit at the partial-width opening. Wood tilt-up garage doors, some of which are accessed by a concrete ramp, are located along the entire main façade. The building has a flat roof with metal flashing; the far eastern section has a shed roof. Wood rafter tails support the wide eave.

The maintenance yard is surrounded by a horizontal tongue-in-groove wood wall that matches those at the residence patios. The ground is covered in concrete. To the south of the Maintenance Building are wood-clad garage buildings with shed roofs that face the central work area. There is a small storage space made of cement block to the west of these garages. Utility equipment is also located here.

The south façade of the Maintenance Building with the paved work yard in the foreground

North elevation and wall enclosure, view east

3.6 ANCILLARY STRUCTURES

Garages

There are 17 garage courts at The Village Green. Each garage court contains multiple garage structures that hold a varying number of automobile stalls. The garage courts also have open surface parking to provide for additional parking for residents and their guests.

All garage structures have slab on grade with concrete perimeter foundations. Horizontal wood board cladding was used in the original structures; horizontal wood board cladding and stucco finishing were used in the construction of later garage structures and additions beginning in the mid 1950s, and after the 1963 flood. Garage stalls originally did not have doors, though manually-operated wood tilt-up doors were gradually added soon after Baldwin Hills Village was completed. Many of these are now fitted with automatic openers. The flat roofs have wide eaves, exposed wood beams, and metal flashing.

Some garage structures have an attached laundry facility, which will be discussed on the following page. Garages are accessed from the

A wood garage structure with twelve stalls and an attached laundry room; wall of drying yard partially visible at right

A stucco garage structure with five stalls; stucco was used in the construction of later garage structures beginning in the 1950s

View of a garage court with multiple structures

A corner view of a laundry room attached to a garage structure

A drying yard

A garbage enclosure made of wood

Laundry Rooms, Drying Yards, and Garbage Enclosures

Laundry rooms, drying yards, and garbage enclosures are located in each garage court, though some drying yards were removed in the 1950s with the introduction of electric dryers.

Laundry rooms are attached to the ends of some garage structures. The main entrance has a partially-glazed wood door (with either three lights or replacement glazed louvers) located at the side elevation. This elevation has a stucco finish even if the rest of the garage structure is clad in wood; on wood-clad structures, this elevation was originally clad in wood, but after the 1963 flood they were finished in stucco. Two wood paneled doors (one for storage and the other a bathroom for maintenance workers) are located at the garage stall elevation. Windows are paired, multi-light steel casements; some have ribbed or frosted glass. Laundry room interiors typically have non-historic vinyl composition tile floors and modern washer/dryer units; historic features include exposed wood board siding, ironing board cupboards, and washtubs.

Drying yards usually are located directly across from laundry rooms, though they are also located at other sections of the garage courts. They are enclosed by horizontal wood walls and have an open entry. They also have a concrete foundation and floor. Clotheslines are still in use, and they are supported by metal support frames.

Garbage enclosures are sometimes located next to the garage structures, but they are also located at other sections of the garage courts. They are enclosed with the same horizontal wood walls as the drying yards and have concrete foundations. At some locations, brick walls are used in combination with wood walls, although they are found on the sides adjacent to pedestrian walkways. These areas store dumpsters and recycling bins.

3.7 CHARACTER DEFINING FEATURES

Character defining features are historic elements that are considered important in conveying the significance of a building, district or site. The following pages list the character defining features of contributing structures as well as The Village Green site as a whole. Because the Maintenance Building is considered a non-contributor, character defining features were not listed.

Site

- Low density
- Overall low scale of buildings
- The main, east and west greens of The Village Green
- Openness of complex to surrounding blocks (except at Sycamore Avenue)
- Curvilinear pedestrian pathways throughout the entire site connecting the buildings
- The allee between the Administration Building and the (former) Clubhouse
- Historic metal lampposts at various locations
- The golf ball cleaner at the main green
- The mature trees and plantings around the site
- Benches
- Walkways leading to residences
- Garden Courts and their unique landscaping
- Garage Court configuration, including garage structures, laundry rooms, drying yards, garbage enclosures, and open parking spaces
- The private road of Rodeo Drive at the north end of the property

Building Exteriors (Types 1 through 8)

Type 1

- Low scale
- Rectangular plan
- Reinforced brick construction
- Horizontal wood siding at gable peaks
- Gabled roof and built-up roofing with gravel ballast
- Brick chimneys with metal flue caps
- Multi-light steel fixed and casement windows
- Partial-width porch with scored concrete flooring and wood supports at park elevation
- Single wood doors (solid or fully glazed at main entries; partially glazed at patios)
- House number porch lights with Modern typeface cutouts
- Wood cantilevered door hoods at side elevation entries
- Private patios enclosed by horizontal tongue-in-groove redwood or brick serpentine walls and horizontal tongue-in-groove redwood gates
- Concrete pavers set in a geometrically-arranged pattern at the patios

Type 2

- Low scale
- Rectangular plan
- Stucco finish
- Horizontal wood siding at the upper story
- Gabled roof and built-up roofing with gravel ballast
- Wide eaves
- Multi-light steel fixed and casement windows
- Single wood doors (solid or fully glazed at main entries; partially glazed at patios)
- Cantilevered door hoods, one spanning two unit entries
- Wood slat screens placed perpendicular to some unit entries
- House number porch lights with Modern typeface cutouts
- Wood door hoods and supports at elevated unit entries at patio elevation
- Private patios enclosed by horizontal tongue-in-groove redwood or brick serpentine walls and horizontal tongue-in-groove redwood gates
- Concrete pavers set in a geometrically-arranged pattern at the patios

Type 1, c. 1944 *(Cornell University Archives)*

Type 2, c. 1944 *(Cornell University Archives)*

Type 3

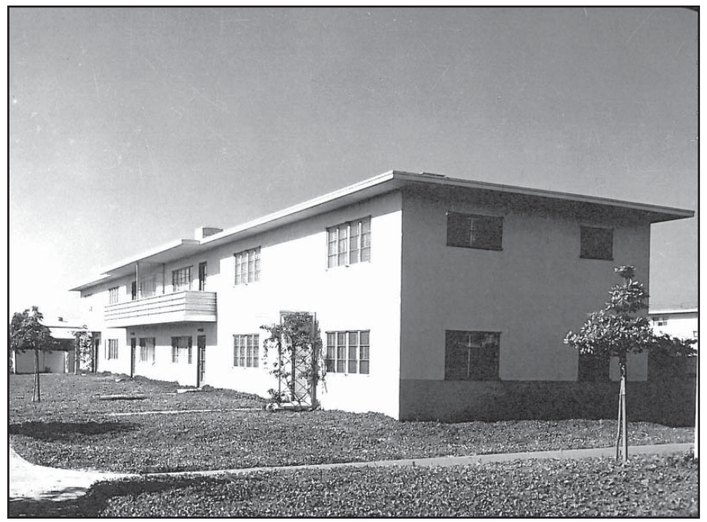
- Low scale
- Rectangular plan
- Stucco finish
- Hipped roof and built-up roofing with gravel ballast
- Central stucco chimneys
- Wide eaves
- Multi-light steel fixed and casement windows
- Single wood doors (solid or fully glazed at main entries; partially glazed at patios and balconies)
- Wood door hoods supported by metal trellises at some unit entries
- Wood balconies with exposed wood beams and a multi-light Louvrex glass partition
- Wood door hoods and supports at elevated unit entries at patio elevation
- House number porch lights with Modern typeface cutouts
- Private patios enclosed by horizontal tongue-in-groove redwood or brick serpentine walls and horizontal tongue-in-groove redwood gates
- Concrete pavers set in a geometrically-arranged pattern at the patios

Type 4

- Low scale
- Rectangular plan
- Stucco finish
- Hipped roof and built-up roofing with gravel ballast
- Wide eaves
- Multi-light steel fixed and casement windows
- Single wood doors (solid or fully glazed at main entries; partially glazed at patios and balconies)
- Wood door hoods supported by metal trellises
- Horizontal metal trellises at park elevation
- House number porch lights with Modern typeface cutouts
- Wood door hood and supports at some elevated unit entries at patio elevation
- Wood balconies with exposed wood beams and a multi-light Louvrex glass partition
- Private patios enclosed by horizontal tongue-in-groove redwood or brick serpentine walls and horizontal tongue-in-groove redwood gates
- Concrete pavers set in a geometrically-arranged pattern at the patios

Type 5

- Low scale
- Rectangular plan
- Stucco finish
- Ground floor centrally-set breezeway
- Hipped roof and built-up roofing with gravel ballast
- Wide eaves
- Multi-light steel fixed and casement windows
- Single wood doors (solid or fully glazed at main entries; partially glazed at patios and balconies)
- Wood door hoods supported by metal trellises
- Cantilevered door hood that spans the breezeway at park elevation
- Wood door hoods and supports at some elevated unit entries at patio elevation
- House number porch lights with Modern typeface cutouts
- Wood balconies with exposed wood beams and a multi-light Louvrex glass partition
- Private patios enclosed by horizontal tongue-in-groove redwood or brick serpentine walls and horizontal tongue-in-groove redwood gates
- Concrete pavers set in a geometrically-arranged pattern at the patios



Type 3, c. 1944 *(Cornell University Archives)*

Type 4, c. 1944 *(Cornell University Archives)*

Type 5, c. 1944 *(Cornell University Archives)*

Type 6

- Low scale
- Rectangular plan
- Stucco finish
- Setback ends of park elevation with projecting side (end) elevations
- Hipped roof and built-up roofing with gravel ballast
- Wide eaves
- Multi-light steel fixed and casement windows
- Single wood doors (solid or fully glazed at main entries; partially glazed at patios)
- Wood door hoods supported by metal trellises
- Elevated unit entries at patio elevation
- House number porch lights with Modern typeface cutouts
- Metal trellis at park elevation
- Private patios enclosed by horizontal tongue-in-groove redwood or brick serpentine walls and horizontal tongue-in-groove redwood gates
- Concrete pavers set in a geometrically-arranged pattern at the patios

Type 6, c. 1944 *(Cornell University Archives)*

Type 7

- Low scale
- Rectangular plan
- Stucco finish
- One-story stucco-finished wings at side (end) elevations and their supports, some with trellises
- Hipped roof and built-up roofing with gravel ballast
- Wide eaves
- Multi-light steel fixed and casement windows
- Single wood doors (solid or fully glazed at main entries; partially glazed at patios and balconies)
- Wood balconies with exposed wood beams and a multi-light Louvrex glass partition
- House number porch lights with Modern typeface cutouts
- Private patios enclosed by horizontal tongue-in-groove redwood or brick serpentine walls and horizontal tongue-in-groove redwood gates
- Concrete pavers set in a geometrically-arranged pattern at the patios

Type 7, c. 1944 *(Cornell University Archives)*

Type 8

- Low scale
- Rectangular plan
- Stucco finish
- Reinforced brick construction at end bungalow units
- Horizontal wood siding at gable peaks of bungalow units
- Hipped and gable roofs and built-up roofing with gravel ballast
- Wide eaves
- Multi-light steel fixed and casement windows
- Single wood doors (solid or fully glazed at main entries; partially glazed at patios and balconies)
- Horizontal piercework at brick bungalow walls (park elevation)
- Wood balconies with exposed wood beams and a multi-light Louvrex glass partition
- House number porch lights with Modern typeface cutouts
- Wood door hoods and supports at some unit entries at patio elevation
- Wood door hoods partially set on brick chimneys at bungalow entries
- Brick chimneys at bungalow units
- Private patios enclosed by horizontal tongue-in-groove redwood or brick serpentine walls and horizontal tongue-in-groove redwood gates
- Concrete pavers set in a geometrically-arranged pattern at the patios

Type 8, c. 1944 *(Cornell University Archives)*

Building Interiors (Types 1 through 8)

- Walls and ceilings covered in plaster over gypsum lath
- Parquet hardwood floors on ground floors
- Oak strip hardwood floors on second floors, where applicable
- Vertical tongue-in-groove wood paneling at some closet walls in bedrooms, stair rails, stair halls, some kitchens, and doors at these walls
- Wood staircases and handrails
- Wood paneled doors with half-round molding at door surrounds
- Steel fixed and casement windows with half-round molding at window surrounds
- Interior sliding metal screens providing access to window latches
- Bathroom features that include 4 3/8" semi-matte glazed tiles in three color combinations at the walls (pale ivory, sage green or white); 1" square unglazed porcelain tile (yellow, mottled green, or mottled gray) at the floors; a wall-mounted consoled sink; medicine cabinet; single wood cabinet; a shower stall with a swing-out textured glass door; a separate bathtub; a metal electric heater vent; and original ceramic features
- Brick fireplaces flanked by built-in bookshelves
- Kitchen features that include plywood cabinets with vibrant interior shelf colors and coordinating Catalin plastic knobs; sheet linoleum jaspé (streaked) floors with an inlaid coordinating stripe; mahogany countertops, stainless steel countertops; white porcelain over cast iron sinks and wall-mounted faucets; and a swinging door with a beveled glass pushplate separating the kitchen and dining room

Administration Building (Exterior and Interior)

- Overall massing that includes the double height central section and flanking one-story wings
- Irregular shape plan
- Stucco finish
- Steel casement windows
- Steel awning windows with Louvrex glass
- Recessed bay at north façade with wide eaves and projecting walls
- Large window/door openings at north and south façades
- Extant portions of Rico LeBrun mural
- Historic tile at floor and walls in former apartment manager's bathroom

(Former) Clubhouse (Exterior and Interior)

- Overall massing that includes central double height section and one-story spaces
- Irregular shape plan
- Stucco finish
- Two historic hanging lights at north patios
- Multi-light fixed and steel casement windows
- Multi-light Louvrex glass
- Single wood doors (paneled)
- House number porch lights with Modern typeface cutouts
- Brick chimneys
- Gabled roof
- Support columns at patios

Garage Structures

- Wood horizontal siding
- Wide eaves and exposed beams
- Flat roofs
- Wood awning-style garage doors with horizontal wood siding
- Exposed wood frame siding at interiors

Laundry Rooms

- Multi-light steel casement windows
- Single wood doors (partially-glazed and solid)
- Historic washtubs
- Historic ironing board cupboards
- Exposed wood siding at interiors

Drying Yards

- Wood wall enclosures consisting of horizontal wood boards
- Clotheslines and their supports/frames
- Open, roofless configuration

Garbage Enclosures

- Wood wall enclosures consisting of horizontal wood boards
- Open, roofless configuration
- Single- and double-door gates for access by residents and garbage collectors, respectively

PART 4 EXISTING CONDITIONS AND MATERIAL CONSERVATION RECOMMENDATIONS

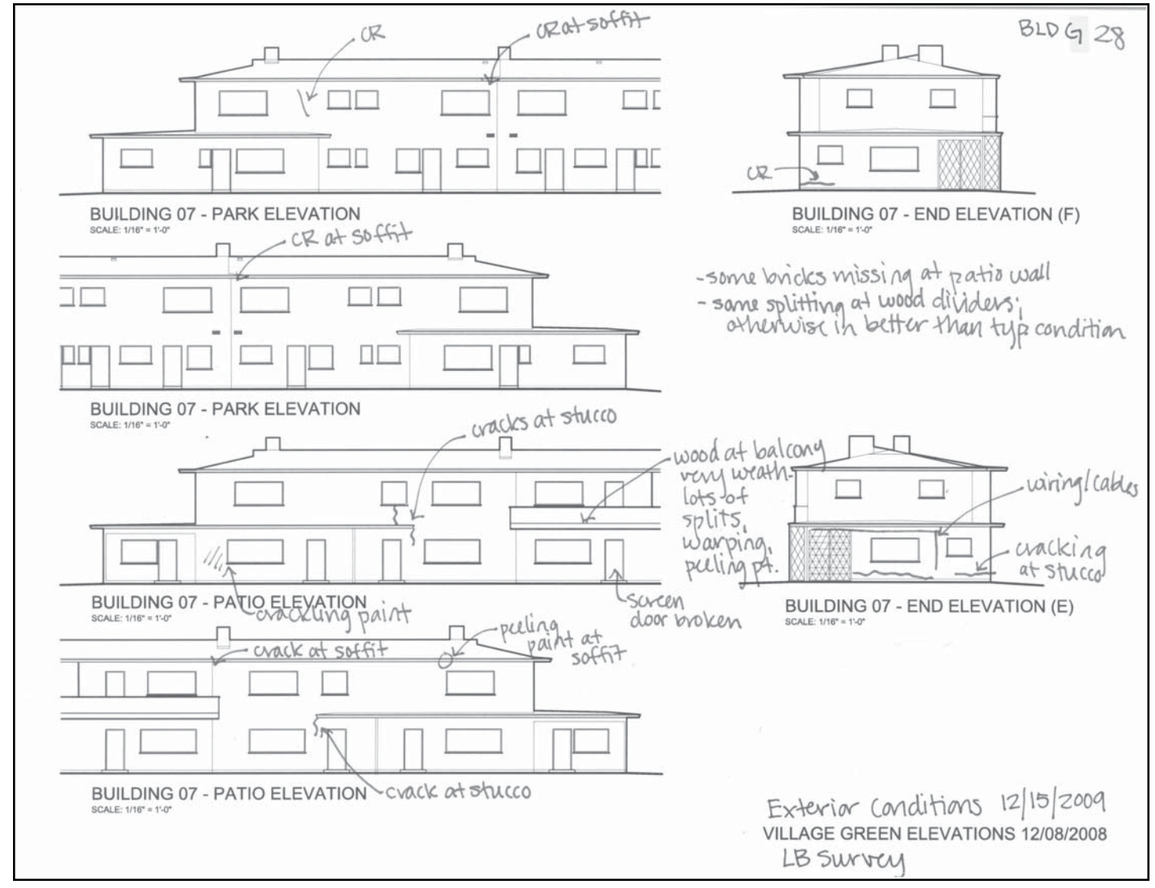
Previous page: Architectural Resources Group, Inc., 2010

4.1 INTRODUCTION

Following is a summary of existing conditions and materials conservation recommendations for all residential, service, and garage buildings at The Village Green. Buildings were surveyed in December 2009 from the exterior, at ground level. Visible conditions were documented using exterior elevation drawings and digital photography. A description of the conditions found at each individual building can be found in Appendices A and B. Overall, the buildings are in fair to good condition, but require a range of treatments related to deferred maintenance and preventive maintenance.

Architectural treatments described in this section encompass both repairs and conservation measures. Repairs refer to procedures associated with routine activities such as cleaning and painting, but also address standard maintenance measures that nonetheless require specialized skills and materials to address the needs of the historic buildings. Conservation treatments refer to methods that save or preserve existing historic materials rather than replacing them. Before they are implemented on historic features, recommended treatment materials and methods should be tested for physical, chemical, and visual compatibility with historic materials.

The creation of a written Maintenance Plan is recommended to support planning and implementation of the treatments proposed in this section, including preventive maintenance. The purpose of preventive maintenance is to protect building materials and the investments made in their construction and repair. Regular and well-timed preventive measures greatly reduce the cost of maintaining systems by detecting deficiencies and deterioration before they become severe. A Maintenance Plan should provide scope and conceptual costs for repair projects, identify appropriate materials and methods for treating historic fabric, and establish inspection schedules for the continued upkeep and preventive care of building materials and systems.



Example of conditions survey drawings and photographs for Building 28.

The materials and design of The Village Green reflect the technologies and aesthetics of the Modern Movement.

Steel windows and plywood balcony siding are two examples of mass-produced materials used at The Village Green.

4.2 HISTORIC BUILDING MATERIALS

Original or historic building materials, also known as historic fabric, contribute to the significance of a building because they signify the degree of architectural integrity a building has. Historic fabric is tied to historic preservation criteria of "feeling" and "workmanship," and often represents traditional materials or building techniques which are no longer part of common construction practice. Retaining historic fabric increases the authenticity of character defining features and serves broader preservation goals of advancing knowledge about the history of building design and technology.

In this case, The Village Green exemplifies both the material technologies and design philosophies of the Modern Movement. Special consideration must be given to the repair or replacement of many 20th-century building materials, especially those that were experimental in nature, or that do not necessarily represent traditional building philosophies. The authenticity of a Modern structure is not determined purely by the presence and integrity of historic building materials, but is better evaluated on a case-by-case basis, so that the social, technical, and aesthetic ideas embodied in the building can be preserved as well. Preserving original fabric may not be as critical where current methods of manufacture and repair are substantially unchanged from the historic methods. The Village Green is a product of 20th-century mass-production techniques, new building materials, and progressive theories of housing design and urban planning. Special consideration may be needed to provide conservation treatments that are in keeping with those materials and philosophies.

The Modern era was a time of rapid technological and scientific advances, resulting in the wide introduction of many new and inexpensive, but often experimental materials. Design features were frequently changed or adapted with the intent to improve living or working conditions. During the early-to-mid 20th century, general thinking was that scientific research combined with mass production of materials could create housing for the swelling American population. The construction of The Village Green directly reflects this philosophy, with specific material examples including Groutlock brick, plywood, asphalt roofing, and Louvrex glass.

Total and pure preservation of every historic material and artifact is not the goal of this document: a degree of change and evolution is natural for residential properties. Therefore, the following recommendations advocate the preservation of historic fabric whenever possible or appropriate, and endorse methods of repair where there is a higher tolerance of minor defects in historic materials and features.

4.3 DETERIORATION

Deterioration of exterior building features at The Village Green may be attributed to one or more of the following conditions:

1. Environmental Factors: Also known as weathering. Moisture infiltration alone is responsible for most material deterioration, because in addition to being erosive it is the root cause of many types of internal stresses resulting from wet/dry and freeze/thaw cycling, corrosion expansion, microbiological and fungal attack, insect infestation, and salt crystallization. Ultraviolet (UV) radiation from sunlight can act as an accelerant to moisture-driven mechanisms, breaking molecular bonds of building materials and amplifying thermal and moisture cycling.

2. Design Imperfections: The design of critical construction details affects how deterioration agents interact with building materials. From the standpoint of materials conservation, the most important design details relate to how water is carried away from the building. Proper design of roofs, wall parapets, gutters and drains, flashing, water tables and site sloping all contribute to preventing moisture from entering the building. Equally important are the detail designs for roof penetrations and window and door openings. Finally, appropriate materials and compatible systems must be specified to ensure structural stability and resistance to weathering.

3. Construction Imperfections: Even the best designs can be undermined by construction errors or poor workmanship. Mistakes or carelessness in mixing or applying materials, preparing surfaces or fitting components can create unnecessary vulnerabilities in building systems.

Furthermore, while deterioration of building materials is obviously exacerbated by deferred maintenance, damage can also be worsened or accelerated by using inappropriate or incompatible products or repair formulations. Repair materials need to have similar characteristics to the historic substrate they will be in contact with; factors such as coefficient of expansion and thermal conductivity should match as closely as possible to the original material to prevent incompatibility.

4.4 MATERIALS AND CONDITIONS

Understanding material properties is important in the identification of mechanisms of deterioration and appropriate measures to repair damage and minimize further loss of historic fabric. Following is a summary of materials used in the construction of The Village Green, observed deterioration phenomena and probable causes of deterioration, and recommended treatment actions for conservation and repair. This list is not all-inclusive, but does include all of the common and character defining materials.

Exterior Wood – Building Lumber

Two different forms of wood building components can be found at The Village Green: dimensioned lumber and plywood. Dimensioned lumber was used to form structural elements including wall, floor, and roof framing, and painted façade features such as siding, soffits, and fascia. Nearly all building components that make up the garage structures are lumber, as are historic exterior doors and the original patio divider walls. Plywood was used as siding at balcony walls, and is discussed in the next section of this chapter.

Framing elements are not exposed, preventing visual inspection for this survey, but overall building conditions indicate that wood framing components at residential buildings are generally in good condition. Original drawing details indicate that the wood framing is bolted to the concrete foundation. Exterior wood conditions at other features vary widely.

Wood siding, constructed of horizontal 1x8 boards with shiplap joints according to the original drawings, is in good condition at protected elevations. Select areas exhibit moderate to severe deterioration caused by weathering at the more exposed west and south elevations. Wood soffits and fascia conditions vary greatly from building to building, but warped boards and areas of wood rot can be seen at many locations. The most severe conditions can be seen at Buildings 23 and 35. Raised wood grain is indicative of damage from moisture and ultraviolet (UV) radiation, and occurs most often at south and west elevations.

The garages exhibit many of the same exterior wood conditions as listed above, but also have areas of deterioration or failure at their structural components. The most severe conditions can be seen at many garage roof framing components, and include warped, sagging, and rotting wood beams. Some of the most severely deteriorated areas have already been replaced, but additional repairs will be required in the future. Garage siding conditions vary greatly,

Many garage roof rafters have required previous repairs, as seen above.

Roof framing components at many garage structures have areas of deterioration or failure, as seen in two separate locations in the above photos.

Multiple areas of rot and damage can be seen at wood fascia boards at Building 35 in the two photos above.

Exposure over time to light, wind, and water has resulted in weathered wood siding at Building 23.

Warped and rotting wood patio dividers; this example is in worse condition than is typical at The Village Green.

Settling divider foundations are de-stabilizing many wood patio walls.

but are similar to the wood siding conditions described above. Most garage doors are also made of wood, but are protected by the wide roof overhang, and typically are in better condition than adjacent roof framing or siding.

The wood patio dividing walls are made up of horizontal wood boards joined with tongue-and-groove construction, supported by metal posts and concrete foundations. Conditions are typically poor, including rot, accumulations of biological growth, and paint failure. The structural stability of many walls has been compromised by settling foundations and corroding posts. The peeling and blistering paint, seen at many locations, is likely due to excessive paint build-up and improper surface preparation.

Mechanisms of Deterioration

Most wood deterioration is the result of moisture penetration. After a tree is felled and cut into lumber, the moisture content generally decreases to between 10 and 15 percent, but the porosity will gradually increase over the life of the timber. Fungi growth and insect infestations will generally not thrive in wood with low moisture content, but building lumber is still vulnerable to moisture from leaks or exposure. Wood is only immune from decay if it is kept dry.

Wood that is wet will swell and then shrink as it dries, causing cracks, splits, and checks that threaten structural strength. In addition, intense UV radiation from sunlight damages wood surfaces and intensifies moisture and thermal cycling. The combined effects of light, wind, and water result in small surface checks and cracks, loosening surface material that will eventually be lost or eroded. Proper application and maintenance of coatings is essential to protecting the wood features from weathering and infestation. Paint and stain keep moisture from penetrating wood, and mitigate the damaging effects of the sun's rays. Insecticides and wood preservatives can be used to address active insect infestations and dry rot and to prevent future damage.

Biological growth at wood patio walls, as seen above, is indicative of damp conditions.

Recommended Treatments

Rotted wood needs to be replaced because it lacks cohesion and structural strength, and fungal growths that cause it may spread under certain environmental conditions. Replacement strategies include selective patching repairs or replacing the entire component. Repair methods include plastic patches, where moldable fillers such as epoxy or putty are placed in voids, or Dutchman repairs where material loss is replaced with wood cut to size. Plastic repairs may be strengthened with non-corroding rods or plates inserted into larger elements such as posts or columns. Repair methodologies depend on the function of the wood component (e.g., structural elements vs. trim) and the extent of damage. If a wood component is to be repaired, all rotten material must be removed and the exposed surfaces treated with a fungicide/insecticide wood preservative. Both plastic patches and Dutchman repairs must fit tightly to the existing wood to prevent moisture intrusion and further rotting of the wood. Repairs and replacement components should match the profile, texture, and color of the historic fabric; ideally Dutchman repairs and replacement elements should be the same wood species as the material being repaired. At a site like The Village Green, where many mass-produced materials have been used, the replacement of whole pieces of wood elements may be more appropriate and cost effective than more specialized repairs. The exception to this is redwood, which may be prohibitively expensive or of lower quality than the original wood.

Another example of warped and rotting wood patio walls can be seen above; with the most visible damage located at the right side of the image.

Exterior Wood – Plywood

Plywood was used as siding at balconies on Type 3, 4, 5, 7, and 8 buildings, and as facing at historic garage doors. Plywood is an assembly of thin wood sheets bonded together with an adhesive. The grain orientation at each layer of wood veneer alternates, so that they are adhered perpendicular to each other. This gives plywood a high strength-to-weight ratio. Wood balcony siding is in fair to poor condition at most locations, with typical conditions including raised grain, staining, and warped panels. Many plywood panels are particularly warped or weathered at their ends, or at joints where two pieces of plywood meet. The plywood at the garage doors is in better condition, but is more likely to exhibit cracking and delamination due to damage.

Mechanisms of Deterioration

The layered structure of plywood makes it most vulnerable at its ends, where the separate layers are all exposed. The adhesives holding the wood veneers together may deteriorate with extended exposure to moisture, high temperatures, or ultraviolet light, depending on the type of adhesive used. Most plywood made in the 1930s and 40s was produced with synthetic resin adhesives. The plywood siding at The Village Green is particularly susceptible to deterioration due to its construction detailing; those vulnerable ends are exposed to light and moisture at the balcony corners.

Recommended Treatments

Plywood was and still is a mass-produced material that is widely available. The original plywood was painted, so any severely deteriorated sheets should be removed and replaced with new plywood cut to fit. Applying new sheets over original plywood is not recommended because it accelerates the deterioration of underlying plywood and decreases the visual integrity of the balcony design. In addition, thin veneer sheets are inappropriate because they do not reflect the original construction, are not as durable, and add unnecessary weight to the balcony structure. Any replacement sheets should be detailed to include a sealant joint at the ends. Maintaining a protective finish will extend the life of any newly installed plywood.

Plywood was used as siding at the interior faces of balconies at Type 3, 4, 5, and 8 buildings; as seen above at Building 82.

Plywood splitting and warping can also be seen at Building 28.

Plywood is most vulnerable at its ends; at balconies the ends of each separate panel can often be seen lifting or warping slightly, such as above, at Building 66.

Extensive splitting and weathering can be seen in this more detailed view of the plywood conditions at Building 66.

The historic concrete paving pattern loosely resembles stone paving; a section at the lower right of the photo has been replaced. Concrete conditions are typically poor at patio foundations, as seen above.

Concrete paving conditions are generally fair; deficiencies are limited to cracking and areas of displacement, as seen above.

At residential buildings, stucco covers the joint between the foundation and the wall framing; small cracks in the stucco, likely from differential movement or seismic activity, are likely at this location.

Garage foundations are in fair to poor condition; cracking and exposed rebar, as seen above, are typical.

Exterior Concrete

Concrete was used to form structural elements including foundations at residential and garage buildings and wood patio dividing walls, and landscape features such as curbs and paving. The original drawings indicate that formed concrete features are reinforced with steel bars, which improves their tensile strength and load bearing capabilities.

The foundations of most residential buildings are difficult to see, due to the exterior stucco and many dense landscaping features. The overall building conditions indicate that foundation conditions are generally good. A handful of buildings exhibit wide cracks in the stucco at the base of their walls, which could be caused by foundation settlement; a structural consultation is recommended in those cases. More frequently, some minor stucco cracking can be seen at the point where the exterior walls and foundation connect. This is likely due to the foundations and wall framing moving in slightly different ways during seismic activity or thermal expansion and contraction, and does not necessarily indicate any deficiencies in the walls or foundations.

Concrete foundations at the garage buildings are generally in fair to poor condition. Typical problems include cracks, spalls, and exposed rebar. Unlike the foundations at the residential buildings, the garage foundations are largely exposed. They exhibit some deposits of biological growth and efflorescence, indicating that water may be standing at or moving through those areas.

A general survey of concrete paving conditions was conducted (most paved areas will likely be addressed in a future Cultural Landscape Report). The historic concrete paving features a pattern of rectangles surrounded by faux-mortar joints; it appears to loosely imitate stone paving. Intact areas of historic concrete paving tend to be in fair condition, with many small cracks or areas of displacement, but no large deficiencies. It is likely that the areas in poor condition have already been replaced with new concrete or asphalt. In the future, care should be taken to closely match the historic paving in pattern and texture.

Mechanisms of Deterioration

Concrete, like other porous masonry materials, is vulnerable to water penetration that results in the mobilization and crystallization of soluble salts (known as efflorescence) and in cracks and deformation caused by the corrosion of embedded reinforcing metal (known as jacking). Moisture can enter through cracks or imperfections in coatings, failed flashing members, and where metal beams, posts, railings, and stairs penetrate concrete. Non-reinforced concrete can be damaged by

excessive or uneven structural loads or by movement of adjacent features. Steel-reinforced concrete allows for a wide range of structural configurations, but this construction system has vulnerabilities that develop over time. When the concrete is first poured, its alkalinity forms a protective film over reinforcing steel (known as a passive layer) that prevents the metal from contacting moisture and air that would lead to corrosion. As the concrete gradually absorbs carbon dioxide from the air, the alkalinity of the material is reduced and the passive layer decays, exposing the steel to oxygen and moisture that cause corrosion. Corrosion causes dimensional changes in the metal which exert pressure on the concrete, causing cracking and spalling that admit even more moisture.

Concrete paving is susceptible to cracking and displacement due to soil movement or heavy vehicular traffic. Pooled water from precipitation or irrigation exacerbates soil erosion and contributes to discoloration and erosion of concrete surfaces.

Recommended Treatments

Concrete cracks and spalls caused by corrosion jacking are repaired by removing loose and deteriorated concrete, exposing the corroded metal, removing rust scaling and unstable material, applying a rust-inhibitive coating to the metal, and replacing the deteriorated concrete with a patching mortar, using non-corroding anchors to attach to sound concrete. If the structural strength of the metal is sufficiently compromised by corrosion, it will be necessary to replace the metal or install additional reinforcing. Installing a sacrificial anode such as zinc may also mitigate steel corrosion. Large cracks are also repaired with patching mortars. First the crack is widened using a grinder with a diamond blade in order to provide maximum bonding surface for the patch. The widened cut should be clean and free of grease, and have squared edges: patches should never be "feathered." Deformation such as buckling or heaving may be reversed through excavating the underlying soil and patching concrete breaks. Paving that has settled and allowed water to pool should be repositioned to drain water away from the building. Paving that is subject to vehicular traffic must be adequately supported by foundation systems that are designed to accommodate heavy vehicular loads.

Efflorescence may be residual where a previous roof leak has been repaired, or may indicate an area of active moisture infiltration. Sources of leaks should be located by physical investigation of roof surfaces including flashing, gutters, and roof penetrations. Efflorescence can be difficult to remove depending on the type and amount of salts present, but testing a number of treatments such as mechanical cleaning (using soft bristle brushes), salt removal solutions, water poulticing, or intermittent misting should identify a successful strategy. Care must be taken to prevent damaging or discoloring adjacent historic fabric.

Exterior Plaster (Cement Stucco)

The primary exterior wall finish at most residential buildings is cement plaster, also known as stucco. It is painted, not integrally colored, and in generally good condition. Typical conditions include minor cracking, often near the foundation or around points of fenestration. Small spalls were also noted in a few locations, typically at or near very large cracks. As noted in the concrete section, large or numerous cracks in exterior stucco may be indicative of problems with adjacent or substrate materials. Hairline cracks do not require repair, but should be monitored to see if they expand. Larger surface cracks in stucco can allow water to flow down behind the stucco, however, and should be addressed to prevent further deterioration.

Mechanisms of Deterioration

Cracks in plaster typically occur as a result of building movement or settling, and at the interface of dissimilar materials such as metal and wood which have different rates of thermal expansion and contraction. Plaster is a porous masonry material, and is therefore susceptible to damage from moisture entering from cracks, paint failure, or leaks within the wall, as well as prolonged wetting on the plaster surface. Water moving through plaster mobilizes soluble salts that are found in Portland cement; when the salts dry and crystallize, the resulting pressure causes material failure. Moisture can also cause corrosion or decay in the underlying wood framing and metal lath system, and the resulting expansion of the metal can lead to cracking and spalling of plaster.

Concrete patio foundations are typically in poor condition.

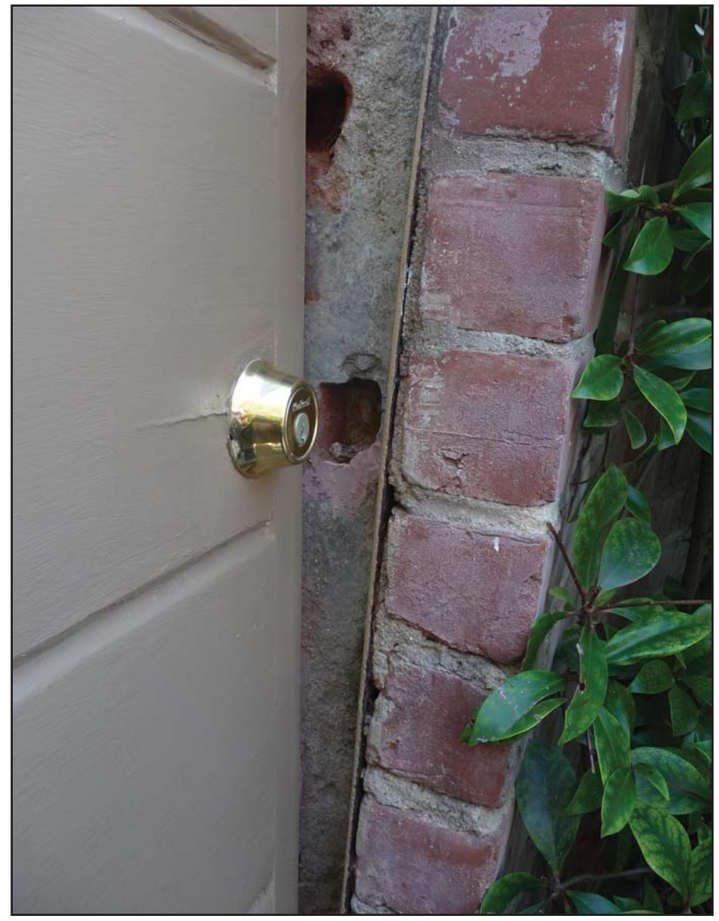
Recommended Treatments

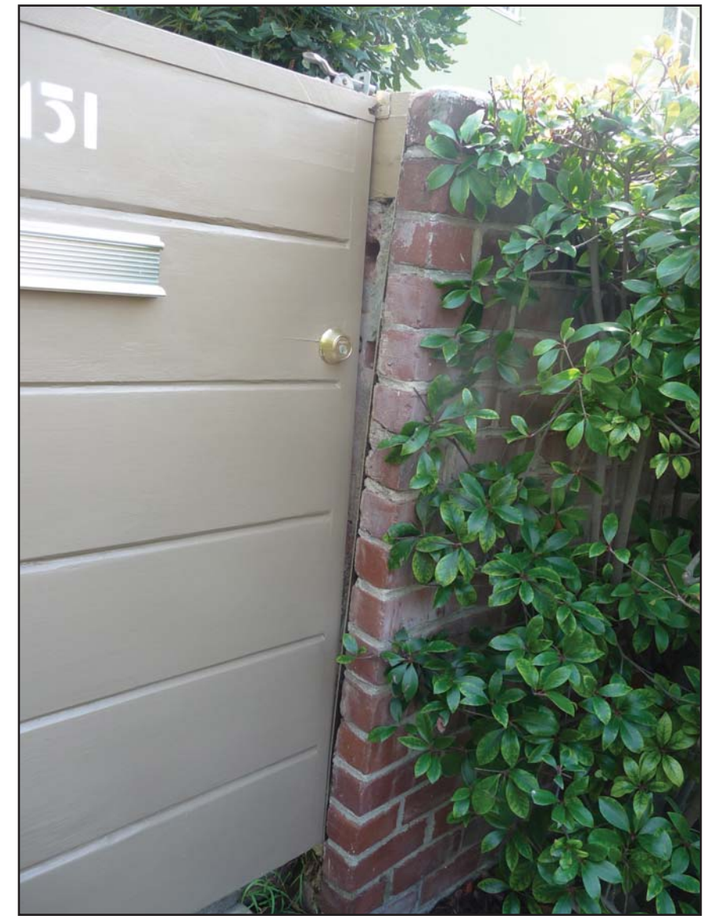
It is important to investigate the cause of cracked or spalled stucco before repairing it. For example, if a corroding steel window header is expanding and causing the stucco around it to crack, the steel should be treated first, followed by a stucco patch. Cement stucco can be patched using new stucco that matches the original in appearance and physical properties. As all cement stucco at The Village Green has a painted finish, the appearance needs to match in texture only. The new stucco for patching should have a similar composition of cement and sand to the original, to ensure that the two materials expand, contract, and transmit moisture vapor ("breathe") in similar ways. To match the physical properties more closely, a sample could be taken to determine the type of sand used, while further chemical analysis should reveal the approximate sand-to-cement ratio.

After an appropriate stucco patching mixture has been determined, cracks should be routed out or spalled areas squared off. Square edges create good bond strength, and undercutting or dovetailing will give the new stucco an even better substrate to adhere to. The stucco patch should be applied, scraped level with the surrounding plaster, and left to cure. The patched area can be painted after it has cured completely.

Stucco cracking at soffits is common, as seen above at Building 92.

A section of brick wall is slightly turned on its foundation at Building 36, as seen in the above two images.





Many serpentine brick patio walls are in poor condition, in part due to poor design and detailing; a section of wall at Building 62, seen above, leans out significantly. At left, the metal plate embedded in the wall is visible.

Brick Masonry

Brick masonry is the primary exterior wall material at all Type 1 buildings, and also at limited sections of Type 8 buildings. Both building types feature reinforced Groutlock brick construction set on a concrete foundation. Groutlock bricks were developed in the 1930s in response to a need for reinforced brick masonry structures in seismic zones. The bricks feature beveled edges, which form a small cavity when laid facing the interior of a wall. This cavity is then filled with steel reinforcement and cement grout. All masonry buildings at The Village Green have been painted and are in good condition. Only minor deficiencies were observed, including a small area of cracked mortar joints and slightly displaced bricks at Building 36, and a handful of spalled bricks or small cracks in mortar joints at other buildings.

Brick masonry was also used at approximately half of the patio walls, which are in generally poor condition with large cracks, spalls, displaced bricks, and sections of leaning walls. These conditions appear to be largely due to a flaw in their design, as the brick patio walls do not feature the same type of construction seen at the building walls. At patio walls, the bricks were laid around a vertical metal plate, which probably helped workers construct evenly curving walls. As water has passed through the masonry over the years, the metal has corroded and expanded, breaking bricks and destabilizing the walls. A cement plaster parge coat covers the top of each wall, but is typically cracking and detached, allowing water directly into the center of the walls. There are isolated occurrences of eroded bricks, likely of inferior quality, where moisture penetration is causing the fired exterior face to spall off. Biological growth is also prevalent at upper portions of brick patio walls.

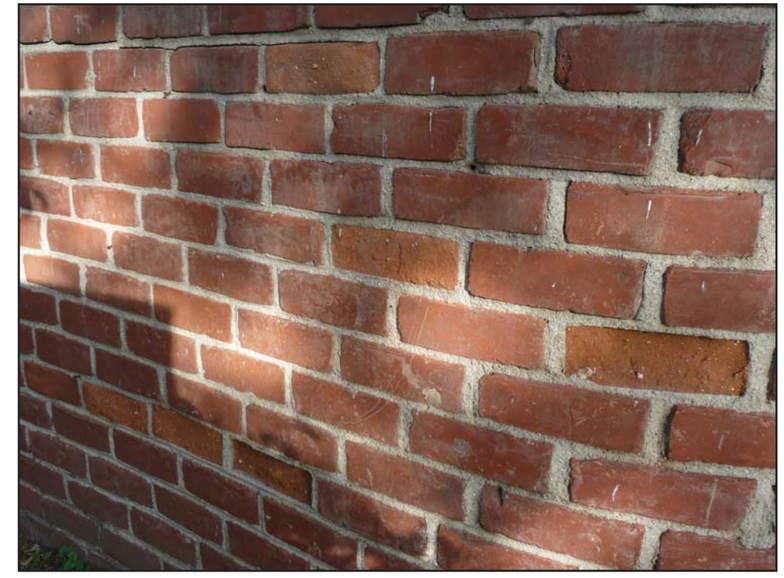
Mechanisms of Deterioration

Bricks are molded masonry units of sand and clay that have been fired in a kiln. This produces a protective exterior fire skin around a softer inner core. Loss or damage to the fire skin makes brick masonry susceptible to moisture penetration. Breakage is often caused by structural movement or differential loading. Brick masonry is laid with mortar, a porous masonry material that is susceptible to cracking, spalling and salt crystallization (efflorescence) caused by moisture and thermal cycling. Mortar is designed to be weaker than the surrounding masonry units and therefore sacrificial, requiring periodic replacement. Mortar that is smeared over the face of masonry units can accelerate erosion and loss of historic fabric if the mortar is harder or less permeable than the masonry unit.

Recommended Treatments

The current building conditions are generally good, and do not require any serious attention. Brick spalls can be addressed by turning the brick around or installing a mortar patch, or by replacement with a new, visually and physically compatible brick. The small area of displacement at Building 36 can be rebuilt; the original mortar can be cut and chiseled out, the bricks re-set into their original positions and laid with new mortar. The new bricks and mortar for patching should have a physical composition similar to the original, to ensure the old and new materials perform in similar ways under weathering stresses. To match the physical properties more closely, a mortar sample could be taken to determine the type of sand used, while further chemical analysis should reveal the approximate mixture and ratio of binder to aggregate. Following appropriate procedures for installing replacement mortar is critical to ensuring good performance of the mortar in service. If adjacent brick surfaces are too wet or too dry, or if the mortar is not properly cured, it will fail prematurely.

Typically, repairs to brick patio walls can be addressed during cyclic maintenance. Patio walls with only cracked bricks or mortar joints can be repaired and repointed. Cleaning will remove biological growth and efflorescence, and the parge coat at the top of the wall should be patched. However, a number of brick patio walls require immediate attention. It is recommended that any walls that lean significantly or have multiple large cracks be rebuilt entirely. The corroding metal plate should be removed from the design, and new walls built with better foundations.



Eroded bricks, likely of inferior quality, can be seen at patio walls Building 43.

Biological growth and cracking through mortar joints and bricks, other typical brick patio wall conditions, can be seen above at Building 90.

Steel windows at Building 32 have small areas of corrosion along their sill. The corrosion should be removed as soon as possible, and a new paint system applied.

Steel Windows

Nearly all original steel windows are extant at all residential buildings and are generally in very good condition. Corrosion was noted only in rare instances, but should be corrected immediately.

Mechanisms of Deterioration

Steel windows deteriorate from water intrusion, which results in corrosion of the metal accompanied by dimensional changes that can damage adjacent glass and masonry materials. Maintenance of coatings is essential for steel windows to prevent corrosion. An important component of coatings maintenance is periodic gentle cleaning, which loosens dirt deposits and biological growth that retain moisture and degrade coatings.

Recommended Treatments

Any visible corrosion at steel windows should be mechanically removed. Small areas of corrosion can be removed with a grinder with a wire brush attachment, or grit blasting may be more efficient if a large surface area is affected. The surface should then be wiped clean with a rag dampened in mineral spirits, and the exposed metal treated with an appropriate primer and paint system. With good routine maintenance, steel windows will last indefinitely.

Cracking and peeling paint can be seen around the areas of corrosion at steel windows on Building 32.

Asphalt Roofing

The current roofing systems are nearly identical to the original materials, which include a three-ply built-up asphalt roof with small gravel ballast. With no reported leaks, it can be assumed that roofing is in generally good or fair condition. A more extensive roof survey should be performed, so that a comprehensive roof replacement schedule and budget can be established. All roofing materials require periodic replacement, and following a recommended schedule can prevent damage to interior materials from leaks.

A roof maintenance plan should also be developed. Clogged gutters can cause leaks that damage adjacent building materials. Debris from overhanging trees collects on horizontal surfaces, which creates prime conditions for biological growth as it decomposes. Debris, including broken limbs, leaves, and tree litter, should be removed from roof surfaces and gutters as needed, but at a minimum of twice a year.

Roll roofing materials, likely asphalt-based, have been used at the garage and maintenance buildings. These materials are rolled out in separate sections which are then joined together, creating vulnerable joints and edges. Roll roofing is not as durable as built-up roofing, which is why it is typically used on small or secondary-use buildings such as garages and storage buildings. These roofs should be included in all roof maintenance and replacement plans.

Roll roofing covers garage and maintenance buildings.

Roll roofing is vulnerable at its edges and ends; a section can be seen lifting at a garage end above.

Debris that accumulates on roofs is typical, and should be removed periodically.

Built-up roofing with small gravel ballast, seen above at Building 48, can be found at the roofs of all residential buildings.

House number signs are made of sheet metal at most locations.

Sheet metal flashing is slightly bent and beginning to lift at Building 50.

Maintaining a finish will extend the life of sheet metal flashing. The image above is from Building 23.

Sheet Metal

Sheet metals at The Village Green include roofing system components such as roof edge flashing, gutters, and downspouts, and decorative features like the unit number signs above most park and patio elevation entrances. Conditions are generally good, with some minor deformed or broken areas at both roof flashing and some unit numbers.

Recommended Treatments

The sheet metals used at The Village Green likely vary in composition and coatings, and will deteriorate differently. Recommended materials for repairing and maintaining sheet metal include compatible metal fasteners and, if appropriate, soldering materials and sealants. The metal surface should be painted using a specially formulated primer and paint system. All surfaces should be prepared according to the coatings manufacturer's specifications.

Exterior Ornamental Metal

Exterior ornamental metal features include historic light fixtures and various façade accessories including trellises and dividing screens. Conditions are good overall, and painted finishes are largely intact. Most ornamental metals appear to be ferrous, but paint coatings make it difficult to determine the composition by visual inspection alone. Further elemental and chemical analysis could identify specific metals and alloys.

Mechanisms of Deterioration

In iron and steel, the presence of water and oxygen creates an electrolytic cell that promotes continual corrosion through oxidation; therefore, ferrous (iron-containing) metals require protective coatings to prevent corrosion.

Recommended Treatments

Proper application and maintenance of coatings is essential to protecting the metal features from weathering and corrosion. Existing corrosion should be removed and metal surfaces coated with an appropriate metal primer and paint system. Historic paint colors should be identified by collecting and examining samples from historic fixtures. Fixtures with loose or exposed wiring should be repaired to conform to code. While the light fixtures are architectural decoration, these movable objects can also be considered part of historic museum collections, and original fixtures should be identified, cataloged, assessed, and conserved.

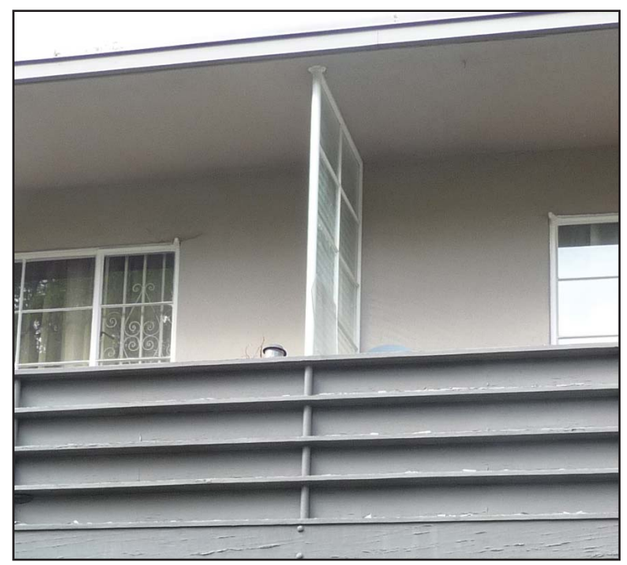
Ornamental exterior light fixtures, all identical to the one above, can be found throughout The Village Green.

An ornamental metal trellis frames the entrance to Building 11, above.

Ornamental metal trellises decorate several building types; Building 90 can be seen here.

Louvrex was originally used at windows in the former Clubhouse (now residential) building and still exists today; above is an interior view.

Above the brick wall, the Louvrex windows at the former Clubhouse can be seen from the exterior.



The Louvrex balcony divider above is at Building 73.

Louvrex Glass

This historic patterned glass was used to divide balconies, and at windows in the Administration Building and the former Clubhouse building. Louvrex is a molded plate glass, with a specific ribbed pattern to refract light. Molded plate glass is still available, but the Louvrex pattern is no longer produced. The existing pieces are in good condition, but as this material is likely irreplaceable, special care should be taken to protect it.

Mechanisms of Deterioration

Breakage and impact damage are the largest threats to historic glass. The balcony locations provide considerable protection from weathering, but accidental damage during normal use is difficult to prevent. The glass is not structural, so cracks are only an aesthetic concern.

Recommended Treatments

Proper maintenance of frames and glazing compounds will ensure that the glass remains stable within its frame. Since this particular pattern of glass is no longer produced, it can be replaced only with another pattern or salvaged Louvrex glass from another location. Reproduction of the exact pattern would likely be prohibitively expensive considering its limited use at The Village Green.

PART 5 TREATMENT AND WORK RECOMMENDATIONS

Previous page: Photograph by Architectural Resources Group, Inc., 2010

5.1 RECOMMENDED APPROACH TO TREATMENT

In recognition of its status as a National Historic Landmark, listing on the National Register of Historic Places, and designation as a Los Angeles Historic-Cultural Monument, it is essential that all future work planned for The Village Green is carried out with the highest level of consideration for its preservation and long-term stewardship. This work will be guided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The *Standards* have four defined levels of potential treatment for a property, reflecting the increasing levels of intervention into the original fabric of the buildings therein. The four levels are: Preservation, Rehabilitation, Restoration, and Reconstruction:

> ***Preservation*** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
>
> ***Rehabilitation*** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
>
> ***Restoration*** depicts a property at a particular period of time in its history, while removing evidence of other periods.
>
> ***Reconstruction*** re-creates vanished or non-surviving portions of a property for interpretive purposes.[1]

Each level of treatment has its own set of standards which guide the work in that treatment approach. Generally, in planning for the anticipated work on a historic structure or property, one of the four treatment approaches is selected as the overall treatment approach.

As previously described, not only does The Village Green possess a very high level of historic and architectural significance, but it also retains a high level of its original design and materials integrity and is generally in good condition. In addition, with the exception of the former Clubhouse, the buildings on The Village Green property continue to function in their original uses, and it is not anticipated that these uses will change in the future. However, over time, some minor modifications have been made to the buildings of The Village Green, particularly after the 1963 flood and during the condominium conversion of the 1970s. Many of these modifications were overseen or recommended by one of the original architects, Robert Alexander, and could be viewed as significant in their own right. Therefore, "Rehabilitation" is recommended as the overall treatment approach for The Village Green property. Under the Rehabilitation treatment, there is no requirement to replace or restore missing features which have been lost over time. Additionally, there are some allowances for the retention of changes to a property that have acquired significance in their own right.

The following are the *Secretary of the Interior's Standards for Rehabilitation*:

> 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
>
> 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
>
> 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
>
> 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
>
> 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
>
> 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
>
> 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
>
> 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Historic photograph by Julius Shulman, 1958 (Getty Research Institute)

> 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated by the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
>
> 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[2]

In complying with *The Secretary of the Interior's Standards for Rehabilitation*, any required interventions should be designed and constructed with a minimal loss of historic material. In addition, they should be designed with an eye toward restoring missing features from the property's Period of

1 National Park Service, Technical Preservation Services. "The Secretary of the Interior's Standards for the Treatment of Historic Properties." <http://www.nps.gov/history/hps/TPS/standards_guidelines.htm>

2 National Park Service, "The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995." <http://www.nps.gov/history/local-law/arch_stnds_8_2.htm>

Stucco finish and horizontal wood siding of shiplap construction

Louvrex glass

Significance, if feasible. The design ethic for future preservation projects should be one of sensitivity and stewardship, recognizing the opportunity to extend the useful life of a nationally-recognized property, while enhancing its overall integrity for future generations to appreciate.

5.2 RECOMMENDED USE AND CONFIGURATION

The Village Green comprises 95 residential buildings, the Administration Building, the Maintenance Building, and numerous ancillary structures (garages, laundry rooms, drying yards and garbage enclosures). One of the residential buildings was originally constructed as a Clubhouse for use by all residents; it was converted into two residential units in 1955. The Administration Building generally retains its original use but has been adapted over time to accommodate some of the activities that were formerly held in the Clubhouse. Aside from the former Clubhouse and Administration Building, all buildings retain their original uses.

Where possible, consideration should be given to returning altered spaces to their original configuration and uses which existed during the Period of Significance. If the opportunity arises in the future for the VGOA to purchase the two units that comprise the former Clubhouse, it could eventually be reconverted to its original use as a public space to be enjoyed by all residents. Though not a requirement of the *Standards*, this could be a long-term preservation goal. If the Clubhouse is returned to its original use and configuration, interior restoration of the Administration Building can follow.

The landscape of The Village Green is as significant as the buildings themselves. A Cultural Landscape Report, anticipated in the future, will address the historic design and configuration of the landscape, hardscape and gardens, and recommendations relating to their future treatment and maintenance.

Change of use and building configuration, if necessary, should be subject to the following guidelines:

Contributing Structures and Spaces:

- Change of configuration necessitated by programmatic, life safety, accessibility, or structural interventions can be accommodated in these spaces although major changes should be minimized to the extent possible.
- Consideration should be given to restoration of site configuration and use to original configuration.
- Alterations of function and configuration in contributing spaces should be limited to non-structural and reversible alterations to the extent possible.

Non-Contributing Structures and Spaces:

- Alterations of function and configuration in non-contributing spaces are not limited.

The assignment of "Contributor" and "Non-Contributor" status to buildings and structures at The Village Green was described in Section 2.3 of this report.

5.3 RECOMMENDATIONS FOR TREATMENT

The following section outlines specific treatment recommendations for the various spaces and features of The Village Green. It develops the overall Rehabilitation treatment recommendation for the property and also identifies opportunities for preservation and restoration. This information should be coordinated with the preceding section, *Existing Conditions and Material Conservation Recommendations*.

Residential Building Exteriors

All residential buildings are categorized as Contributors; therefore all associated character defining features are also contributing. In addition to the overall preservation and care of these features, the following is a list of specific recommended treatments.

Overall Form

These buildings retain their original footprint and roof forms, which should be preserved. Additions to or subtractions from the original forms should be avoided.

Roofing Systems

The general roof form should be maintained. New roof penetrations should be avoided, but if required, should be placed in the least visible locations possible.

Roofs were originally clad with colored aggregate gravel, which was another method of differentiating garden courts. Depending on the court, buildings either had a green, tan or white roof. This color template has since been eliminated, and roofs are currently clad with standard gray tar and gravel sheathing. A long-term preservation goal should be the restoration of the original roof color palette.

Walls
Preserve the original stucco finish at exterior walls. If the stucco needs to be repaired or replaced, care should be taken to match the original in texture and physical properties.

Horizontal wood siding of shiplap construction, which occurs with less frequency than stucco, should also be retained and repaired, if damaged. Reinforced Groutlock brick construction at the bungalows of Types 1 and 8 should also be retained and repaired, if damaged.

Windows
Preserve all original steel fixed and casement windows at all façades. Repair broken glazing, repair corrosion, and repaint as needed to maintain and extend the life of the windows. Because steel casement windows such as those at The Village Green are no longer widely manufactured, care should be taken to preserve the original windows in their historic configuration.

Preserve the Louvrex glass at the balconies. Louvrex glass is a molded plate glass, with a specific ribbed pattern to refract light. Though molded plate glass is still available, the Louvrex pattern is no longer produced and special care should be taken to maintain and preserve this historic material. Since the Louvrex pattern is no longer manufactured, either salvaged Louvrex glass from another location or another pattern compatible in style is recommended for their replacement. A glass manufacturer may be able to reproduce the Louvrex pattern or something very similar in appearance.

Non-historic replacement windows are very rare at The Village Green; however, a few vinyl or aluminum replacements do exist. Non-historic windows should be replaced with historically accurate windows. Replication of the original steel casement windows is possible, although likely very costly. Because they were mass produced during the era of The Village Green's construction, salvaged windows may be available.

Doors
Preserve and restore original wood doors. If doors are deteriorated beyond repair, replace with historically-accurate doors. In cases where the original doors have been replaced, remove the non-historic door and replace with a historically-accurate door. Reuse original hardware wherever possible. Where original hardware is missing, install reproduction hardware. In partially-glazed doors, if original panes have been replaced with louvered glazing, replace with historically-accurate multi-pane glazing. Remove incompatible screen doors. If screen doors are added, replicate historically-accurate simple wood screen doors.

After the 1963 flood, aluminum frame sliding doors were installed in several units, typically at balcony and patio elevations, but also at front patios of Type 7 buildings. These sliding doors usually replaced a single door and window combination. Robert Alexander oversaw the restoration of The Village Green after the damage caused by the flood and recommended the sliding glass doors as appropriate at certain elevations. Although not dating to the Period of Significance, extant sliding glass doors do not need to be replaced since they were approved by one of the original architects and have therefore achieved significance in their own right.

However, aluminum frame sliding doors should not be installed in the future to replace original or non-original doors. Original door and window combinations should be retained and preserved. If a homeowner chooses to replace an existing sliding aluminum door, a compatible wood door should be installed. Wood French doors with multi-pane glazing would be an appropriate replacement to a sliding glass door. If French doors are installed, glazing and muntin placement should match that of historic windows and doors in size and configuration.

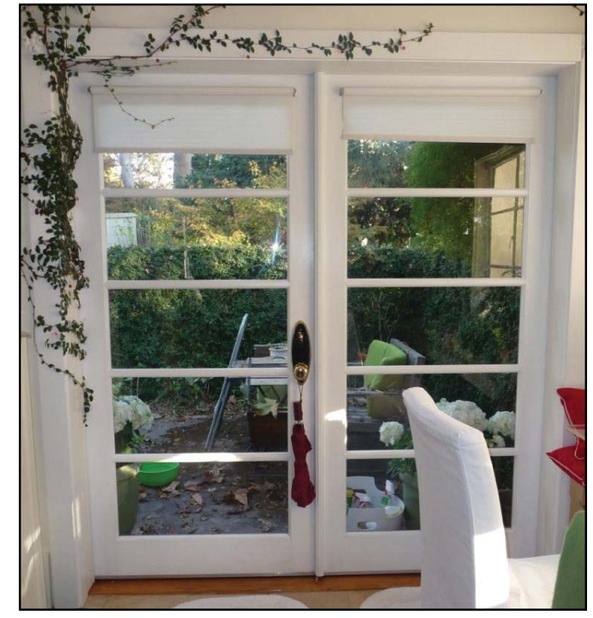
Balconies and Railings
Preserve wood balconies and railings. If the wood members are damaged beyond repair, replace in kind.

Awnings
Remove all mounted non-historic metal and fabric awnings at balconies and patios. Umbrellas or canvas awnings at patios should be freestanding to avoid damage to façades and patio walls.

Exterior Lighting
Preserve original light fixtures, which are rare. Remove incompatible light fixtures and replace with compatible sconces. During the 1970s condominium conversion, aluminum and dark bronze sconces were installed and are considered compatible in style.

Remove incompatible house number porch lights (metal with stick-on letters on plastic) and install historically-compatible replacements (metal with Modern typeface cutouts). Remove non-historic house numbers at redwood and brick patio walls and at stucco surfaces at patio elevations; house numbers should be painted on exterior patio walls using a stencil of the historic font.

Patio Enclosures
The wood patio enclosures are original to the construction of The Village Green and should be preserved in terms of design and configuration. Replace deteriorated wood members in kind.



Example of new wood French doors that have window panes compatible in size to historic doors and windows

Partial view; the size of the window panes at these wood French doors is incompatible

Fenestration at Administration Building, 2010, top; and c. 1944, bottom (historic photograph from Cornell University Archives)

The brick serpentine wall enclosures were added to patios somewhat later (circa 1950-56) and do not fall within the Period of Significance. However, their construction was approved by the architects of The Village Green and they are therefore considered significant in their own right. The brick walls should be preserved in place and repaired, as necessary.

Security Features
Metal security doors and bars at interior window sills have been installed in many units and should be removed. Metal gates installed at walkways to second-floor units at patio elevations should also be removed. If homeowners feel that added security is necessary, security systems that are non-invasive and which do not impact historic fabric (such as security alarms) should be installed so that metal screen doors and window bars can be removed. The removal of all visible security features should be a long-term preservation goal.

Administration Building Exterior
The Administration Building is categorized as a Contributor and all associated character defining features are therefore also contributing. In addition to the preservation and care of these features, the following is a list of specific recommended treatments.

Overall Form
The Administration Building retains its original footprint and roof form, which should be preserved. Additions to or subtractions from the original form should be avoided.

Roofing Systems
The general roof form should be maintained. New roof penetrations should be avoided, but if required, should be placed in the least visible locations possible.

Walls
Preserve the original stucco finish at exterior walls. If the stucco needs to be repaired or replaced, care should be taken to match the original in texture and physical properties.

Windows
Preserve all original steel casement and awning windows. Repair broken glazing, repair corrosion, and repaint as needed to maintain and extend the life of the windows. Because steel casement windows such as those at The Village Green are no longer widely manufactured, great care should be taken to preserve the original windows in their historic configuration.

The fenestration at the main (north) façade, specifically at the central, double-height space, should be restored to its original configuration. Restore mullion configuration and obscure glazing in a Louvrex pattern, using a replica or similar obscure glass pattern, if possible.

Preserve the Louvrex glazing in the clerestory windows of the double-height lobby space. The glazing in some awning windows has been replaced with standard non-obscure glazing. Restore the Louvrex glazing in those windows where it no longer exists, using a replica or similar pattern.

Non-historic windows should be replaced with historically-accurate windows. Replication of the original steel casement windows is possible, although likely very costly. Because they were mass produced during the era of The Village Green's original construction, salvaged windows may be available.

Doors
Preserve and restore original wood doors. If doors are deteriorated beyond repair, replace with historically-accurate new doors. In cases where the original doors have been replaced, remove the non-historic door and replace with a historically-accurate new door. Reuse original hardware wherever possible. Where original hardware is missing, install reproduction hardware.

Exterior Lighting
Remove incompatible light fixtures and replace with compatible sconces.

Former Clubhouse Exterior
The former Clubhouse is categorized as a Contributor and all associated character defining features are therefore also contributing. In addition to the preservation and care of these features, the following is a list of specific recommended treatments.

Overall Form
The overall form of the Clubhouse was altered in 1955 when it was converted into two residences. Since this original form has been altered, it does not need to be preserved. However, future modification of the building's form and massing should adhere to the *Secretary of the Interior's Standards*.

Further, because the private patio enclosures at the north end of the building were built when the Clubhouse was converted to two residences in 1955, they may be removed should the building be re-converted to a communal Clubhouse. The removal would open up this façade to the *allee* and Administration Building.

Roofing Systems
The general roof form should be maintained. New roof penetrations should be avoided, but if required, should be placed in the least visible locations possible.

Walls
Preserve the original stucco finish at exterior walls. If the stucco needs to be repaired or replaced, care should be taken to match the original in texture and physical properties.

The columnar supports at the north exterior of the building are original and should be preserved.

Windows
Preserve all original steel casement windows and wood fixed windows. Repair broken glazing, repair corrosion, and repaint as needed to maintain and extend the life of the windows. Because steel casement windows such as those at The Village Green are no longer widely manufactured, great care should be taken to preserve the original windows in their historic configuration.

Preserve the Louvrex glass fixed windows at the north façade. Louvrex glass is a molded plate glass, with a specific ribbed pattern to refract light. Though molded plate glass is still available, the Louvrex pattern is no longer produced and special care should be taken in maintaining them. Since they cannot be reproduced, either salvaged Louvrex glass from another location or another pattern compatible in style is recommended for their replacement.

Doors
Preserve and restore original wood doors. If doors are deteriorated beyond repair, replace with historically-accurate new doors. In cases where the original doors have been replaced, remove the non-historic door and replace with a historically-accurate new door. Reuse original hardware wherever possible. Where original hardware is missing, install reproduction hardware. In partially glazed doors, if original panes have been replaced with louvered glazing, replace with historically-accurate single-pane glazing.

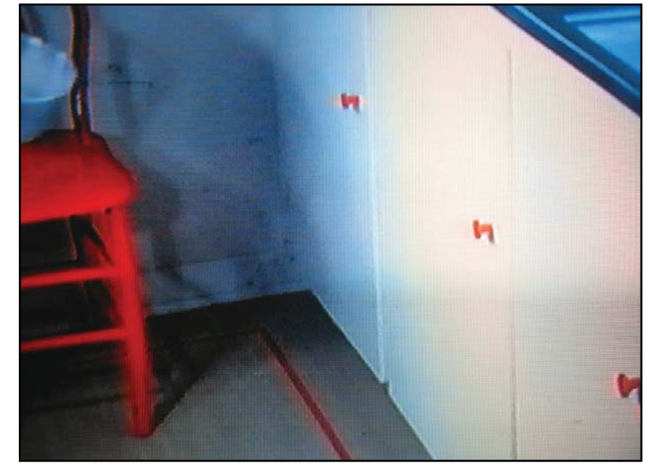
Exterior Lighting
Retain two historic hanging lights at north patios. Remove incompatible light fixtures and replace with compatible sconces.

Interior Architectural Treatment Recommendations

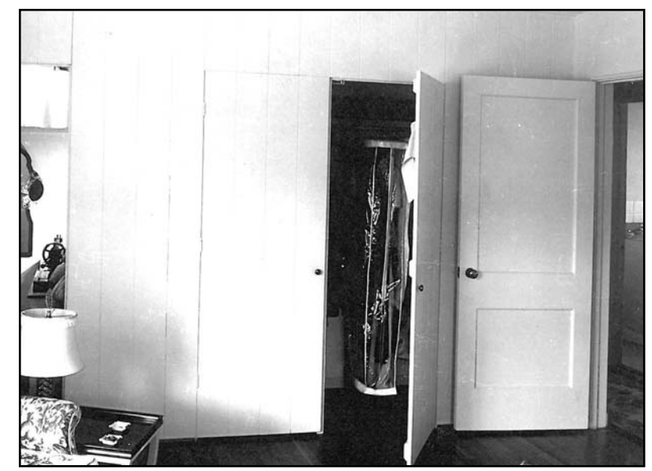
Residences
Although many interior finishes have been modified, residences at The Village Green are generally intact in terms of layout and configuration. The interiors of the residences are considered to be contributing spaces and care should be taken to preserve original features, where possible. If interior spaces and finishes have already been modified, it is not necessary that original finishes be restored. However, new interior construction should adhere to the *Secretary of the Interior's Standards*.

In addition to the preservation and care of these features, the following is a list of specific recommended treatments.

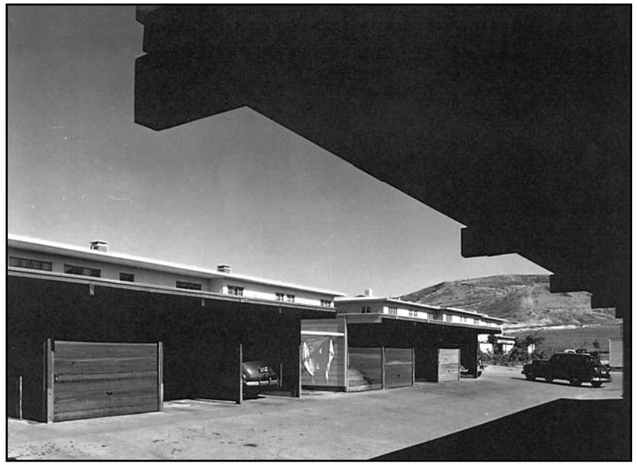
Preserve:
- Character defining features to the greatest extent possible
- Interior layout and configuration
- Wood floors
- Plaster wall and ceiling finishes
- Vertical tongue-in-groove wood paneling at bedroom walls, stair railings, stair halls, and kitchens
- Wood doors and door hardware
- Brick fireplace and flanking built-in shelves
- Extant kitchen features, including linoleum jaspé floors, mahogany and stainless steel countertops, and plywood cabinets
- Extant bathroom features, including tile at floors, shower and wainscot; console sinks; and original fixtures



Linoleum jaspé floor with inlaid stripe and plywood cabinets (Still from Johnson's film of Baldwin Hills Village, 1942)



Vertical tongue-in-groove wood paneling, c. 1944 (Cornell University Archives)



Garage doors were gradually installed, c. 1944 (Cornell University Archives)

Horizontal wood board siding and matching garage doors

Former Clubhouse

The former Clubhouse was converted into two residential units in 1955, but before then it was a communal recreation center for the entire Village Green community. If feasible in the future, a work plan to eventually re-convert the building to a communal Clubhouse could be developed. Though most of the interior was altered, the following features should be retained.

Preserve:

- Double height living rooms
- Louvrex glass at north façade

Administration Building

When the Clubhouse was converted into two residential units in 1955, the Administration Building continued part of its use as administrative offices, but it also began to provide recreational space for residents. In addition, the apartment manager's unit that was once located in this building was removed (the bathroom that was part of this unit is still extant). The main lobby originally held a large information and rental desk for residents and perspective residents; this has since been removed and the lobby is now open space. The garage was converted to the recreation room that exists today.

Because the interior of the Administration Building has been significantly modified in terms of configuration and finishes, only the following features should be preserved:

- Extant elements of Rico LeBrun mural
- Historic fixtures in bathroom (former manager's apartment) including tile at floor and wainscoting
- Double-height central interior space
- Plaster walls

All other future modifications should adhere to the *Secretary of the Interior's Standards*.

In addition, the Rico LeBrun mural at the south interior wall (above the rear entrance) is a significant original feature which should be restored. A qualified fine art conservator should be retained to assess the mural and complete its restoration.

Ancillary Structures Treatment Recommendations

Maintenance Building

The Maintenance Building has been significantly altered in terms of massing, footprint, design and materials. Because it no longer retains integrity to the Period of Significance, it is considered a Non-Contributor and its treatment shall not be limited.

Garages

Garages built at the time of The Village Green's construction are Contributing features and should be preserved. A number of garage structures were constructed outside of the Period of Significance to replace existing structures that were destroyed in the flood of 1963. These structures exactly replicate the garage buildings that they replaced, except for a few which were enlarged to accommodate more cars or finished in stucco rather than wood clapboard. These structures have attained significance in their own right and should be preserved as Contributing features.

Historic features listed below should be repaired or replaced with compatible materials.

Preserve:

- Exposed wood frames (interior)
- Wood siding or stucco finish
- Wide eaves and exposed beams
- Flat roofs
- Wood garage doors

There are seven garage structures that were constructed outside of the Period of Significance, which did not replace existing garages. Rather, they were constructed on sites that were formerly open space or which contained recreational uses. These garages are Non-Contributors and do not need to be preserved. Should they be removed in the future, they should not be replaced with new structures but rather with historically-accurate landscape or recreational uses.

Drying Yards

The Drying Yards are original features and should be preserved. A number of the original Drying Yards were removed after the Period of Significance, when automatic dryers were installed in the Laundry Rooms. These removed Drying Yards do not need to be restored.

Extant historic features listed below should be repaired or replaced with compatible materials.

Preserve:
- Wood wall enclosures
- Clotheslines and their supports/frames

Laundry Rooms
Laundry Rooms are original spaces and are therefore considered to be Contributing features. Extant historic features listed below should be repaired or replaced with compatible materials.

Preserve:
- Steel casement windows
- Partially-glazed wood doors and solid wood doors
- Historic washtubs
- Historic ironing board cupboards
- Exposed wood siding at interiors

Garbage Enclosures
The Garbage Enclosures at each garage court are original structures and are therefore considered to be Contributing features. Extant historic features listed below should be repaired or replaced with compatible materials.

Preserve:
- Wood wall enclosures
- Wood doors

Site Features
A Cultural Landscape Report will thoroughly assess the current landscape and site features and make recommendations regarding their appropriate treatment. As part of this study, the following features have been identified as character defining features and should be preserved:

- Historic lampposts
- Pedestrian pathways connecting buildings
- Walkways leading to unit entries at all façades
- Historic landscaping
- *Allee* between Administration Building and former Clubhouse
- Former wading pool to south of former Clubhouse
- The central Village Green, and east and west greens
- Golf ball cleaner at the central Village Green pitch and putt course
- Approach to Garage Courts from surrounding streets
- Private service road of Rodeo Drive
- Low density of site
- Low scale of buildings

5.4 RECOMMENDATIONS FOR FURTHER STUDY AND RESEARCH

Cultural Landscape Report

As a companion document to this Historic Structure Report, a Cultural Landscape Report will document the history and integrity of the landscape of The Village Green. It will assist residents of The Village Green as they make decisions about site and landscape, including the potential restoration of original landscapes and planting palettes.

Structural Analysis

A full analysis of buildings should be conducted by a structural engineer to assess necessary interventions related to seismic safety and settlement issues.

Mechanical, Electrical and Plumbing Analyses

A comprehensive analysis of all systems on site is recommended.

Mold Inspection

ARG detected mold under the eaves of several garage structures. Mold inspection should be completed by a qualified mold remediation specialist.

Environmental Inspection

Prior to the commencement of any projects on site, an environmental consultant should be retained to inspect the site and buildings for the possible presence of lead and asbestos.

Pest Inspection

Inspect buildings on site for termite infestation and remediate, as necessary.

Historic lamppost

Golf ball cleaner at the main green pitch and putt course

Paint Analysis

Color played a significant role in the architectural expression of The Village Green. ARG recommends a comprehensive paint analysis to determine the original palette of exterior finishes, interior finishes, and roof finishes, as well as how the color palette has changed over time.

Oral Histories

The success of The Village Green as an experiment in low-density, multi-family housing is best assessed by the recounting of experiences by residents who have lived on the property throughout its history. Oral interviews with both long-term and short-term residents can provide aspects of The Village Green's social history not otherwise captured and illustrate how life at The Village Green has changed throughout the years, providing further understanding regarding the historic uses and appearance of the property.

Maintenance Plan

Develop a Maintenance Plan for The Village Green, which will outline a plan for the implementation of treatments proposed in this report. A Maintenance Plan should provide scoping and conceptual costs for repair projects, identify appropriate materials and methods for treating historic fabric, identify possible sources of replacement materials, and establish inspection schedules for continued upkeep of building materials and systems.

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APPENDICES

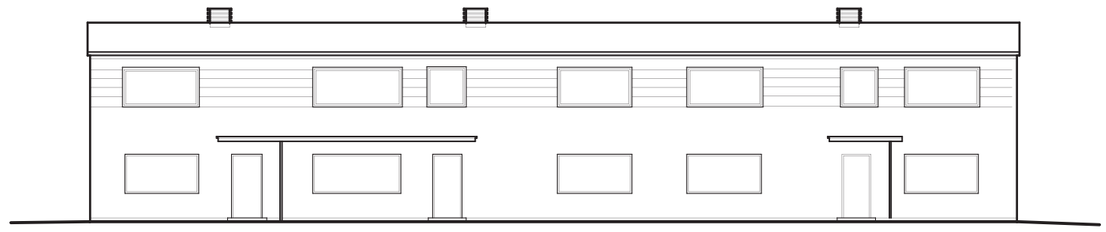
Previous page: c. 1944, Cornell University Archives

APPENDIX A | CONDITIONS MATRIX: RESIDENTIAL BUILDINGS, ADMINISTRATION BUILDING, (FORMER) CLUBHOUSE, AND MAINTENANCE BUILDING

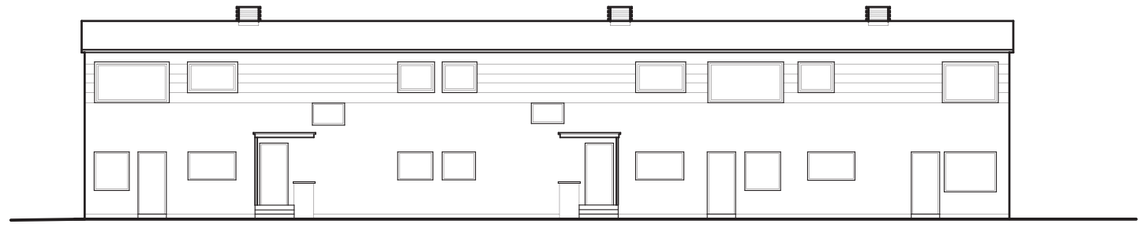
Conditions Matrix

The following matrix contains a description of the exterior conditions at all residential buildings at The Village Green. An overall condition assessment (good, fair, or poor) is given, followed by a more detailed description of the conditions in five categories: Roofing Systems, Walls and Siding, Fenestration, Foundations, and Patio Walls and Foundations. Any additional information is described under Additional Notes. If any material deficiencies were noted during the assessment, they are briefly described, including on which elevations that condition was observed. The elevations are referenced as they were on the original drawings: park elevation, patio elevation, (F) end elevation, and (E) end elevation.

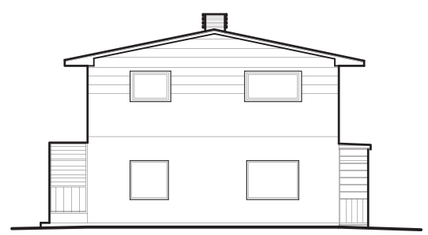
In general, material deficiencies, if present, are listed. If there are no notable material deficiencies, a general condition assessment was made for each category. Good condition implies that the materials are sound and do not require any repairs. Fair condition refers to materials that require only minor repairs or will not require replacement within the next 3-5 years. Materials in poor condition are approaching the end of their useful service life, and will require replacement within the next 3 years. More specific condition descriptions apply to the Patio Walls and Foundations column, and are described later in this section.



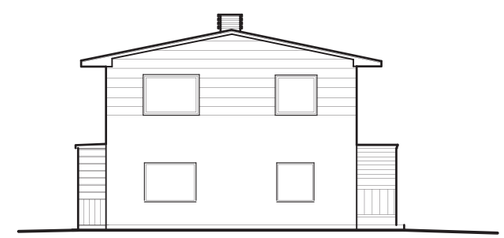
BUILDING 02 - PARK ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING 02 - PATIO ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING 02 - END ELEVATION (F)
SCALE: 1/16" = 1'-0"



BUILDING 02 - END ELEVATION (E)
SCALE: 1/16" = 1'-0"

Ornamental metal trellises decorate several building types; Building 90 can be seen here.

Definitions and Abbreviations

Commonly used terms are described or depicted below.

Walls and Siding Conditions

Wall and siding conditions vary greatly depending on the material used and its location. Typical conditions include:

Roofing Conditions

In general, roofing systems are in good condition. Most roofing deficiencies noted are related to deterioration at the fascia or soffit. Typical conditions include:

Bent roof edge flashing

Warped and split wood fascia board

Rotting wood fascia board

Debris at roof

Loose or torn soffit screens

Crack at stucco soffit

Patio Walls and Foundations

Patio conditions were all evaluated as being in good, fair, or poor condition. The definition of each type, as applied to Village Green patio conditions, is included below. The matrix includes additional condition information, where applicable.

Good Condition

Patio walls in good condition typically exhibit only minor cracking at brick patio walls, and limited deterioration of wood dividing walls, such as small areas of peeling paint or only small foundation cracks. Deficiencies can be easily repaired.

Fair Condition

Patio walls in fair condition have moderate cracking at brick patio walls, small areas of rot, peeling paint, or other deterioration at wood divider walls, and minor cracking or settlement at concrete foundations below wood divider walls. Deficiencies are serious, but can be repaired.

Poor Condition

Patio walls in poor condition typically have serious cracking or spalling at brick patio walls, large areas of rot, peeling paint, or other deterioration at wood divider walls, and serious cracking, displacement, or settlement of concrete foundations below wood divider walls. Deficiencies are serious, and will require extensive repairs or possible rebuilding of the patio walls.

Appendix A: Conditions Matrix
Residential Buildings, Administration, Clubhouse and Maintenance Buildings

Bldg Type	Building Number	Overall Condition	Existing Exterior Conditions					Additional Notes
			Roofing Systems	Walls and Siding	Fenestration	Foundations	Patio Walls and Foundations	
TYPE 1	Type 1 Materials	Good	Wood framing with wood soffit and trim, built-up roofing with gravel ballast, sheet metal flashing	Brick masonry, painted; wood columns and trellis walls at park elevation only	Steel windows, wood doors	Reinforced concrete	Serpentine brick walls and wood dividing walls with concrete foundations	
TYPE 1	1	Fair	Warped soffit boards at patio elevation; roof over porch at park elevation leaking; heavy accumulation of debris on roof.	Through-brick crack at (F) end elevation.	Good condition.	Good condition.	Good condition.	
TYPE 1	44	Good	Good condition.	Good condition.	Good condition.	Good condition.	Good condition.	
TYPE 1	44A	Good	Screens at soffit loose on park elevation.	Good condition.	Good condition.	Good condition.	Large cracks at patio foundations, wood dividers warped.	
TYPE 1	46	Good	Split fascia board at patio elevation.	Spalls in parge coat at top of chimney on (F) end elevation.	Good condition.	Good condition.	Good condition.	Concrete porch slab at park elevation spalled at connection to building.
TYPE 1	48	Good	Warped soffit boards at park elevation.	Good condition.	Good condition.	Good condition.	Good condition.	
TYPE 1	54	Good - Fair	Roof over porch at park elevation sags slightly; heavy accumulation of debris on roof.	Minor cracking at mortar joints at chimney on (E) end elevation.	Good condition.	Good condition.	Good condition.	
TYPE 1	54A	Good - Fair	Fair condition.	Spalls in bricks above window and door at (E) end elevation; wood trellis sagging/bowed at park elevation.	Good condition.	Good condition.	Fair condition.	
TYPE 1	56	Fair	Rotted wood and peeling paint at soffit on park elevation.	Rot at base of wood columns supporting porch roof at park elevation.	Good condition.	Good condition.	Poor condition, including warped wood walls with peeling paint.	
TYPE 1	58	Good	Warped soffit boards at park elevation.	Small spall at chimney on (E) end elevation.	Good condition.	Good condition.	Fair condition.	
TYPE 2	Type 2 Materials	Fair	Wood framing with wood soffit and trim (stucco soffit at small roofs), built-up roofing with gravel ballast, sheet metal flashing	Wood siding at upper story, stucco at lower; wood slatted dividing walls next to main entry doors	Steel windows, wood doors, some replacement aluminum sliding glass doors	Reinforced concrete	Serpentine brick walls and wood dividing walls with concrete foundations	
TYPE 2	6	Fair	Flashing bent at small roof above entrance on park elevation.	Crackling paint at patio elevation.	Original features in good condition; corroding metal security door at park elevation.	Good condition.	Fair condition.	

Appendix A: Conditions Matrix
Residential Buildings, Administration, Clubhouse and Maintenance Buildings

Bldg Type	Building Number	Overall Condition	Existing Exterior Conditions					Additional Notes
			Roofing Systems	Walls and Siding	Fenestration	Foundations	Patio Walls and Foundations	
TYPE 2	7	Good	Good condition.	Peeling paint at wood siding on park elevation; hairline crack below window at (F) end elev.	Good condition.	Good condition.	Poor condition.	
TYPE 2	9	Good - Fair	Wood soffit slightly warped at patio elevation.	Peeling paint and cracked stucco at (F) end elevation.	Good condition.	Good condition.	Fair condition.	
TYPE 2	21	Good	Good condition.	Good condition.	Good condition.	Good condition	Poor condition.	
TYPE 2	23	Poor	Multiple cracks in soffit above entrance on park elevation; section of fascia split with peeling paint at park elevation.	Wood siding warped, rotted, and lifting away from bldg at (F) end elevation; large areas of peeling paint at park elevation.	Wood frames around windows at park and (F) end elevations very weathered with splits at corners.	Good condition.	Fair condition, with wood dividers in poor condition.	
TYPE 2	35	Fair - Poor	Severely rotted fascia board with sections missing at park and (F) end elevations.	Bubbling paint and cracked stucco at patio elevation; hairline cracks below windows at (F) end elevation.	Good condition.	Good condition.	Fair condition, with foundations in poor condition.	
TYPE 2	38	Fair	Soffit warped and stained at park elevation.	Splits in wood siding and hairline crack in stucco at (E) end elevation; previous patch at stucco on patio elevation.	Good condition.	Good condition.	Fair condition.	
TYPE 2	65	Good	Good condition.	Hairline cracking at (E) end elevation, typically at corners of fenestration openings.	Good condition, see walls and siding note.	Crack in stucco at foundation/wall connection on (F) end elevation.	Fair condition.	
TYPE 2	67	Fair	Fascia slightly warped at park elev; debris stuck under roof edge flashing at patio elev; crack at soffit above park elev entrance.	Splits in wood siding and section of missing trim at (F) end elev; hairline cracks in stucco at patio and (E) end elevations.	Cracks at window lintel and sill on (F) end elevation.	Spall in stucco at foundation/wall connection on park elevation.	Fair condition.	
TYPE 2	69	Fair	Roof edge flashing bent at small roof on park elevation; biological growth at flashing on patio elevation.	Split wood siding and hairline cracks in stucco at (F) end elevation.	Spalled stucco at window lintel on (F) end elevation.	Hairline cracks in stucco at foundation/wall connection on (E) end elevation.	Poor condition, including severe cracking and detached areas at concrete foundations.	
TYPE 2	75	Good - Fair	Roof edge flashing damaged and pulling away from building at (F) end elevation.	Peeling paint and hairline cracks at stucco on park elevation.	Good condition.	Good condition.	Fair condition.	
TYPE 2	77	Good - Fair	Roof edge flashing bent at park elevation; small roof above doors on park elevation slightly warped, has accumulated heavy debris.	Split in wood siding and dark stain below upper-story window at (E) end elevation.	Good condition.	Good condition.	Fair condition, with horizontal and vertical cracks at brick walls.	
TYPE 2	78	Fair	Heavy accumulation of debris on small roofs over entrances on park elevation.	Multiple splits in wood siding at (E) end elevation, large areas of staining on park elevation.	Broken glazing at upper story window on patio elevation.	Good condition.	Good condition.	

Appendix A: Conditions Matrix
Residential Buildings, Administration, Clubhouse and Maintenance Buildings

Bldg Type	Building Number	Overall Condition	Existing Exterior Conditions					Additional Notes
			Roofing Systems	Walls and Siding	Fenestration	Foundations	Patio Walls and Foundations	
TYPE 2	80	Fair	Staining and fascia and soffit on park elevation.	Split and warped wood siding at patio elevation; several unevenly patched areas of stucco at park elevation.	Good condition.	Hairline cracks in stucco at foundation/wall connection on (E) end elevation.	Fair condition.	
TYPE 3	Type 3 Materials	Fair	Wood framing with wood fascia and stucco soffits, built-up roofing with gravel ballast, sheet metal flashing	Stucco walls, wood structure and siding at balconies, Louvrex glass partitions divide balconies, metal and wood trellis panels	Steel windows, wood doors, some replacement aluminum sliding glass doors	Reinforced concrete	Serpentine brick walls and wood dividing walls with concrete foundations	
TYPE 3	3	Fair	Crack at soffit on park elevation, paint peeling at soffit on (E) end elevation.	Balcony at park elevation weathered with small areas of peeling paint.	Good condition; hairline cracks in stucco below upper-story windows on patio elevation.	Crack in stucco at foundation/wall connection on (F) end and park elevations.	Fair condition.	
TYPE 3	4	Fair	Good condition.	Areas of peeling paint at patio elevation; hairline cracks in stucco at (E) end of patio elev.	Good condition.	Good condition.	Poor condition; masonry conditions worse than wood dividers.	
TYPE 3	10	Fair	Good condition.	Balcony siding very weathered across half its length; cracking in stucco at patio and (E) end elevations.	Good condition; hairline cracks in stucco at window lintels on patio and (F) end elevations.	Crack in stucco at foundation/wall connection on (E) end elevation.	Poor condition.	
TYPE 3	14	Poor	Cracks at soffit on park and patio elevations; area of staining on park elevation.	Large areas of cracked and spalled stucco at park and patio elevations; more minor cracking at (E) end elevation.	Good condition; some cracking in stucco extends from window lintels or sills.	Crack in stucco at foundation/wall connection on park elevation.	Fair to poor condition.	Structural consultation recommended.
TYPE 3	30	Good	Staining at soffit on park elevation.	Staining and hairline crack at stucco on park elevation.	Good condition.	Good condition.	Fair condition.	
TYPE 3	37	Fair	Fascia boards split and warped along park elevation.	Balcony siding moderately weathered, with wood split at some connection points.	Steel windows on patio and (F) end elevations appear difficult to close - paint coatings may be too thick?	Good condition.	Fair condition.	
TYPE 3	39	Fair	Good condition.	Multiple small cracks at stucco on patio elevation; minor splitting at wood balcony siding.	Good condition.	Small crack at foundation/wall connection on (F) end elevation.	Poor condition; very large cracks at brick walls.	
TYPE 3	64	Fair	Soffit screens loose or detached at patio elevation.	Minor splitting in wood siding at balcony on park elevation.	Good condition.	Good condition.	Poor condition; wood dividers warped with large cracks at foundations.	
TYPE 3	68	Poor	Damaged screens and trapped debris at soffit on park elevation.	Weathered wood siding at balcony; long cracks in stucco at park and patio elevations.	Good condition; several cracks in stucco extend between window sills and roofs over entrances.	Good condition.	Poor condition; including areas of loose and bulging masonry at brick walls.	Brick patio walls should be repaired soon to prevent collapse.
TYPE 3	73	Fair	Good condition.	Many small cracks in stucco at (F) and (E) end elevations; balcony wood siding very weathered at lower half.	Good condition; minor stucco cracking around upper windows at park elevation.	Good condition.	Fair condition.	

Appendix A: Conditions Matrix
Residential Buildings, Administration, Clubhouse and Maintenance Buildings

Bldg Type	Building Number	Overall Condition	Existing Exterior Conditions					Additional Notes
			Roofing Systems	Walls and Siding	Fenestration	Foundations	Patio Walls and Foundations	
TYPE 3	76	Good	Good condition.	Cracks at stucco on park elevation; peeling paint and small splits in wood at balcony siding.	Good condition.	Good condition.	Fair condition.	
TYPE 3	79	Fair	Heavy accumulation of debris on roof at park elevation; wood fascia slightly warped and flashing bent at park elevation.	Several cracks in stucco at park and patio elevs; many splits in balcony siding at park elev; bubbling paint on patio elev.	Good condition.	Hairline crack in stucco at foundation/wall connection on (E) end elevation.	Poor condition; brick walls lean out, wood dividers are very warped.	
TYPE 3	82	Poor	Flashing corroding at small roof over entrance on park elevation; debris resting on small roof at patio elevation.	Balcony siding very weathered, particularly at the underside of horizontal framing boards; area of missing stucco at patio elev.	Good condition.	Hairline crack in stucco at foundation/wall connection on (E) end elevation.	Poor condition, including severe biological growth at wood dividers.	Porch slab on park elevation settling.
TYPE 4	Type 4 Materials	Fair	Wood framing with wood fascia and stucco soffits, built-up roofing with gravel ballast, sheet metal flashing	Stucco walls, wood structure and siding at balconies, Louvrex glass partitions divide balconies, metal and wood trellis panels	Steel windows, wood doors, some replacement aluminum sliding glass doors	Reinforced concrete	Serpentine brick walls and wood dividing walls with concrete foundations	
TYPE 4	19	Fair	Crack and staining at stucco soffit on park elevation.	Staining below roof and a window on park elevation; crack at stucco and peeling paint at balcony siding on patio elev.	Good condition.	Good condition.	Fair condition.	
TYPE 4	20	Good - Fair	Good condition.	Multiple cracks in stucco at park elevation only.	Good condition.	Good condition.	Poor condition; large cracks at brick walls.	
TYPE 4	24	Good - Fair	Good condition.	Long cracks in stucco at park elevation; small cracks in stucco at underside of balcony.	Good condition.	Good condition.	Fair condition.	
TYPE 4	25	Fair - Poor	Fascia warped at park elevation; crack at stucco soffit on patio elevation; small roof over entry on park elev sags at end.	Multiple small cracks at stucco on patio elevation; minor splitting and some peeling paint at wood balcony siding.	Good condition.	Good condition.	Poor condition; brick walls have very large cracks and lean out significantly; wood dividers warped.	High priority repair: stabilize brick patio walls.
TYPE 4	34	Fair	Fascia boards warped at ends along park elev; soffit screens torn and falling across entire park elevation.	Staining below window on patio elevation; peeling paint and small splits in wood siding at balcony.	Good condition.	Good condition.	Poor condition; brick walls have large cracks and lean out slightly.	
TYPE 4	90	Fair	Crack at soffit on patio elevation; peeling paint at large areas of soffit on park and patio elevations.	Hairline cracks in stucco at park elevation.	Good condition.	Good condition.	Poor condition including foundation settling and warped panels at wood dividers.	Large crack in a concrete stoop at patio elevation.
TYPE 5	Type 5 Materials	Fair	Wood framing with wood fascia and stucco soffits, built-up roofing with gravel ballast, sheet metal flashing	Stucco walls, wood structure and siding at balconies, Louvrex glass partitions divide balconies, metal and wood trellis panels	Steel windows, wood doors, some replacement aluminum sliding glass doors	Reinforced concrete	Serpentine brick walls and wood dividing walls with concrete foundations	
TYPE 5	11	Fair	Warped fascia boards at patio elevation; staining and efflorescence at park elevation soffit.	Stucco cracked and bulging slightly above small roof on park elevation.	Good condition.	Cracks in stucco at foundation/wall connection on (F) end and park elevations.	Fair condition.	

Appendix A: Conditions Matrix
Residential Buildings, Administration, Clubhouse and Maintenance Buildings

Bldg Type	Building Number	Overall Condition	Existing Exterior Conditions					Additional Notes
			Roofing Systems	Walls and Siding	Fenestration	Foundations	Patio Walls and Foundations	
TYPE 5	33	Poor	Peeling paint at soffit on patio elevation and at lower fascia on park elev; stucco lifting above flashing at low roof on park elev.	Long, vertical cracks in stucco at park and patio elevs; smaller cracks on (E) end elev; cracks at stucco breezeway walls.	Good condition.	Multiple cracks in stucco at foundation/wall connection on park and both end elevations.	Fair condition.	Structural consultation recommended.
TYPE 5	63	Fair	Cracks at soffit on patio elev; additional piece of trim at roof edge above patio elev. balcony; soffit screen torn at (E) end elev.	Wood siding at balcony is weathered; small crack at stucco on patio elevation.	Good condition.	Crack in stucco at foundation/wall connection on park elevation.	Fair condition.	Spalled concrete at stoop on patio elevation.
TYPE 5	86	Fair	Peeling paint at soffit on patio elevation; flashing bent and heavy tree debris accumulation at low roof on park elev.	Hairline cracks in stucco at patio elevation.	Good condition.	Good condition.	Good condition.	
TYPE 6	Type 6 Materials	Good - Fair	Wood framing with wood fascia and stucco soffits, built-up roofing with gravel ballast, sheet metal flashing	Stucco walls, metal and wood trellis panels at entrances on park elevation	Steel windows, wood doors, some replacement aluminum sliding glass doors	Reinforced concrete	Serpentine brick walls and wood dividing walls with concrete foundations	
TYPE 6	12	Fair - Poor	Multiple large cracks in soffit at park and patio elevations.	Small cracks at window lintels and sills on park and patio elevations. Crackling paint at (E) end elevation.	Good condition.	Very long crack in stucco at foundation/wall connection on (F) end elevation.	Fair condition.	Many cracks at north end of building - may be due to foundation movement or settling.
TYPE 6	15	Good - Fair	Cracks at soffit on park and patio elevations; peeling paint at park elevation soffit.	Cracked stucco at park and (F) end elevations; stucco slightly bulging around cracks at park elevation.	Good condition.	Good condition.	Fair condition.	
TYPE 6	17	Good	Hairline crack at soffit on patio elevation.	Good condition.	Good condition.	Good condition.	Good condition.	
TYPE 6	27	Fair	Cracks at soffit on park and patio elevations.	Large areas of staining and minor cracking in stucco at park and patio elevations.	Good condition.	Crack in stucco at foundation/wall connection on (F) end elevation.	Poor condition.	
TYPE 6	29	Fair	Fascia boards warped at patio and (E) end elevs; soffit screens loose or falling at park and patio elevs; large crack at park elev soffit.	Numerous cracks in stucco at park elevation.	Good condition.	Multiple cracks in stucco at foundation/wall connection on park elevation.	Fair condition.	Roofing system should be replaced soon.
TYPE 6	32	Poor	Cracks at soffit on park and patio elevations.	Previous patches in stucco are cracking at patio elevation; small cracks in stucco at park elevation.	Steel windows exhibit rust at hinges and sills, with some peeling paint, at park elevation. Remove corrosion immediately.	Very large cracks in stucco at foundation/wall connection on all elevs; smaller cracks in foundation wall at (F) end elev.	Poor condition; wood dividers are warped and rotting.	Structural consultation recommended for foundation issues.
TYPE 6	43	Fair	Fascia boards warped at park, patio, and (E) end elevs; crack at soffit on park and patio elevations.	Small cracks in stucco at park elevation.	Broken glazing at upper story window on patio elevation.	Good condition.	Poor condition.	
TYPE 6	49	Fair	Cracks at soffit on patio elevation; staining at soffit screens along patio elevation.	Multiple small cracks at stucco on park elevation.	Good condition.	Crack in stucco at foundation/wall connection on (E) end elevation.	Poor condition; large vertical cracks at brick walls.	

Appendix A: Conditions Matrix
Residential Buildings, Administration, Clubhouse and Maintenance Buildings

Bldg Type	Building Number	Overall Condition	Existing Exterior Conditions					Additional Notes
			Roofing Systems	Walls and Siding	Fenestration	Foundations	Patio Walls and Foundations	
TYPE 6	53	Good - Fair	Soffit screen missing with adjacent debris at patio elevation; broken stucco soffit with stain below at patio elevation.	Two small cracks at in stucco at park elevation.	Good condition.	Good condition.	Fair condition.	
TYPE 6	59	Good - Fair	Fascia boards slightly warped at ends on patio elevation.	Rust-colored staining below window on patio elevation.	Good condition.	Crack in stucco at foundation/wall connection on park elevation.	Fair condition.	
TYPE 6	70	Fair	Soffit screen torn or falling at multiple locations on park elev; fascia boards warped at ends on park and (F) end elevations.	Cracking, staining, and peeling paint at stucco on park elev; areas of previous patching on patio elev; stains at (F) end elev.	Good condition.	Good condition.	Fair condition.	
TYPE 6	85	Good	Fascia boards warped and separating at patio and (E) end elevation.	Good condition.	Good condition.	Good condition.	Fair condition; sections of brick walls appear to lean slightly.	
TYPE 6	89	Fair	Cracks at soffit on park elevation; peeling paint at soffit on patio elevation.	Small area of cracking at stucco on park elevation; multiple areas of peeling paint on park elevation.	Good condition.	Good condition.	Good condition.	
TYPE 6	91	Fair	Crack at soffit on park and patio elevations.	Small cracks in stucco at park elevation.	Good condition.	Good condition.	Fair condition; including bubbling paint at wood dividers.	Concrete stoop settling at park elevation entrance.
TYPE 7	Type 7 Materials	Fair	Wood framing with wood fascia and stucco soffits, built-up roofing with gravel ballast, sheet metal flashing	Stucco walls, wood siding at balconies, Louvrex glass partitions divide balconies, metal and wood trellis panels	Steel windows, wood doors, some replacement aluminum sliding glass doors	Reinforced concrete	Serpentine brick walls and wood dividing walls with concrete foundations	
TYPE 7	2	Fair	Soffit screens loose or detached at patio elevation.	Hairline crack at stucco, just above foundation, on (E) end elevation.	Good condition.	Good condition; see wall condition note.	Poor condition; large cracks and multiple spalled brick faces at masonry walls.	Crack at concrete front step on park elevation.
TYPE 7	13	Fair	Soffit broken at edge on patio elevation; cracks at soffit on park elevation.	Bird droppings staining corner of patio elev; balcony siding weathered at lower half; a few cracks in stucco at park elev.	Good condition.	Stucco covering foundation at (F) end elevation has spalled off of one side.	Fair condition; one section of wood divider wall leans out over sidewalk, approximately 15 degrees past vertical.	
TYPE 7	16	Fair	Crack at soffit on patio elevation.	Multiple cracks at stucco on park elevation; peeling paint at patio elevation.	Good condition.	Cracking in stucco at foundation/wall connection on (E) end elevation.	Fair condition.	
TYPE 7	28	Poor	Cracks at typical soffit locations; peeling paint at soffit on park elevation.	Small cracks in stucco at park and patio elevations; area of crackling paint at park elevation; balcony siding very weathered.	Good condition.	Large cracks in stucco with some spalling at foundation/wall connection on (F) and (E) end elevations.	Fair condition; some bricks missing at base of one wall section.	
TYPE 7	31	Good	Crack at soffit on patio elevation; fascia board warped on patio elevation.	Small areas at base of balcony siding are warped; small crack at park elevation.	Good condition.	Good condition.	Good condition.	

Appendix A: Conditions Matrix
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Bldg Type	Building Number	Overall Condition	Existing Exterior Conditions					Additional Notes
			Roofing Systems	Walls and Siding	Fenestration	Foundations	Patio Walls and Foundations	
TYPE 7	40	Fair	Cracks and missing screen at soffit on patio elevation; crack at soffit on park elevation.	Peeling paint at (F) end elevation.	Good condition.	Cracks in stucco at foundation/wall connection on (F) end and (E) end elevations.	Poor condition.	
TYPE 7	41	Good	Water ponding on low roof at park elevation.	Good condition.	Good condition.	Good condition.	Good condition.	
TYPE 7	42	Good	Crack and missing screen at soffit on patio elevation.	Good condition.	Good condition.	Good condition.	Good condition.	
TYPE 7	45	Fair	Rust-colored staining above low roof on park elev; typical soffit crack at park elevation; roof edge flashing bent at multiple locations.	Wood balcony siding warped at seams.	Good condition.	Good condition.	Poor condition; brick walls lean out; corrosion at metal posts between wood dividers.	
TYPE 7	47	Good - Fair	Crack at soffit on patio elevation; soffit screens loose or detached at park elevation.	Wood splitting at one side of balcony siding; small cracks in stucco at patio and (F) end elevation.	Good condition.	Good condition.	Fair condition.	
TYPE 7	50	Fair	Typical soffit cracks at park and patio elevations.	Fair condition; raised grain at balcony siding.	Good condition.	Good condition; difficult to see due to thick hedges at grade, further investigation recommended.	Poor condition; brick walls lean out significantly.	
TYPE 7	52	Fair	Typical soffit cracks at park and patio elevs; flashing bent at patio elev lower roof; peeling paint at park elev lower roof flashing.	Small cracks and spalls at patio elevation stucco.	Good condition.	Small crack in stucco at foundation/wall connection on park elevation.	Poor condition; wood dividers have large areas of rotting wood.	
TYPE 7	55	Fair	Peeling paint and some warped areas at flashing on all elevations; crack at soffit on park elevation.	Wood balcony siding has minor splitting and peeling paint.	Good condition.	Good condition.	Poor condition; wood dividers severely deteriorated at one section.	
TYPE 7	57	Good	Typical soffit cracks at park and patio elevations.	Small cracks in stucco.	Good condition.	Good condition.	Good condition.	
TYPE 7	60	Fair	Cracking at soffit on park and patio elevs; stucco sagging around crack at park elev soffit; hole in soffit screen at patio elevation.	Damaged area of stucco near end of park elevation; peeling paint and areas splitting wood at balcony siding.	Good condition.	Cracking at foundation/wall connection on (F) end and (E) end elevations.	Good condition.	
TYPE 7	61	Fair - Poor	Crack and staining at soffit on patio elevation; peeling paint and multiple cracks at soffit on park elevation.	Multiple small cracks in stucco at patio elevation; one crack at park elevation; raised grain and wood splits at balcony siding.	Good condition.	Long cracks at foundation/wall connection on (F) end and (E) end elevations.	Fair condition.	
TYPE 7	62	Fair	Cracking at soffit on park and patio elevations.	Wood balcony siding warped at seams.	Good condition.	Good condition.	Poor condition; brick patio walls lean out substantially (roughly 15 degrees past vertical).	

Appendix A: Conditions Matrix
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Bldg Type	Building Number	Overall Condition	Existing Exterior Conditions					Additional Notes
			Roofing Systems	Walls and Siding	Fenestration	Foundations	Patio Walls and Foundations	
TYPE 7	71	Fair	Fascia boards warped, gapping at seams along patio elevation; small area of damage and some missing screens at park elevation soffit.	Balcony siding slightly weathered, streaked with dirt.	Good condition.	Hairline crack at foundation/wall connection on (F) end and park elevations.	Fair condition.	
TYPE 7	84	Poor	Fascia board warped at patio elev; lower fascia board rotting at (E) end elev; typical soffit cracks at park and patio elevs.	Peeling paint and a small area of spalled stucco at patio elevation; peeling paint and splitting wood at balcony siding.	Good condition.	Long but narrow cracks at foundation/wall connection on park and (F) end elevations.	Fair condition; brick walls in good condition but multiple areas of rotting wood.	
TYPE 7	92	Fair	Soffit screens torn or missing at park and patio elevs; fascia bds split or warped at roofs on park elev; large cracks at soffit.	Balcony wood siding weathered, panels warping at seams; stucco in good condition.	Good condition.	Good condition.	Fair condition.	Heavy accumulation of tree debris on low roofs.
TYPE 8	Type 8 Materials		Wood framing with wood fascia, wood and stucco soffits, built-up roofing with gravel ballast, sheet metal flashing	Stucco walls, masonry walls, wood siding at balconies and upper half of end elevations, Louvrex glass partitions	Steel windows, wood doors, some replacement aluminum sliding glass doors	Reinforced concrete	Serpentine brick walls and wood dividing walls with concrete foundations	
TYPE 8	5	Good - Fair	Flashing added at roof above horizontal piercework (park elev).	Crack at window lintel at patio elevation.	Good condition.	Good condition.	Poor condition; large vertical cracks in brick walls and bubbling paint at wood walls.	
TYPE 8	8	Poor	Peeling paint and multiple cracks at stucco soffit at patio elev.	Multiple cracks in stucco at park, patio, and (F) end elevations.	Good condition.	Large, long cracks in stucco at foundation/wall connection on park elevation; may be due to settling or bldg movement.	Poor condition; wood divider foundations exhibit severe settling.	Structural consultation recommended.
TYPE 8	18	Poor	Multiple cracks and areas of staining at stucco soffit on park elev; flashing corroded with peeling paint at patio elev.	Wood siding very deteriorated at balconies on park and patio elevs and upper wall on (F) end elev; peeling paint at (E) end.	Good condition.	Good condition.	Fair condition.	
TYPE 8	22	Good - Fair	Crack at stucco soffit at patio elevation.	Peeling paint at horizontal wood boards at (F) end elevation.	Good condition.	Good condition.	Poor condition; some wood boards warped.	
TYPE 8	26	Fair	Multiple cracks at stucco soffit on park elev; wood soffit weathered at park elev; roof edge flashing lifting at (E) end elev.	Rust-colored staining at park elevation; peeling paint and splitting wood at balconies on park and patio elevations.	Good condition.	Good condition.	Poor condition; including rotting wood dividers with corroding metal posts.	
TYPE 8	36	Fair	Good condition.	Cracking at mortar joints at brick partition walls on park elev; one section of brick wall is turned slightly on its foundation.	Good condition.	Multiple cracks in stucco at foundation/wall connection on park elevation.	Good condition.	
TYPE 8	51	Good - Fair	Debris hanging from soffit screen at patio elevation.	Crack at window lintel on patio elevation; balconies at park and patio elevs has minor splits in wood siding.	Good condition.	Good condition.	Good condition.	
TYPE 8	66	Fair	Warped fascia board at patio elevation; crack at stucco soffit on park elevation.	Splitting wood and peeling paint at balcony on park elevation; small cracks at stucco on patio elevation.	Good condition.	Good condition.	Poor condition; severe biological growth at wood partitions.	

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Bldg Type	Building Number	Overall Condition	Existing Exterior Conditions					Additional Notes
			Roofing Systems	Walls and Siding	Fenestration	Foundations	Patio Walls and Foundations	
TYPE 8	72	Fair	Good condition.	Wood siding splitting and warped at balconies on park and patio elevs. Peeling paint and splitting wood at end elevs.	Good condition.	Crack at corner of foundation at (E) end elevation.	Poor condition; large cracks at brick walls.	
TYPE 8	74	Good - Fair	Soffit screens torn at multiple locations on park elevation; fascia boards warped along park and (E) end elevations.	Wood siding at balconies on park and patio elevations is slightly weathered.	Good condition.	Good condition.	Fair condition.	
TYPE 8	81	Fair	Fascia warped at patio elev; stucco soffit cracked and stained and flashing bent at park elev; tree resting on roof at (F) end elev.	Small splits in wood siding at balcony on park elevation.	Good condition.	Good condition.	Fair condition; including bubbling paint.	
TYPE 8	83	Fair	Fascia boards split at ends along park elevation; stain at soffit on patio elevation.	Wood splits at multiple locations on wood siding at balconies on park and patio elevs; peeling paint at park elev.	Good condition.	Good condition.	Fair condition; including peeling paint at wood dividers.	
TYPE 8	87	Good	Crack at stucco soffit on park elevation.	Good condition.	Good condition.	Good condition.	Fair condition; including bubbling paint at wood dividers.	
TYPE 8	88	Good	Flashing added at patio elevation.	Good condition.	Good condition.	Good condition.	Fair condition; multiple cracks in brick and mortar and bubbling paint at wood wall.	

APPENDIX B | CONDITIONS MATRIX: ANCILLARY STRUCTURES (GARAGES, DRYING YARDS, LAUNDRY ROOMS, GARBAGE ENCLOSURES)

Appendix B: Conditions Matrix
Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
1	1	1-5	Good	Slight sagging visible at overhang; minimal wood rot at rafter tails	Some splitting wood at SW corner; peeling paint			
	2	6-10	Good	minimal wood rot at rafter tails	Peeling paint			
	3	11-20	Fair/Good	Wood rot at nearly all rafter tails; rotation at some rafter tails	Peeling paint		Hairline cracks	
		21-27	Fair	Minimal wood rot at rafter tails	Peeling paint; impact damage to wood at NE corner	Garage door (23) off kilter	Hairline cracks	Some general settling noted, especially at south end of bldg
	4	Laundry	Fair			Peeling paint at sills; corrosion at hinges; peeling paint at door	Crack in threshold	
	Garbage		Poor		Brick wall: leaning outward, separation at mortar joints; wood rot throughout; peeling paint	Plywood doors warping	Cracks in concrete footings	
2	5	28-32	Poor/Fair	Some peeling paint at rafter tails	Peeling paint		Spalling; severe cracks	Some general settling noted, especially at west end, sagging roof
	6	33-42	Fair	Peeling paint and minimal wood rot at rafter tails; some rafters rotating	Peeling paint; some wood rot at clapboards		Hairline cracks; spalling	Some general settling noted, sagging roof
	7	43-47	Fair	Peeling paint; rot at bargeboard and some rafter tails; some rafters rotating	Peeling paint		Major spalling (rebar exposed)	
	8	48-57	Fair/Good	Some rafter tails rotating; peeling paint at rafters	Peeling paint; vegetation at (e) façade		Minor spalling; hairline cracks	Some general settling noted, sagging roof
		58-64	Fair	flashing separating from eave; peeling paint and rot at some rafter tails	Peeling paint		Severe spalling at NW corner	
	9	Laundry	Fair			Crack in glazing, (e) window; minor corrosion at hinges; peeling paint at windows and doors		
	Drying Yard		Fair		Peeling paint		Major cracks in concrete slab and footings; spalling at footings	
	Garbage		Poor		Brick wall: leaning outward, separation at mortar joints; wood rot throughout; peeling paint		Cracks in concrete footings	
	10	65-69	Fair/Good	Rotation at some rafter tails	Peeling paint		Severe cracks	Possible impact damage and rotted wood, bay (66)

Appendix B: Conditions Matrix
Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
3	11	70-79	Fair/Good	Rotation at some rafters; peeling paint at rafter tails	Peeling paint; raised grain		Spalling; hairline cracks	
	12	80-84	Poor		Some visible repair, possibly from impact damage, at (w) façade; wood boards lifting (n) façade; peeling paint		Major spalling, rebar exposed; cracks	General settling issues; roof sloping
		85-96	Poor/Fair	Flashing separating from eave; rotating rafters	Splitting wood at metal reinforcement (bay 96); peeling paint	Garage door off-kilter (92)	Spalling; cracks	General settling issues; roof sloping
	13	Laundry	Poor/Fair			Damage and peeling paint at door frame; peeling paint at window sash		
	14	97-111	Poor/Fair	Rotation at some rafters; peeling paint and rot at some rafter tails	Peeling paint	Garage door off-kilter (105)	Major cracks and spalling, rebar exposed; additional hairline cracks	
	Drying Yard		Poor		Impact damage top of south wall; peeling paint throughout; some wood rot			
	Garbage		Poor/Fair		Plywood warping (interior); peeling paint throughout; brick wall: leaning, but no major cracks	Peeling paint	Major cracks at concrete slab and footings	
4	15	112-117	Good		Visible repair from possible impact damage, (ne) corner of building, some minor cracks in stucco at this location			Stucco clad
	16	118-127	Fair	Many rafters rotating, especially at at south-facing façade	Peeling paint; some wood rot and warping at clapboards	Some rot at bottom of garage door (127)	Spalling; minor cracks	
	17	128-133	Fair/Good	Slight rotation at some rafters	Peeling paint throughout	Garage door off kilter (130)	Minor spalling; hairline cracks	
		134-138	Fair/Good	Slight rotation at some rafters	Peeling paint		Hairline cracks	Some settling noted; minimal sloping of roof
	18	Laundry	Fair/Good			Peeling paint and corrosion at window sash/hinges; some bad caulk repair at center window, (s) facade; peeling paint at sills		
	19	139-143	Fair/Good	Slight rotation at most rafters		Peeling paint and holes in door (142)	Hairline cracks	

Appendix B: Conditions Matrix
Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
	20	144-149	Good	Peeling paint at rafter tails; slight slope at roofline at northern end				
	Drying Yard		Fair		Hole in wall, (w) façade		Major cracks, spalling at concrete footings	
	21	150-155	Fair	Peeling paint and raised grain at rafter tails; some rafters rotating; peeling paint and rot at overhanging eave	Clapboard splitting near foundation, (w) façade; peeling paint and raised grain			
	Garbage		Poor		Wood in poor condition: peeling paint, raised grain; brick wall: separation and cracks in mortar joints, near top			
	22	156-161	Fair/Good	Some wood rot at overhanging eave		Garage door off kilter (161)		General settling noted, roof sloping at western end of building
	23	162-171	Fair	Peeling paint and wood rot at some rafter tails	Extensive peeling paint and apparent moisture/rot at wood clapboards; creeping vegetation at (e) façade, some growing under flashing at eave edge		Major cracks; hairline cracks; spalling	
	24	172-177	Poor/Fair	Nearly all rafters rotating; peeling paint at bargeboard; peeling paint and rot at some rafters	Peeling paint throughout		Major cracks; hairline cracks; spalling	Settling noted, roof sloping at western end of building
5	25	178-190	Good	Some rafters rotating	Hairline cracks in stucco; some visible crack repair			Stucco clad
		191-200	Fair/Good	Many rafters rotating; wood splitting at rafter near bay (196)	Hairline cracks in stucco; some visible crack repair			Stucco clad
	26	Laundry	Fair/Good			Crack in glazing, (e) window south façade; minor corrosion at hinges	Crack in threshold, door (e) façade	
	Drying Yard		Fair/Good				Cracks in concrete slab and footings	
	Garbage		Fair/Good		Peeling paint throughout; brick wall: some cracking in mortar joints	Peeling paint and raised grain in plywood doors		
	27	201-205	Good					Stucco clad

Appendix B: Conditions Matrix
Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
6	28	206-215	Good	Many rafters rotating; peeling paint at overhanging eave; some hairline cracks in stucco at juncture of wall and rafters				Stucco clad
	29	216-220	Good	Nearly all rafters rotating; peeling paint at overhanging eave				Stucco clad
	30	221-234	Fair/Good	Many rafters rotating; wasps' nest between eave and flashing near bay (234)	Damaged vent at (e) façade	Damage at wood door frame (top), bay (230)		Stucco clad. Some minor sloping at roofline
		235-246	Good	Some rotation at rafters			Some spalling at threshold of bay (235)	Stucco clad. Some minor sloping at roofline, north end of building
	31	Laundry	Good			Minor corrosion at hinges of windows, (s) façade		Stucco clad
	Drying Yard		Good		Minor splitting at wood boards		Hairline cracks in concrete footings	
	Garbage		Good		Some interior impact damage		Minor cracking in slab near door	Stucco with wood doors
7	32	247-251	Poor/Fair	Mold at overhanging eave; peeling paint and wood rot at overhanging eave	Peeling paint throughout; trapped moisture (bubbling) in paint		Hairline cracks	
	33	252-261	Poor/Fair	Few rafters rotating; peeling paint at bargeboard; some peeling paint and early evidence of rot at rafter tails; peeling paint and raised grain at overhanging eave	Peeling paint throughout; trapped moisture (bubbling) in paint; creeping vegetation at (w) façade		Hairline cracks	
	34	262-266	Poor/Fair	Peeling paint and rot at overhanging eave; peeling paint at rafter tails, bargeboard	Peeling paint throughout; creeping vegetation at (w) façade		Hairline cracks	
		267-269	Fair	Some rafters rotating; some peeling paint and early evidence of rot at rafter tails; peeling paint and raised grain at overhanging eave	Peeling paint throughout			
	35	Laundry	Fair			Minor corrosion at hinges of windows; wood rot at bottom of door (s) façade		
	36	270-275	Fair	Most rafters rotating; some rot a rafter tails; debris noted on roof	Peeling paint throughout			Some general settling noted, slight slope in roof near north end of buildings

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Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
	37	276-288	Poor/Fair	Peeling paint and rot at overhanging eave; peeling paint and rot at rafter tails; some rafters rotating	Peeling paint throughout; creeping vegetation at (w) and (s) façades	Door off-kilter, bay (284)	Hairline cracks; spalling	
	Drying Yard		Fair		Peeling paint and some evidence of rot at wood boards			
	Garbage		Poor		Peeling paint and rot at wood boards; some boards splitting or warping; interior plywood boards damaged	Impact damage at door frame		
8	38	289-293	Fair/Good	Mold at overhanging eave; one rafter rotating	Peeling paint throughout; some apparent moisture/rot at clapboards			
	39	294-298	Fair	Some rotating rafters; peeling paint and minor rot at overhanging eave	Peeling paint throughout; creeping vegetation (n), (w), and (e) façades;	Damage to bottom of garage door, bay (298)	Minor spalling	Some general settling noted, especially at the west end of building
	40	299-311	Fair	A rotating rafter; peeling paint and evidence of rot at rafter tails	Peeling paint throughout; some trapped moisture/bubbling of paint		Hairline cracks; large cracks; spalling	
	41	312-321	Fair	Peeling paint and some wood rot at overhanging eave and rafter tails	Peeling paint throughout; some apparent moisture/rot at clapboards		Minor spalling	Some general settling noted, especially at the south end of building
		Laundry	Fair		Hairline cracks in stucco	Minor corrosion at hinges of windows	Minor crack in door threshold	
	Drying Yard		Fair		Peeling paint throughout; evidence of wood rot at top of wood enclosure			
	Garbage		Poor/Fair		Peeling paint throughout; evidence of wood rot at top of wood enclosure; hairline cracks in stucco wall near door (interior); brick wall: major cracks in mortar joints near top of wall; biological growth (moss) on bricks	Plywood doors warping		
	42	322-326	Fair/Good	Peeling paint at overhanging eave	Minor peeling paint throughout	Door off-kilter, bay (322)	Hairline cracks; minor spalling	Some general settling noted, sloping at roofline
	43	327-332	Good	One rafter rotating		Door off-kilter, bay (332)	Hairline cracks; minor spalling	
	44	333-344	Fair/Good	Wasps' nest at overhanging eave, bay (342); some sagging in roof and moisture seeping through paint at overhanging eave, bay (339)	Creeping vegetation at (s) façade; minor peeling paint		Hairline cracks; minor spalling	

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Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
9		345-354	Good	Wasps' nest at overhanging eave, bay (347); tree limb resting on roof			Minor spalling	
	45	Laundry	Good			Crack in glazing, window (e) façade; door: glazing replaced with plywood at one opening		
	Drying Yard		Fair		Peeling paint; raised grain; some wood boards splitting near base		Major cracks in concrete slab	
	Garbage		Fair/Good		brick wall: separation at mortar joints near top	Some warping of plywood doors	Cracks and spalling at concrete footings	There are two garage bays with the number 354 (the other is in garage court 10)
10	46	354-360	Good		Few minor hairline cracks in stucco; some creeping vegetation at (w) façade			Stucco clad. There are two garage bays with the number 354 (the other is in garage court 9)
	47	361-367	Fair	Peeling paint at overhanging eave; wood rot at some rafter tails	Peeling paint throughout; evidence of trapped moisture, bubbling paint	Garage door (361) warping	Minor spalling	Damage to concrete slab in front of vehicular bays; some general settling noted, sloping at roofline
	48	368-379	Fair/Good	Wood rot at some rafter tails; light sagging at roofline near bay (369)	Peeling paint throughout		Minor spalling	
		380-388	Fair/Good	Wood rot and peeling paint at some rafter tails; peeling paint at overhanging eave; minor slope to roofline	Peeling paint throughout; creeping vegetation at (n) façade			
	49	Laundry	Fair/Good			Peeling paint at window sills and sash; corrosion at window hinges		Make-shift drainage guard over window
	Drying Yard		Fair		Impact damage/splitting boards at (e) façade; peeling paint throughout; evidence of trapped moisture/bubbling paint			
	Garbage		Fair		Brick wall: separation at mortar joints near top; biological growth (moss). Peeling paint throughout; cracks in stucco near entrance (interior)	Plywood doors warping; peeling paint	Cracks in concrete footings	
	50	389-393	Fair/Good	Minimal peeling paint at overhanging eave; possible rot at one rafter tail			Large cracks; minor spalling	

Appendix B: Conditions Matrix
Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
11	51	394-399	Good	Minor sloping at roofline	Peeling paint; trapped moisture/bubbling paint			
	52	400-411	Good	Minor sloping at roofline	Creeping vegetation at (s) façade		Spalling	
		412-420	Fair/Good	Some peeling paint and early evidence of rot at rafter tails; peeling paint at overhanging eave; wasps' nest at eave	Peeling paint		Spalling	Tree limbs resting against façade and roofline (n) façade
	53	Laundry	Fair/Good			Minimal corrosion at window hinges; peeling paint at window sills	Crack at concrete door threshold	
	Drying Yard		Fair/Good		Peeling and bubbling paint; creeping vegetation at (e) façade		Spalling, cracks at concrete footings	
	Garbage		Fair/Good		Peeling paint throughout; brick wall: separation at mortar joints, near top of wall		Cracks in concrete footings	
12	54	421-425	Good		Minimal peeling paint		Spalling; hairline cracks	
	55	426-430	Fair/Good	Minimal sloping at roofline	Peeling paint; creeping vegetation (s) façade		Spalling	
	56	431-440	Fair/Good	Minor rotation at few rafters; peeling paint at some rafter tails; mold and peeling paint at overhanging eave	Creeping vegetation (n) façade		Spalling	
		441-447	Good		Minimal peeling paint; creeping vegetation (e) façade			
	57	Laundry	Good		Cracks in stucco cladding	Minor corrosion at window hinges; peeling paint (e) façade door		
	Drying Yard		Fair		Peeling paint at top of wood wall enclosure		Major cracks in concrete slab and footings	
	Garbage		Poor/Fair		Peeling paint; trapped moisture/bubbling paint; brick wall: through-brick cracks and separation at mortar joints; creeping vegetation interior and exterior	Corrosion at door hinges		

Appendix B: Conditions Matrix
Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
	57	448-452	Fair/Good	Some rafters rotating; some peeling paint and early evidence of rot at rafter tails; peeling paint at overhanging eave	Peeling paint		Hairline cracks; spalling	
	58	453-462	Fair	Some rot and peeling paint at rafter tails; mold and extensive peeling paint at overhanging eave	Hole in wall, (e) façade; peeling paint throughout; creeping vegetation (e) façade		Hairline cracks	Some general settling noted; sloping at east end of building
	59	463-467	Fair/Good	Peeling paint at overhanging eave; wood rot at some rafter tails	Peeling paint; creeping vegetation (e) façade			
13	60	468-477	Poor	Rot at rafter tails; mold at overhanging eave; peeling paint and raised grain at overhanging eave	Peeling paint		Severe spalling, rebar exposed; hairline cracks	Some general settling noted, roofline sloping at both ends of building
		478-484	Fair	Rot at rafter tails; mold at overhanging eave; peeling paint at overhanging eave	Peeling paint	Garage door off kilter (482)	Spalling; cracks	
	61	Laundry	Fair		Cracks in stucco cladding	Poor caulk repair at window, (n) façade; peeling paint, door (w) façade		
	Drying Yard		Fair		Peeling paint; some wood boards out of place		Major cracks in slab	
	Garbage		Poor/Fair		Wood rot and peeling paint at top of wood enclosure; peeling paint throughout; cracks in stucco near entry (interior); brick wall: large, through-brick cracks, general leaning	Corrosion at door hinges; wood rot at door	Major cracks in concrete footings	
	62	485-491	Fair/Good	Peeling paint and raised grain at overhanging eave; minor sloping of roof		Garage door off kilter (486)	Cracks; major spalling	
	63	492-499, 538-545	Fair/Good	Mold at overhanging eave; peeling paint and wood rot at overhanging eave; minor rotation at some rafters			Cracks; spalling	Masonry between bays 494 and 495; 542 and 543
	64	500-509	Fair	Peeling paint and raised grain at overhanging eave	Peeling paint throughout		Major cracks and spalling, rebar exposed	Some general settling noted, sloping at roofline
14	65	510-529	Good	Peeling paint at overhanging eave	Creeping vegetation at (e) façade		Hairline cracks; spalling	Masonry between bays 514 and 515; 524 and 525
		530-537	Good	Minor sloping at roofline	Creeping vegetation at (s) façade		Minor spalling	

Appendix B: Conditions Matrix
Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
	66	Laundry	Good					
	Drying Yard		Fair/Good		Some wood members splitting		Cracks in concrete footings	
	Garbage		Good			Corrosion at hinges of door	Spalling and cracks in concrete footings	
	67	546-549	Good	Minor rotation at one rafter	Minor cracks in paint			
15	68	582-588	Good	Peeling paint at rafter tails		Peeling paint at doors		Peeling paint in general
	69	589-596	Good	Rotation at one rafter; peeling and bubbling paint at rafters/ceiling; splintering at ceiling; flashing bent at corner of main elevation				Wasp nest at flashing
	70	597-606	Good	Splintering at ceiling; flashing bent at west elevation	Peeling paint throughout		Hairline crack at north elevation	Wasp nest at ceiling
	71	607-616	Fair/Good	Some splintering at ceiling		Wood rot and broken wood pieces at some doors		Wasp nest at rafter; peeling paint in general
	72	617-626	Fair/Good	Rafter tail rotting over 617; rotation at three rafters; splintering at ceiling		Peeling paint at some doors		2 wasp nests at ceiling
		627-634	Good					Peeling paint in general
	73	Laundry	Good			Peeling paint at door		
	74	635-642	Good	Rotation at two rafters; splintering at ceiling; peeling/bubbling paint at ceiling (635)		Crack in wood board at door		Wasp nest at ceiling (635)
	75	643-646	Good		Some hairline cracks			
	Drying Yard		Good				Minor spalling at concrete footings	
	Garbage		Good		Some plywood boards warping; some horizontal boards warping; peeling paint (minor)		Spalling at concrete footings	
16	76	647-651	Good		Some splintering and wood rot; split board at (e) façade			Flashing bent at several points
	77	652-656	Good		Peeling paint at (s) façade		Hairline crack at (s) façade	Flashing bent at (w) façade
	78	657-666	Good	Some splintering at ceiling				
		Laundry	Good					
	79	667-676	Good		Hairline cracks in wood at (s) façade			Flashing bent at (n) façade; bee's nest in missing ceiling board (676)
	Drying Yard		Good		One board warping		Some hairline cracks	Paint bubbling
	Garbage		Good		Paint bubbling		Cracks	Wood splintered off at gate

Appendix B: Conditions Matrix

Ancillary Structures (Garages, Drying Yards, Laundry Rooms, Garbage Enclosures)

Garage Court	Bldg/ Structure	Bay #s	Overall Condition	Existing Conditions				
				Roofing Systems	Walls and Siding	Fenestration/Doors	Foundations	Notes
17	80	677-682	Fair	Some rot at one rafter	Wood rot at (n/s) façades; wood warping at (s) façade			Roof appears to be sloping; peeling paint in general
	81	683-691	Fair/Good	Splintering at ceilings		Some wood rot		Peeling paint in general
		Laundry	Good					
	82	692-701	Good		Peeling paint and splintering throughout; some rot	Some doors appear warped (some angled)	Hairline cracks at (w) façade	
	Garbage		Poor/Fair		Extensive rot at wood boards; warping; peeling paint and raised grain	Splitting wood at double-doors; corrosion at hinges	Spalling, cracks at concrete footings	
	Drying Yard							No Drying Yard in this court
Admin Bldg East			Good	Rotation of four rafters				Wasp nest at ceiling
Admin Bldg West			Good	Rotation of one rafter	Wood rot at bay divider post			

APPENDIX C | TREATMENT PLAN MATRIX

Appendix C: Treatment Plan

High Priority	Medium Priority	Low Priority	Recurring Maintenance
Repair brick serpentine walls which are partially collapsed or in danger of imminent collapse	Resolve site drainage issues that cause ponding or flooding at sidewalks and walkways	Repair or replace weathered wood siding at walls and balconies	Inspect all roofs annually
Remove or mitigate tripping hazards around site, including broken or settling sidewalks and stoops, and overgrown tree roots	Develop replacement and maintenance plans for roofs and roofing systems at residential and garage buildings	Restore the color palette of the tar and gravel roofs of all buildings	Clean gutters and drains and remove debris from roofs biannually, in spring and fall
Develop a repair plan for all brick serpentine walls, starting with those that are the most deteriorated	Repair or replace damaged or deteriorating roofing system components, including flashings, screens, and wood soffits and fascia	Analyze and restore the color palette of the building facades to a historic paint scheme	Clean and paint wood siding and stucco walls
Remove corrosion and prime and paint rusting steel windows	Stabilize, restore, and repair wood patio dividing walls, including wood walls, steel posts, and concrete foundations	Restore the Administration Building to its historic appearance and configuration	Clean and paint steel windows
Remove creeping vegetation from building façades	Repair all remaining brick patio walls	Gradually acquire the residential units that currently comprise the former Clubhouse, if feasible and reconvert to a public space	
Consult with a structural engineer regarding possible foundation settlement issues at multiple buildings	Patch minor cracks in stucco exterior walls and soffits	Reconstruct the tot lots	
Consult with structural engineer regarding the stabilization and repair of garage structures, many of which have settlement issues and extensive wood rot	Replace non-historic light fixtures with compatible replacement sconces	Remove non-historic security features, such as bars on windows, security gates at walkways of (patio elevation) unit entries, and metal screens on doors	
Replace broken glazing units at windows	Replace non-historic windows with compatible replacement windows		
	Replace non-historic sliding doors with compatible replacement doors		
	Consult with a painting conservator regarding the restoration of the Rico Lebrun mural in the Administration Building		

Task Categories:

	Security/Safety
	Building Maintenance
	Rehabilitation

APPENDIX D | BUILDING ALTERATIONS MATRIX (TYPES 1 THROUGH 8)

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
1	1	5112									
		5114									
		5116									
2	7	5118	(2)						canvas		interior security guards at windows (park and east elevations)
		5120							canvas		
		5122					wood (2)				
		5124					wood (2)				
		5126					wood				
		5128	(2)				wood		metal		
3	3	5130									
		5132									
		5132 1/2					wood				
		5134									
		5134 1/2					wood				
		5136					wood				
4	3	5138									
		5140									
		5140 1/2					wood				
		5142									
		5142 1/2					wood				
		5144									vinyl sliding doors added (patio)
5	8	5144 1/2									
		5146					wood				
		5146 1/4									
		5146 1/2									
		5148					wood				
		5148 1/2									
		5150					wood (2)				
		5150 1/2									
		5152					wood		canvas		
		5152 1/2					wood				
6	2	5154									
		5156		jalousie added (patio)					canvas		
		5156 1/2									
		5158			(2)						
		5158 1/2									
		5160					wood				
		5162		jalousie added (patio)			wood				metal security bars added at interior of door and window (park)
		5162 1/2									

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
7	2	5164					wood	vinyl sliding window with surround added (patio)			wood sliding door with vinyl screen added
		5164 1/2					wood				
8	8	5166									
		5168			(2)		wood				
		5168 1/2					wood (2)				
		5170									
		5170 1/2									
		5172		jalousie added (balcony)			wood (2)				
		5172 1/2									
		5174					wood (2)				
		5174 1/2									
		5176									
9	2	5178					wood				wood sliding doors with metal screen
		5180									
		5180 1/2									
		5182									
		5182 1/2									
10	3	5184									
		5186					wood				
		5186 1/2					wood				
		5188					wood				
		5188 1/2	balcony						canvas (balcony)		
		5190			(2)						
11	5	5192									interior security guards added at window (patio)
		5192 1/2									
		5194									
		5194 1/2		jalousie added (balcony)							
		5196									
		5196 1/2									
		5198		jalousie added (patio)							interior security guards at window (patio)
		5198 1/2									
		5200			(2)						
		5202					wood				
		5204									
		5204 1/2									

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
12	6	5206								inconsistent with other park units	
		5206 1/2									
		5208									
		5210							canvas		
13	7	5212	(2)								concrete at open patio (park) extended outward
		5214									
		5216					wood (2)				
		5218					wood				
		5220					wood				
		5222	(2)				wood				
14	3	5224					wood				
		5226					wood				
		5226 1/2					wood				
		5228					wood				
		5228 1/2					wood				
		5230									
15	6	5232					wood				
		5234							canvas		interior security guards at windows and door (patio)
		5236					wood				
		5236 1/2									
		5238		security grille added (patio)							
		5238 1/2									
		5240							canvas		
		5242					wood				
16	7	5244					wood				
		5246					wood				
		5248					wood (2)				
		5250					wood				bell added at gate
		5252					wood				
		5254	(2)				wood				red concrete and brick pavers added at open patio (park)
		5256									sliding door appears to be vinyl with vinyl surround; interior security guards at windows (south elevation)
		5258							canvas		sliding door appears to be vinyl with vinyl surround
		5260									

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
17	6	5260 1/2									
		5262		interior security guards added (patio)							
		5262 1/2									
		5264			(2)				canvas		
		5266					wood				
18	8	5268					wood (2)				
		5268 1/4									
		5268 1/2									
		5270					wood				
		5270 1/2									
		5272									
		5272 1/2									
		5274									
		5274 1/2									
		5276					wood				
19	4	5278					wood				
		5278 1/2									
		5280					wood				interior security grilles at doors and windows (patio)
		5280 1/2									
		5282					wood				interior security grilles at doors and window (patio)
		5282 1/2		jalousie added (balcony)							
		5284					wood				
		5284 1/2									
20	4	5286									
		5286 1/2									
		5288									
		5288 1/2		jalousie added (balcony)							
		5290									
		5290 1/2		jalouside added (balcony)							
		5292									
		5292 1/2									
		5294									
		5296									
		5296 1/2									

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
21	2	5298		jalousie added (patio)			wood		canvas		
		5298 1/2									
		5300									
22	8	5302		jalousie added (patio)			wood				
		5302 1/4									
		5302 1/2									
		5304					wood (2)				interior security guards at window (patio)
		5304 1/2									
		5306					wood				interior security guards at windows (patio)
		5306 1/2									
		5308									
		5308 1/4									interior security guards at windows (patio)
23	2	5310							canvas		
		5312							canvas		
		5312 1/2									
		5314									
		5314 1/2									
24	4	5316									
		5316 1/2									
		5318									interior security grille at patio windows
		5318 1/2					wood				
		5320									
		5320 1/2			balcony						
		5322									
		5322 1/2									
25	4	5324									
		5324 1/2									
		5326									
		5326 1/2									
		5328					wood				
		5328 1/2					wood				
		5330					wood			missing	interior security guards at window and door (patio)
		5330 1/2									
		5332							canvas		interior security guards at windows (north elevation)
		5332 1/2									

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
26	8	5334					wood (2)				interior security guards at window (patio)
		5334 1/2									
		5336	(2)				wood				interior security guards at door and windows (patio)
		5336 1/2									
		5338					wood (2)				interior security guards at door and windows (patio)
		5338 1/2									
		5340					wood				
		5340 1/4									
27	6	5342					wood				
		5344					wood		canvas		
		5346									
		5346 1/2									
		5348									
		5348 1/2									
		5350								incompatible tile numbers at patio gate	
		5352					wood				
28	7	5354					wood (2)				
		5356					wood				
		5358					wood (2)		bamboo (over patio area)		wood beams added above both patio entryways (likely supported awnings)
		5360					wood				new sliding doors appear to be vinyl
		5362					wood				new sliding doors with surround appear to be vinyl
		5364			(2)						
29	6	5366					wood				
		5368									
		5370					wood				
		5370 1/2									
		5372					wood				
		5372 1/2									
		5374					wood				
		5376					wood				
30	3	5378									3 wood doors added at patio (appears to have one fixed and two operable); interior window grilles added at side elevation
		5380									

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
		5380 1/2									
		5382									
		5382 1/2									
		5384									
31	7	5386					metal (2)				
		5388					metal				
		5390					wood				
		5392					wood				
		5394					wood				
		5396					wood				
32	6	5400									
		5402					wood				
		5404		security grille added (patio)							
		5404 1/2					wood				
		5406									
		5406 1/2									
		5408					wood				
		5410					wood				
33	5	5412								numbers faded	
		5412 1/2									
		5414								numbers faded	
		5414 1/2			(2)						interior security grilles added at windows (balcony)
		5416									interior security grilles added at window and door (patio)
		5416 1/2									green carpet added at entry steps (patio)
		5418									
		5418 1/2									
34	4	5420									incompatible lighting behind house number (park)
		5420 1/2									
		5422					wood				
		5422 1/2									
		5424					wood				
		5424 1/2									
		5426		wood paneled door with rectangular pane added (patio)							

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
		5426 1/2									
35	2	5428							canvas	inconsistent (park)	
		5430					wood				
		5430 1/2				parts of gate extant					
		5432					wood				
		5432 1/2									
36	8	5434									
		5436					wood				
		5436 1/2									
		5438					wood (2)				interior security guards at door and windows (patio)
		5438 1/2									
		5440					wood (2)				
		5440 1/2									
		5442									
		5442 1/2									
		5444									
37	3	5446					wood		canvas		
		5448					wood				
		5448 1/2					wood				
		5450					wood				
		5450 1/2					wood (2)				
		5452					wood				
38	2	5454									
		5456									
		5456 1/2									
		5458					wood				
		5458 1/2									
39	3	5460							canvas		
		5462								light box (park)	
		5462 1/2					wood				
		5464					wood			light box (park)	
		5464 1/2					wood				
		5466					wood				
40	7	5468									wood sliding door added (patio)
		5470					wood				
		5472					wood (2)				
		5474					wood (2)			inconsistent with other park units	

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
		5476					wood				
		5478					wood (2)				
41	7	5480	(2)				wood				iron rod framework for plants added (patio)
		5482					wood		canvas		
		5484					wood (2)		canvas (2)		
		5486					wood (2)			inconsistent with other park units	
		5488					wood				vinyl sliding doors added
		5490					wood				
42	7	5500									
		5502					wood				interior security guards added at windows (park)
		5504					wood (2)				
		5506					wood				
		5508					wood				
		5510			(2)				canvas		
43	6	5512									
		5514									
		5516		jalousie added (patio)							
		5516 1/2									
		5518									
		5518 1/2									
		5520			interior (patio)						
		5522			(2)						
44	1	5524									
		5526									
		5528		security bars added (patio)			wood				
44A	1	5530					metal				
		5532									
		5534					metal				
45	7	5536					wood		canvas		
		5538					wood		canvas		
		5540					wood (2)				
		5542		vinyl screen added (balcony)	(2)						security guard added at door and window (patio)
		5544									
		5546					wood				iron frame added at patio area
		5548					wood				

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
46	1	5550					wood				
		5552					wood				
47	7	5554					wood (2)				
		5556					wood				wood French doors with sidelights added (patio)
		5558					metal				wood multi-pane, fully glazed double doors added (patio)
		5560			(2)						
		5562					wood				
		5564	(2)				wood				
48	1	5566									
		5568									
		5570									
49	6	5572					wood				wood trellis with ivy at patio wall
		5574									metal rod framework above patio wall for ivy
		5576									
		5576 1/2									
		5578					wood				
		5578 1/2					wood				
		5580					wood				
		5582					wood				
50	7	5584					wood				
		5586					wood				
		5588			(2)						
		5590					wood (2)				
		5592									
		5594									
51	8	5585	(2)								
		5587			(2)						
		5587 1/2									
		5589					wood (2)				
		5589 1/2									
		5591					wood				
		5591 1/2									
		5593					wood				
		5593 1/2									
		5595					wood				
52	7	5573					wood				
		5575					wood				arched metal trellis added in front of gate (patio)
		5577					wood				

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
		5579					wood				
		5581					wood				
		5583					wood (2)				iron frame added at patio wall
53	6	5561					wood				vinyl sliding doors added
		5563									
		5565					wood				
		5565 1/2									
		5567									iron rods added above patio wall and at patio entry (possibly an awning support frame)
		5567 1/2									
		5569									
		5571									
54	1	5555		jalousie added (patio)							
		5557		metal bars added (patio)							
		5559									
54A	1	5519									
		5521									
		5523									
55	7	5543	(2)				wood				
		5545					wood				single wood multi-pane door with sidelights added (patio)
		5547					wood (2)				
		5549					wood (2)				
		5551					wood				wood French doors with sidelights added (patio)
		5553					metal/wood (2)		canvas		iron frame added at patio wall
56	1	5537					wood				
		5539									
		5541					wood				
57	7	5525			(2)						
		5527					wood				
		5529		security grille added (patio)			wood				interior security guards at window (patio)
		5531					wood		bamboo		
		5533									
		5535					wood				
58	1	5513									wood sliding doors with muntins and aluminum screen added
		5515					wood				

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
		5517		jalousie added (patio)			wood				metal security bars added inside window (patio)
59	6	5501					wood				
		5503									
		5505		security grille added (patio)			wood				
		5505 1/2					wood				
		5507									
		5507 1/2									green carpet added at entry steps
		5509									
		5511									
60	7	5473	(2)				wood				
		5475							canvas (2)		
		5477					(2)				
		5479					(2)				
		5481									
		5483	(2)		(2)				canvas		
61	7	5461					wood				
		5463					wood				
		5465					wood (2)				iron frame trellis added (patio)
		5467					wood (2)				
		5469									interior security guards added at window (patio)
		5471			(2)						
62	7	5449	(2)				wood				
		5451									
		5453					wood				
		5455					wood (2)				
		5457					wood		canvas		
		5459	(2)		(2)						
63	5	5441									
		5441 1/2									
		5443					metal				
		5443 1/2		textured glass added (patio)							
		5445									
		5445 1/2									
		5447									
		5447 1/2									
		5433					wood			light box (park)	
		5435					wood				

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
64	3	5435 1/2									interior security grille at stairwell window (patio); arched trellis added at walkway (patio)
		5437									interior metal guards at window (patio)
		5437 1/2					wood				
		5439					wood				interior metal guards at window (patio)
65	2	5427					wood				
		5427 1/2									
		5429					wood				
		5429 1/2									
		5431					wood				
66	8	5415					wood				
		5417					wood (2)				
		5417 1/2					wood				
		5419			(2)		wood				
		5419 1/2									
		5421					wood (2)				
		5421 1/2									
		5423									
		5423 1/2									
		5425					wood				
67	2	5409									
		5409 1/2									
		5411			(2)						
		5411 1/2									
		5413					wood				
68	3	5401					wood				
		5403					wood				
		5403 1/2		jalousie added (park)							
		5405					metal		canvas		
		5405 1/2									
		5407									
69	2	5387									
		5387 1/2									
		5389					wood				
		5389 1/2									
		5391					wood				
		5375					wood				
		5377									
		5379		jalousie added (patio)							

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
70	6	5379 1/2					wood				
		5381					wood				
		5381 1/2		jalousie added (patio)							
		5383									
		5385					wood				
71	7	5363									
		5365					wood				
		5367					wood				
		5369					wood (2)				
		5371									
		5373	(2)				wood				
72	8	5343									
		5345									
		5345 1/2									
		5347					wood (2)				
		5347 1/2									
		5349					wood (2)				
		5349 1/2									
		5351					wood (2)				
		5351 1/2									
		5353					wood				wood sidelights with metal screens added to door (patio) - atypical, possibly original
73	3	5335					wood				
		5337					wood				
		5337 1/2					wood				
		5339					wood				
		5339 1/2					wood				
		5341								incompatible (patio)	
74	8	5323					wood			inconsistent	
		5325					wood (2)				
		5325 1/2									
		5327					wood				
		5327 1/2									
		5329					wood		canvas (balcony)		
		5329 1/2									
		5331					wood				
		5331 1/2									
		5333					wood		corrugated metal		

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
75	2	5317					wood				
		5319									
		5319 1/2									
		5321									
		5321 1/2									
76	3	5309					wood				
		5311					wood				
		5311 1/2									
		5313									metal handrail added at entry step (park)
		5313 1/2					wood (2)				
		5315							canvas		metal pipe frame added above wood patio wall
77	2	5303									
		5305								missing (park)	
		5305 1/2									
		5307									
		5307 1/2									
78	2	5279				at patio wall entrance					
		5281				at patio wall entrance					
		5281 1/2									
		5283									
		5283 1/2								inconsistent (patio)	
79	3	5271		jalousie added (patio)			wood				
		5273					wood				
		5273 1/2		jalousie added at balcony door							
		5275									
		5275 1/2					wood				
		5277							canvas		
80	2	5265					wood				
		5267									
		5267 1/2									
		5269									
		5269 1/2									
		5253							canvas		ramp added at north elevation; freestanding mailbox at north elevation incompatible

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
81	8	5255									
		5255 1/2									
		5257					wood				
		5257 1/2									
		5259					wood				
		5259 1/2									
		5261					wood (2)				
		5261 1/2					metal				
		5263					wood				
82	3	5245					wood				
		5247					wood		canvas		
		5247 1/2					wood				
		5249									wood board and outline of former awning still visible above patio door
		5249 1/2					wood				
		5251									
83	8	5233					wood				multi-paned wood double doors added (patio)
		5235		jalousie added (patio)			wood (2)				
		5235 1/2									
		5237			(2)		wood				
		5237 1/2									
		5239					wood				
		5239 1/2									green carpet added at entry steps (patio)
		5241					wood (2)				
		5241 1/2									
		5243					wood		canvas		
84	7	5213					wood (2)				
		5215					wood				
		5217					wood		canvas	inconsistent with rest of park units	
		5219					wood (2)				
		5221					wood				
		5223					wood (2)				
		5201					wood				
		5203					wood				
		5205									
		5205 1/2					wood				

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
85	6	5207		interior security door added (patio)							
		5207 1/2									
		5209					wood				
		5211									interior security guards added at windows and door (patio)
86	5	5187									
		5187 1/2									
		5189									
		5189 1/2									
		5191					wood				
		5191 1/2									
		5193									
		5193 1/2									
87	8	5175					wood		canvas		
		5177			(2)		wood				
		5177 1/2									
		5179			(2)						
		5179 1/2									
		5181		jalousie added (balcony)			wood				
		5181 1/2		jalousie added (balcony)							
		5183					wood (2)				
		5183 1/2									
		5185									
88	8	5163							canvas		
		5165					wood (2)		canvas		
		5165 1/2									incompatible blue tile surface added at patio entry cheek wall
		5167					wood				
		5167 1/2									
		5169					wood (2)				
		5169 1/2									
		5171			(2)						
		5171 1/2									
		5173					wood				
		5151					wood (2)				
		5153					wood				
		5155									
		5155 1/2									

Appendix D: Building Alterations Matrix
Residential Buildings, Types 1-8

Bldg	Type	Unit #	Alterations								
			Aluminum Sliding Doors Added	Doors Altered	Security Doors Added	Security Gates Added	Screen doors Added	Windows Replaced	Awnings Added	House Numbers	Miscellaneous
89	6	5157		vinyl screen added (patio)			wood				
		5157 1/2								inconsistent with others (patio)	
		5159									
		5161							canvas	numbers missing	
90	4	5143					wood/metal (2)				
		5143 1/2									
		5145					wood				
		5145 1/2									
		5147									
		5147 1/2									
		5149									
		5149 1/2									
91	6	5131					wood				
		5133					wood				
		5135									
		5135 1/2									
		5137			(2)						
		5137 1/2									
		5139					wood				
		5141									interior security guards added at window (patio)
92	7	5119					wood (2)				metal frame for awning added over entire patio
		5121		jalousie added (patio)					metal		
		5123									
		5125			(2)						interior security guards added at windows (patio/park)
		5127					wood				
		5129								incompatible back light	open patio enclosed with aluminum sliding windows (park)

APPENDIX E | CONSTRUCTION HISTORY MATRIX (PERMITS)

Appendix E: Construction History

Source: Building Permits, Los Angeles Department of Building and Safety

ARG # (Permit #)	Structure	Permit Type	Permit Date	Action Taken	Additional Notes
65 (16087)	Administration Building	NB	1941		Bldg No. 96; size 106' x 51.5'; 1 story; concrete foundation; plaster exterior wall; composition and gravel roof
66	Garage Court 9	ALT	1950	add 2 additional garages to existing garages	wood walls/frame, added closest to building 46 and 45 (plot plan provided)
67	Garage Court 8	ALT	1950	add 3 additional garages to existing garages	wood walls/frame, added closest to building 41 and 42 (plot plan provided)
68	Garage Court 14	NB	1950	4 new garages added between buildings 71 and 72	wood walls, asphalt roof, asphalt floor (plot plan provided)
69	Garage Court 15	NB	1950	4 new garages added between buildings 83 and 84	wood walls, asphalt roof, asphalt floor (plot plan provided)
70	Garage Court 6	NB	1951	4 new garages added to each existing garages	wood walls, asphalt roof, concrete floor, additions are located closest to building 30 (plot plan provided)
71	Garage Court 3	ALT	1953	4 new garage spaces added to existing 11 car garage (added to both existing garages)	wood walls/frame, asphalt roof, asphalt floor, additions are located closest to building 14 (plot plan provided)
72	Garage Court 3	ALT	1953	4 new garage spaces added to existing 11 car garage (added to both existing garages)	duplicate of ARG #71
73	Garage Court 10	ALT	1953	add two new garages to existing garages	wood walls/frame, concrete floor, asphalt roof, additions located closest to bldgs 51 and 50 (plot plan provided)
74	Garage Court 10	ALT	1953	add two new garages to existing garages	wood walls/frame, concrete floor, asphalt roof, additions located closest to bldgs 51 and 52 (plot plan provided)
75	Community Building (Club House)	ALT	1955	convert community building to 2 apartments	new addition made to Rodeo Road side of building (in between 2 pre-existing wings)
76	Garages (location unknown)	NB	1955	22'-6" x 40', 1-story structure	stucco cladding/wood frame, new garage structure between 2 existing unknown bldgs, next to circular driveway
77	Garages (between offices and bldg 80)	NB	1960	7-car garage (bldg 2, 1 of 4 total)	wood and stucco walls, asphalt roof with wood frame (appears to have been built over tennis courts to east of offices, according to permit map)
78	Garages (between offices and bldg 75)	NB	1960	7-car garage (bldg 3, 2 of 4 total)	wood and stucco walls, asphalt roof with wood frame (appears to have been built over tennis courts to west of offices, according to permit map)
79	Garages (by tennis court)	NB	1960	8-car garage (bldg 4, 3 of 4 total)	wood and stucco walls, asphalt roof with wood frame (appears to have been built over tennis courts, according to permit maps of ARG# 77 and 78); no plot plan provided
80	Garages (by tennis court)	NB	1960	8-car garage (bldg 1, 4 of 4 total)	stucco cladding, asphalt roof with wood frame (appears to have been built over tennis courts, according to permit maps of ARG #77 and 78); no plot plan provided
83	Garage Court 11	ALT	1962	repair fire damage	wood walls, asphalt roof with wood frame; 3 garage spaces closest to curve in driveway (5-garage structure) to be replaced (plot plan provided)
1	Garage Court 10	NB	1963	garages to be replaced (structure closest to Hauser)	
2	gazebo	NB	1973	wood trellis, quarry tile, open walls	
3	flag pole	NB	1973	flag pole	
4	bldg # unknown	ALT	1973	install sliding glass door (8'0" x 6'8"), 1st floor, in lieu of window	
81	Administration Building	ALT	1973	refinish exterior with addition of lath structures, remodel interior	size of addition: 30' x 106', 1 story, 8' in height; "Use restricted to rental & service & maint. of amts located on lot. Not to be used for sales or escro offices."
5	Bldg 22	ALT	1975	rehab	
6	Bldg 23	ALT	1975	rehab	
7	Bldg 24	ALT	1975	rehab	
8	Bldg 25	ALT	1975	rehab	
9	Bldg 26	ALT	1975	rehab	
10	Bldg 27	ALT	1975	rehab	
11	Bldg 28	ALT	1975	rehab	

Appendix E: Construction History

Source: Building Permits, Los Angeles Department of Building and Safety

ARG # (Permit #)	Structure	Permit Type	Permit Date	Action Taken	Additional Notes
12	Bldg 29	ALT	1975	rehab	
13	Bldg 30	ALT	1975	rehab	
14	Bldg 31	ALT	1975	rehab	
15	Bldg 32	ALT	1975	rehab	
16	Bldg 70	ALT	1975	rehab	
17	Bldg 71	ALT	1975	rehab	
18	Bldg 72	ALT	1975	rehab	
19	Bldg 73	ALT	1975	rehab	
20	Bldg 74	ALT	1975	rehab	
21	Bldg 12	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
22	Bldg 81	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
23	Bldg 83	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
24	Bldg 82	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
25	Bldg 13	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
26	Bldg 14	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
27	Bldg 15	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
28	Bldg 16	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
29	Bldg 17	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
30	Bldg 18	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
31	Bldg 19	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
32	Bldg 20	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
33	Bldg 85	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
34	Bldg 84	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
35	Bldg 21	ALT	1977	rehab, painting, flooring, new hardware, shades, etc. No structural work	
36	Bldg 88	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
37	Bldg 10	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	

Appendix E: Construction History

Source: Building Permits, Los Angeles Department of Building and Safety

ARG # (Permit #)	Structure	Permit Type	Permit Date	Action Taken	Additional Notes
38	Bldg 89	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
39	Bldg 86	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
40	Bldg 87	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
41	Bldg 6	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
42	Bldg 8	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
43	Bldg 9	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
44	Bldg 91	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
45	Bldg 90	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
46	Bldg 92	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
47	Bldg 5	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
48	Bldg 4	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
49	Bldg 3	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
50	Bldg 2	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
51	Bldg 7	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
52	Bldg 1	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
53	Bldg 11	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
54	Bldg 75	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
55	Bldg 76	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
56	Bldg 78	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
57	Bldg 77	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
58	Bldg 95	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
59	Bldg 80	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	

Appendix E: Construction History

Source: Building Permits, Los Angeles Department of Building and Safety

ARG # (Permit #)	Structure	Permit Type	Permit Date	Action Taken	Additional Notes
60	Bldg 79	ALT	1978	rehab (painting, flooring, new hardware, shades, screens, etc.). No structural work	
82	Garages 10-15	ALT	1978	repair fire damage - court 17 (10%), garages 10-15	
61	Bldg 97 (warehouse)	Inspection of New Bldg	1989	fire repair reroof with same (asphalt), class A maz 10% damage	
62	Bldg 97 (wood shop)	Inspection of New Bldg	1989	fire damage, rebuild 1-story wood shop, concrete slab	
63	bldg # unknown	Inspection of New Bldg	1991	repair fire damaged laundry room (non structural)	
64	garage (# unknown)	Inspection of New Bldg	1991	repair damage to garage done by a motor vehicle	
84	None specified	App for Bldg Permit and CofO	1998	tear off and replacement of existing roof with 4ply built up	
85	None specified	App for Bldg Permit and CofO	1998	remove existing roof and apply John Marsville spec. #3GNG (3-28LB fiberglass spray system) gravel surface	

APPENDIX F | HISTORIC PHOTOGRAPHS AND FILM STILLS

Kodachrome film stills from Reginald Johnson's "Baldwin Hills Village: A Village Within a City, 1942-1950". Color stills on the following eleven pages date from 1942.

Table tennis at former Clubhouse, 1942

Former wading pool, view south from former Clubhouse, 1942

Original color palette, 1942

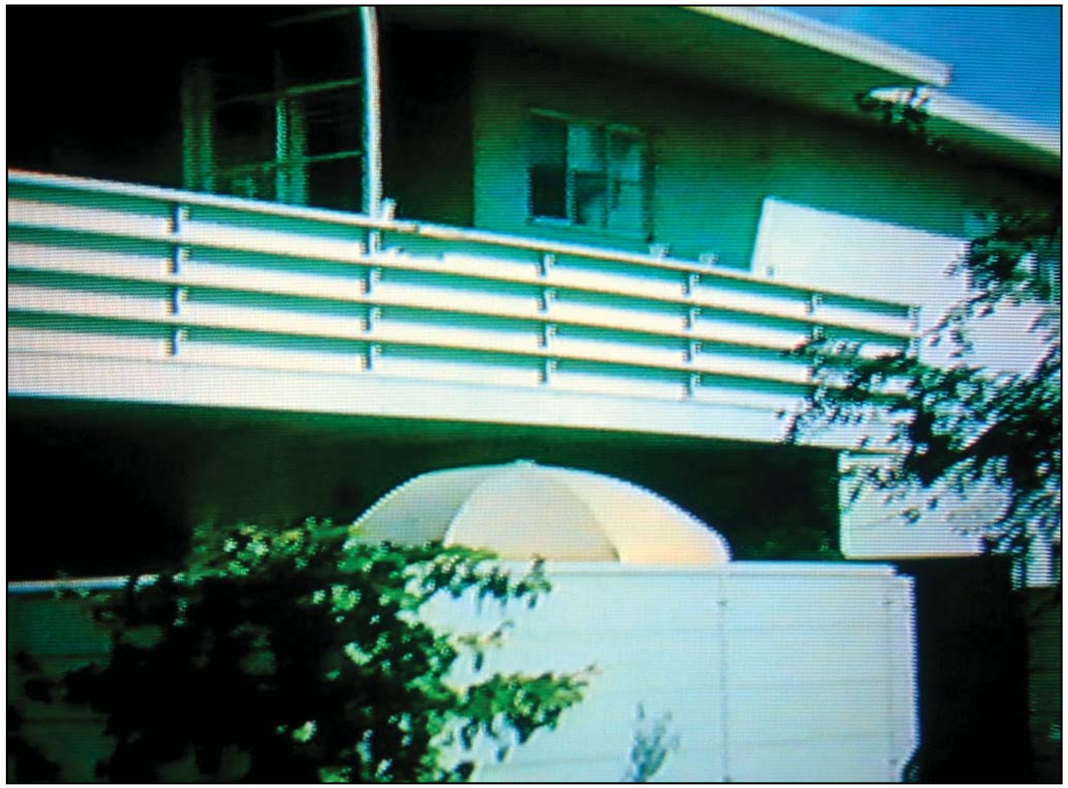
Original color palette, 1942

Original color palette, 1942

Former wading pool and original color palette in background, 1942

Original color palette, 1942

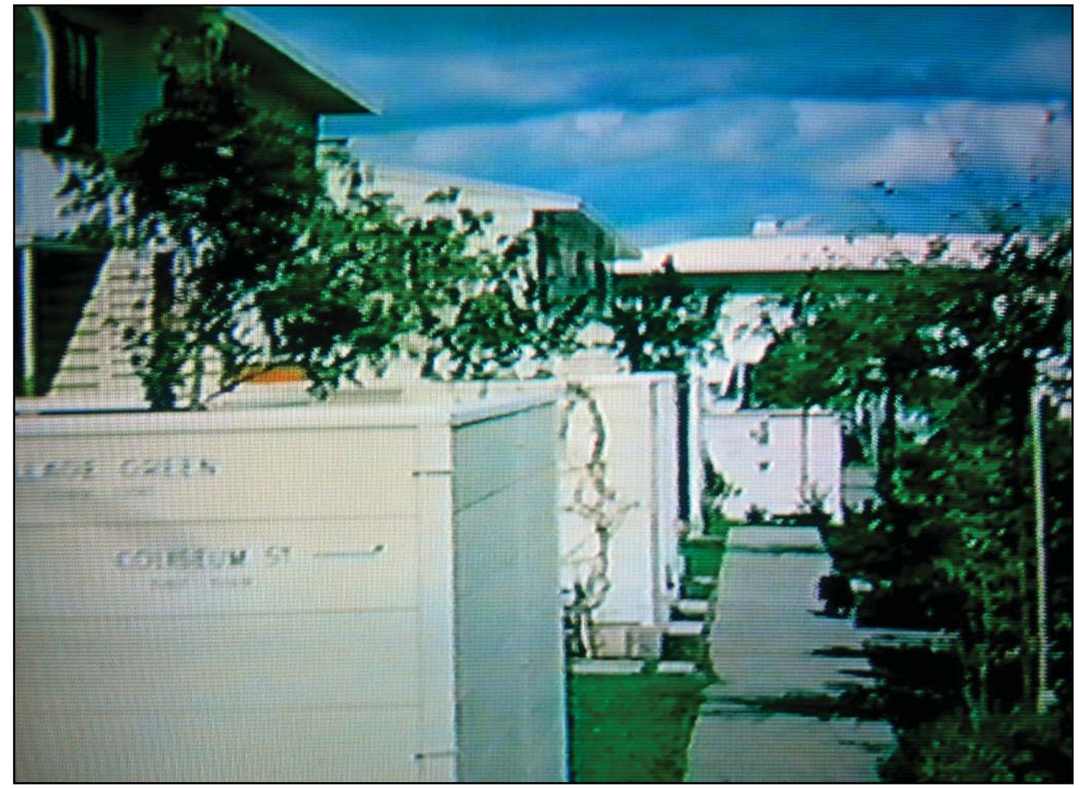
Park elevation patio of a Type 7 building, 1942



Patio wall, 1942

Garage court, 1942

Playground, 1942



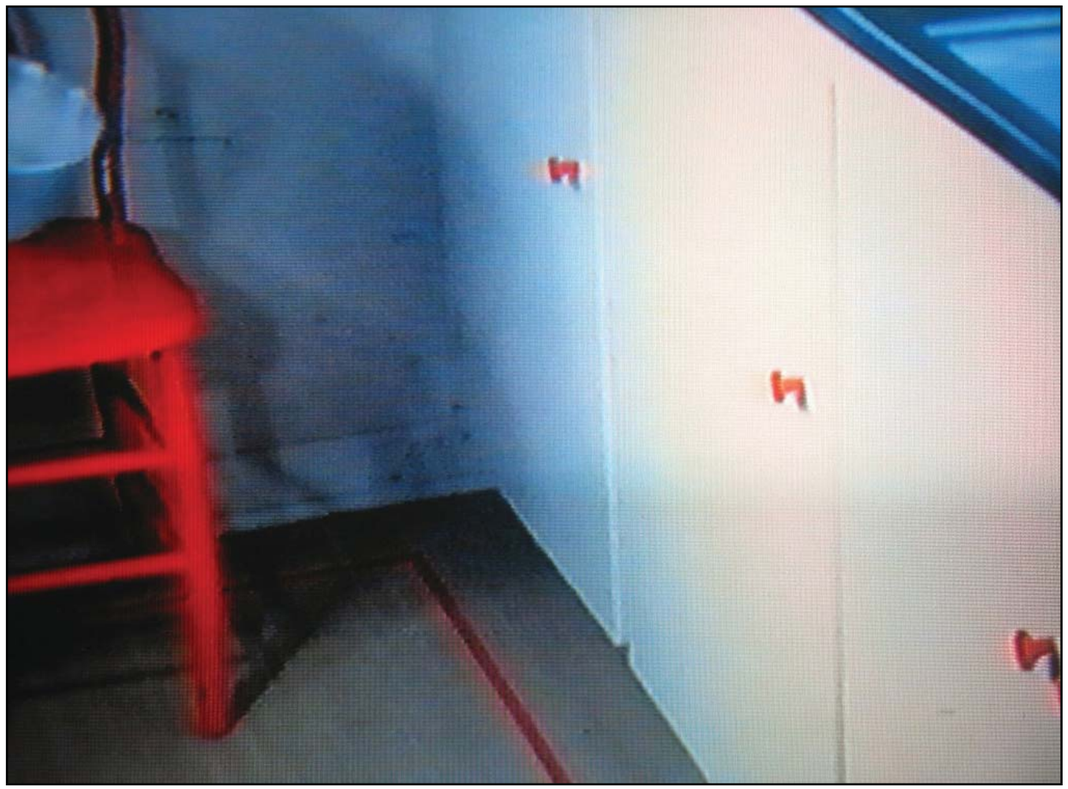
Patio walls, 1942

Patio showing original paving pattern, 1942

Tennis courts formerly located on either side of the Administration Building, 1942

Living room, 1942

Venetian blinds in a living room, 1942



Kitchen: Sheet linoleum jaspé (streaked) floors with an inlaid coordinating stripe and plywood cabinets with Catalin plastic knobs, 1942

Kitchen: plywood cabinets with interior shelves painted red (vibrant yellow, green, or blue also used in other kitchens) and a roller shade at the window, 1942

Kitchen: stainless steel counter, 1942

Kitchen: built-in pot holder installed to interior of lower cabinet, 1942

Original walkway, 1942

Park elevation patio of Type 7 building, 1942

The black and white photographs on the following 23 pages were taken by photographer Margaret Lowe c. 1944 and are courtesy of the Robert Alexander Archives at Cornell University

Administration Building exterior, north façade, c. 1944

Administration Building, south façade, c. 1944

Administration Building, interior, main hall, view north, c. 1944

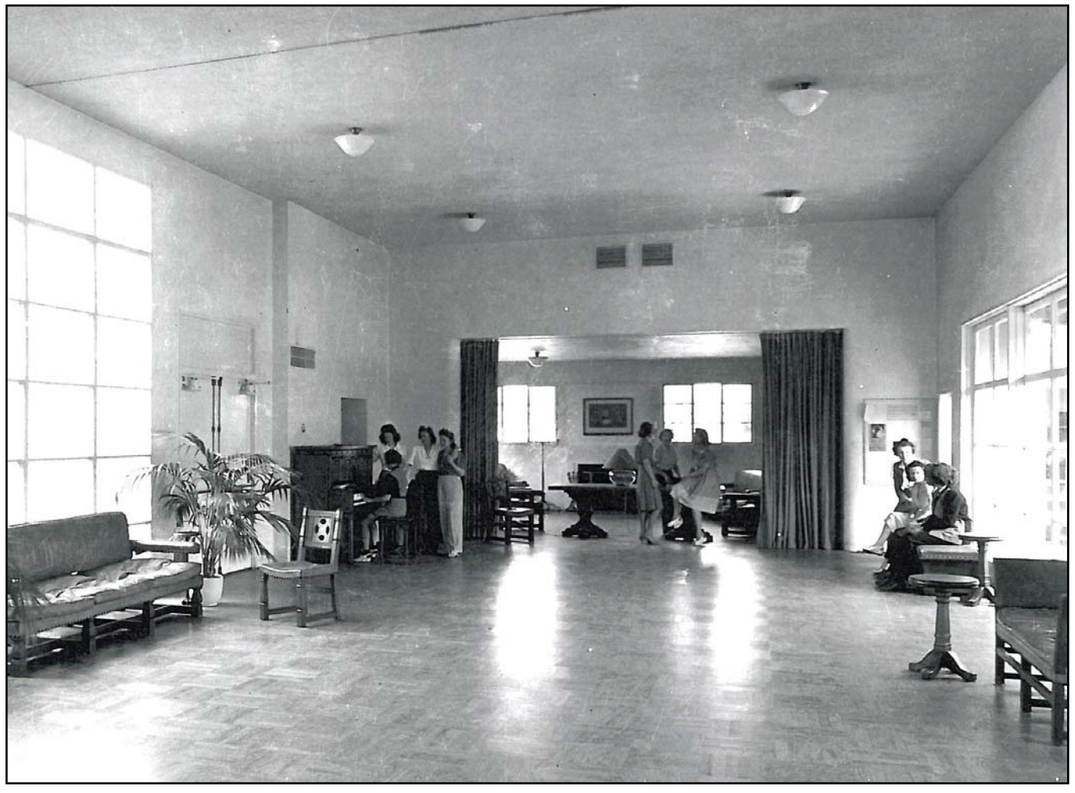
Administration Building, interior, main hall, view south (LeBrun mural at top), c. 1944

View of former Clubhouse from door at south façade of Administration Building, c. 1944

Former Clubhouse, north exterior, c. 1944

North wall of Clubhouse, c. 1944

Former Clubhouse interior, c. 1944



Former Clubhouse interior, c. 1944

Type 3 building exterior, c. 1944

Building exterior, patio elevation, c. 1944

Type 3 building, c. 1944

Type 1 bungalow building, c. 1944

Buildings at the east circle adjacent to the Administration Building; fence of former tennis court visible at right, c. 1944

Enclosed patio with unpainted wood walls, c. 1944

Type 2 building exterior, c. 1944

Type 4 building (Building 19), c. 1944

Patio elevation, c. 1944

Patio elevation before the construction of brick serpentine patio walls, c. 1944

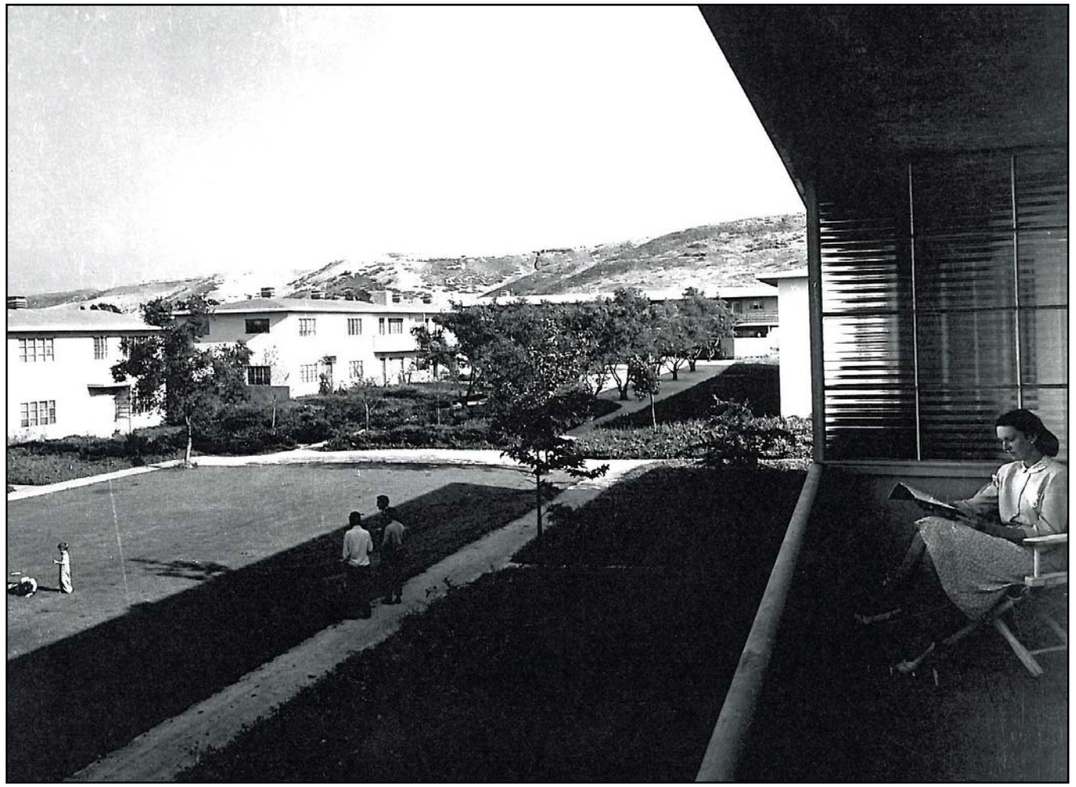
Type 5 exterior, patio elevation, c. 1944

Type 5 building, c. 1944

Type 5 building, c. 1944

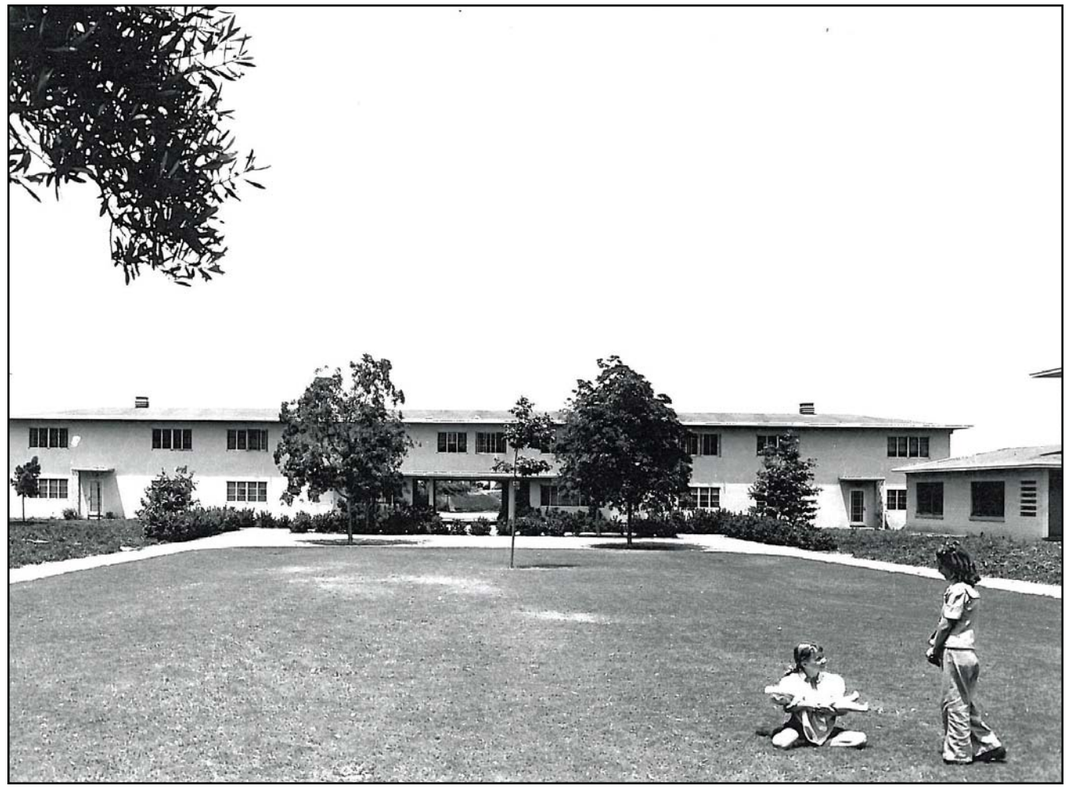
Type 6 patio elevation, c. 1944

Type 6 building, c. 1944



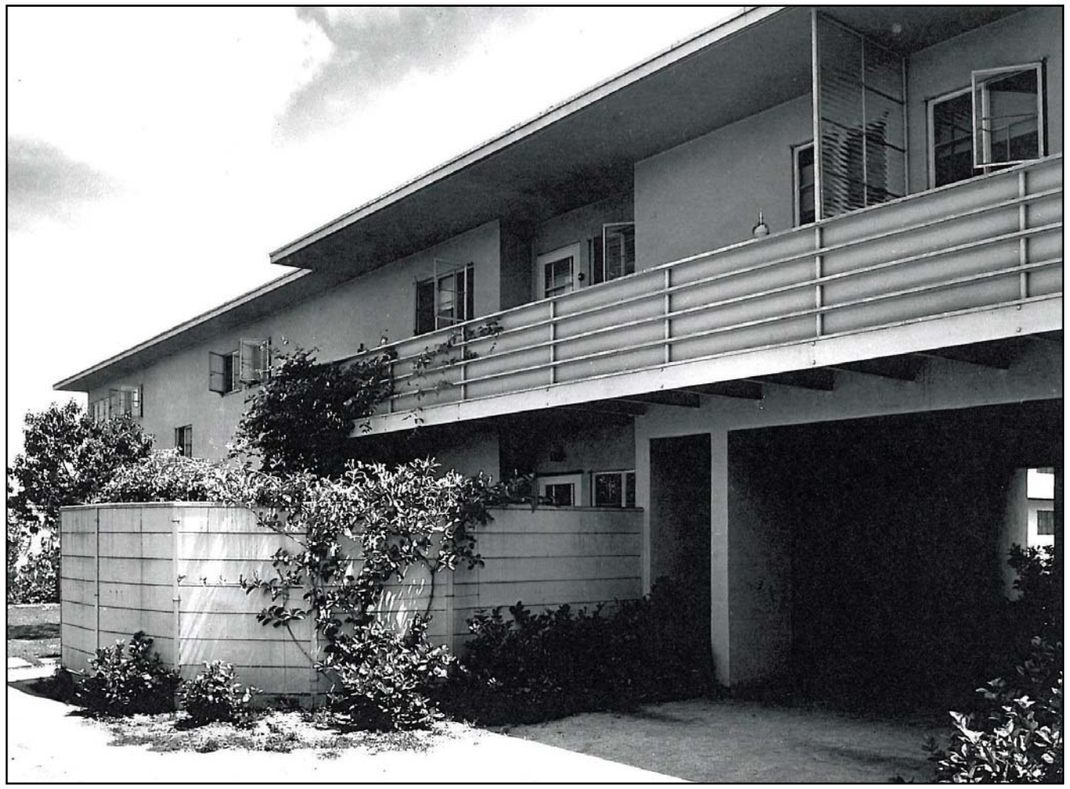
View of garden court from balcony of Fred Barlow Jr.'s unit, 5218 Village Green, c. 1944

Garden court and West Green, c. 1944



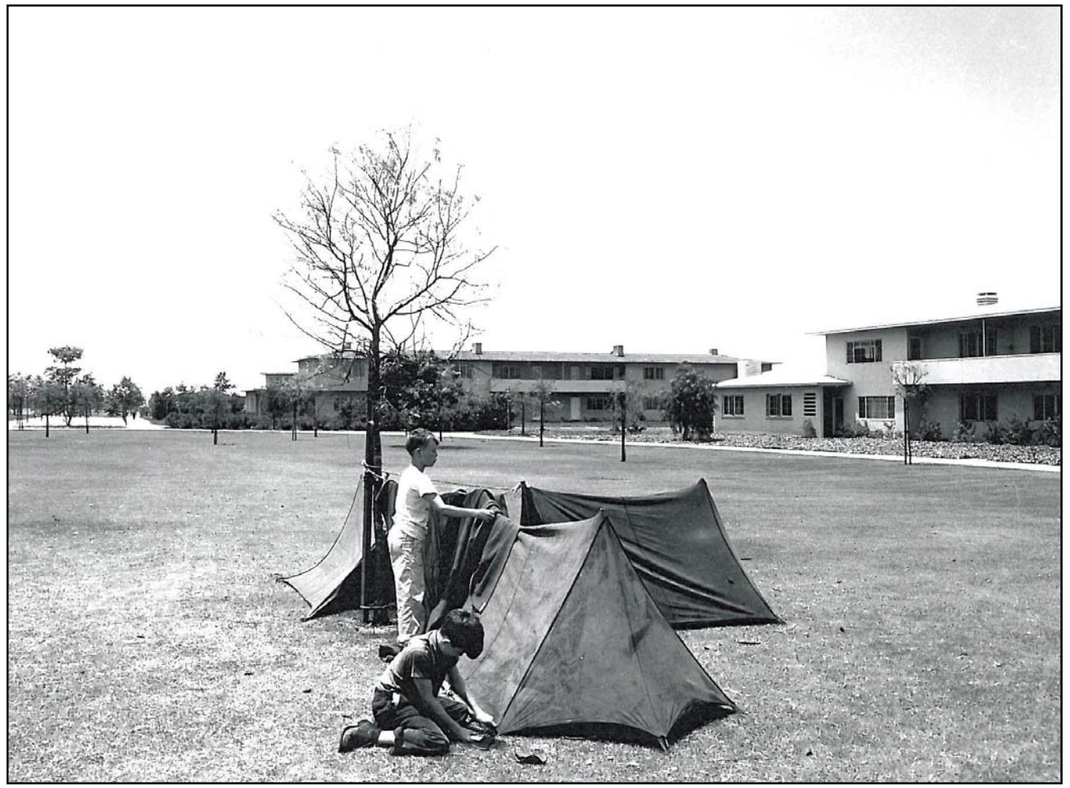
Garden court by a Type 5 building, c. 1944

Breezeway of a Type 5 building, c. 1944



Type 5 building, patio elevation, c. 1944

Type 5 building exterior, c. 1944

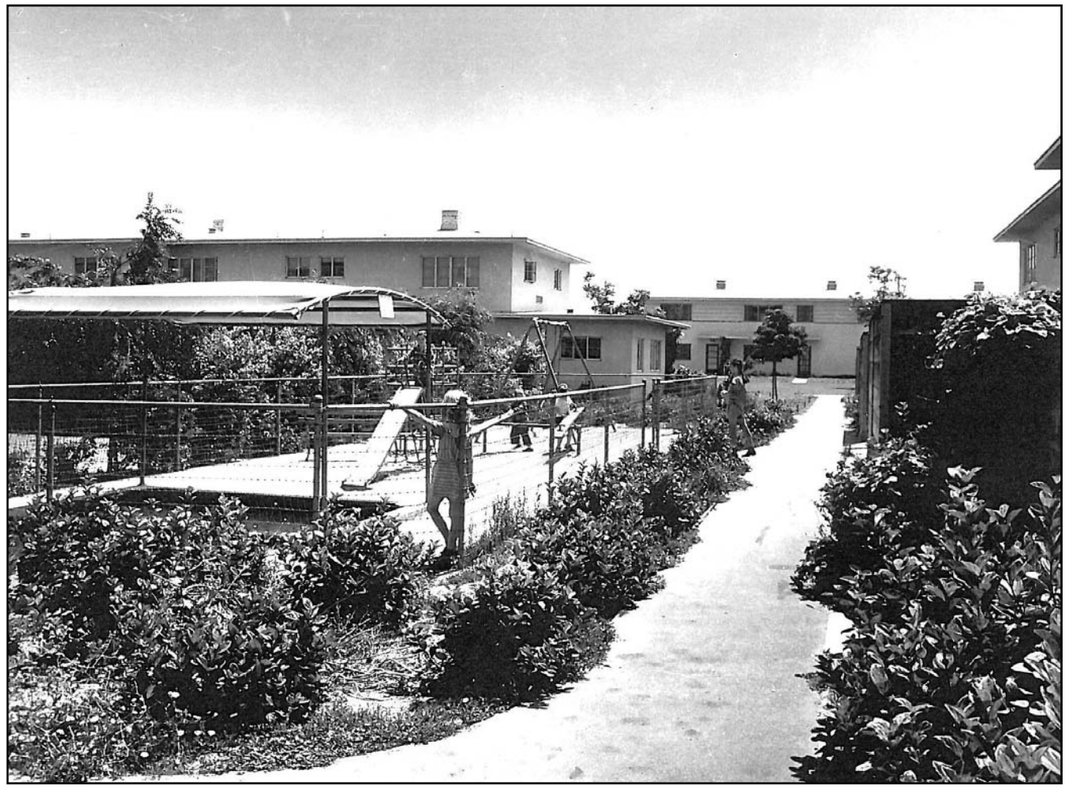


The East Green, c. 1944

Former Clubhouse, south façade with wading pool, c. 1944

Building exteriors with Garage Court 8 driveway, c. 1944

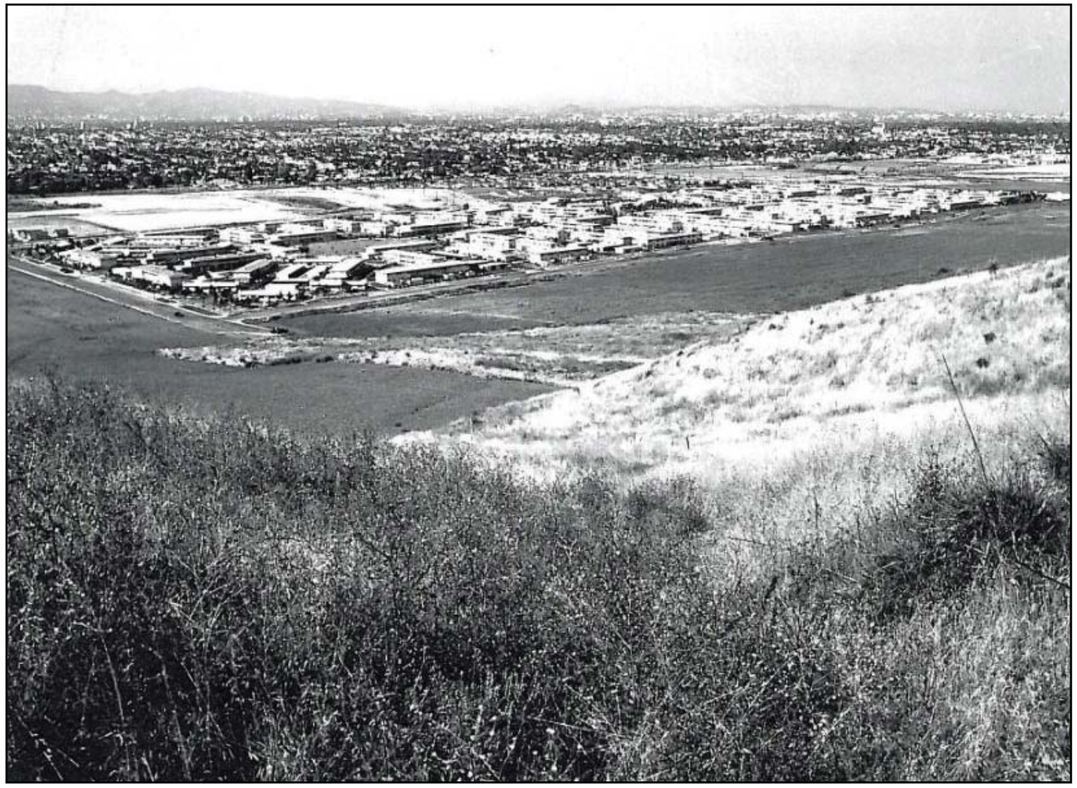
Garden Courts 9 and 10, c. 1944



Playground ("tot lot") in Garage Court 12, c. 1944

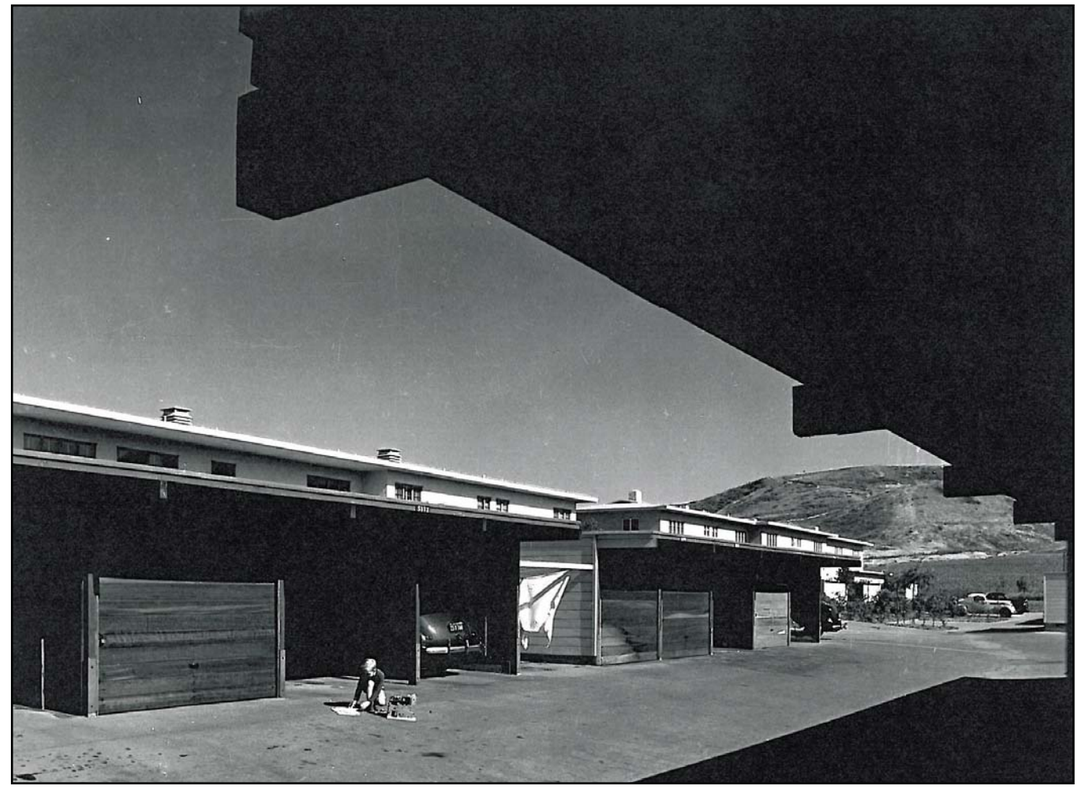
Garage Court 12, c. 1944

East sycamore allee, c. 1944



Baldwin Hills Village viewed from the Baldwin Hills, c. 1944

Garage court before the installation of garage doors, c. 1944

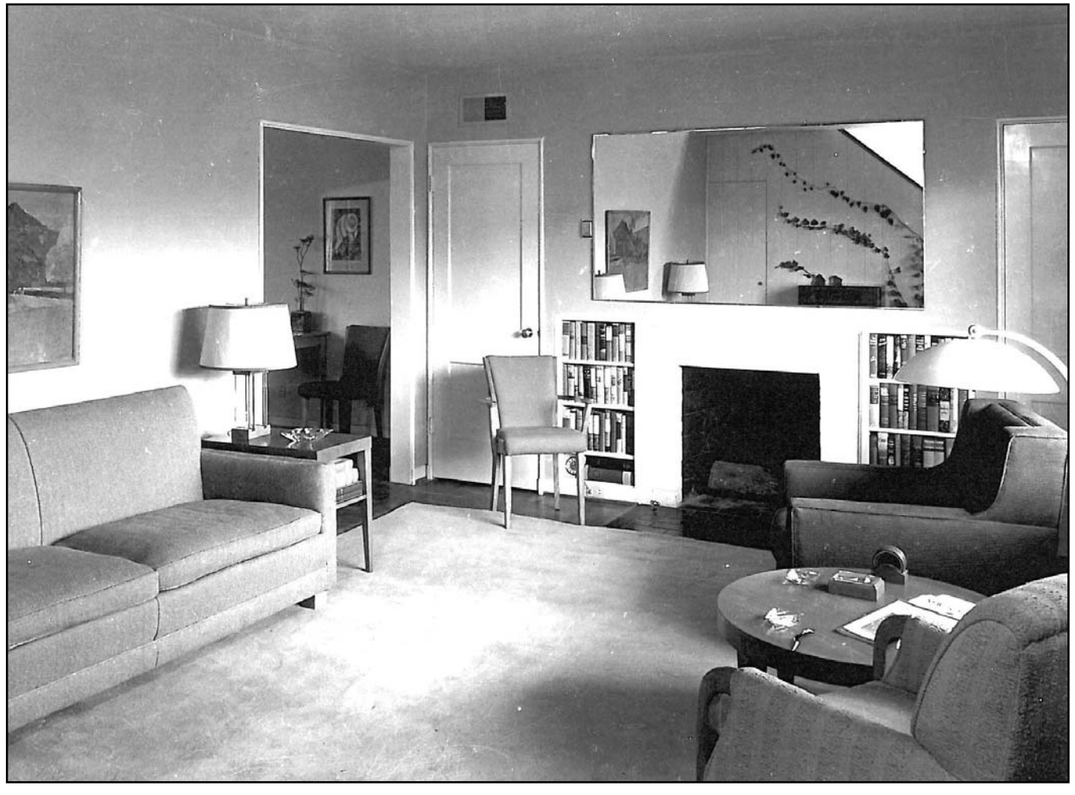


Garage court showing recently installed wood awning-style garage doors to some stalls, c. 1944

Coliseum Street at left, c. 1944

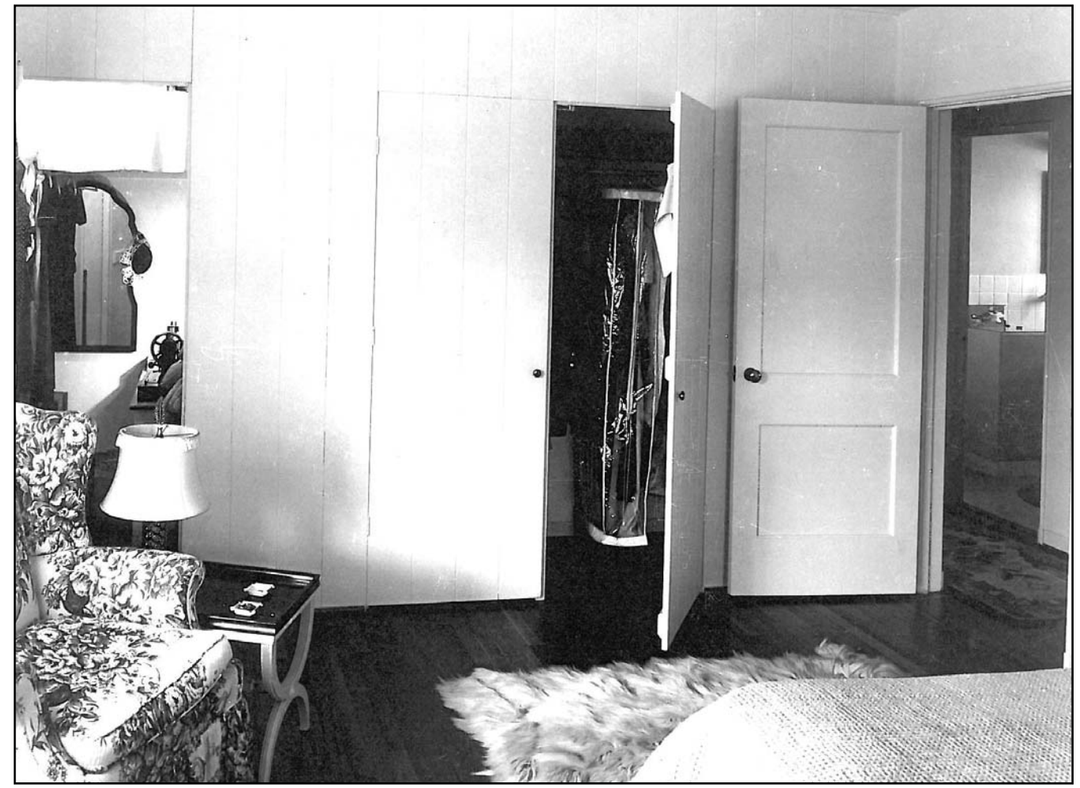
Type 1 bungalow building with original lamppost in foreground, c. 1944

Living room and staircase, c. 1944



Living room and fireplace with flanking built-in shelves, c. 1944

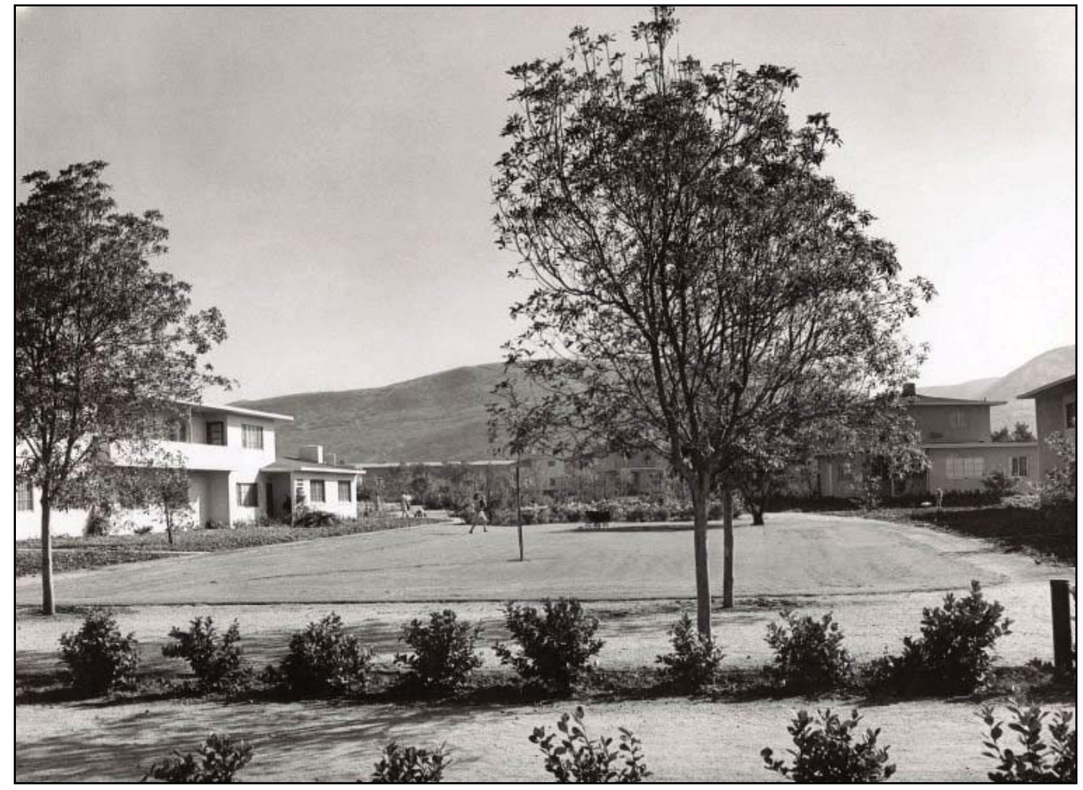
Dining room, c. 1944



Bedroom with vertical tongue-in-groove wood paneling and oak strip hardwood floors, c. 1944

The black and white photographs on this page were taken c. 1944 and are courtesy of the Clarence Stein Archives at Cornell University

Building 18 in Garden Court 4 with bungalow end unit, 1944



Building 87 on left; Buildings 85 and 84 on right (view south from Building 86), 1944

Kodachrome film stills from Reginald Johnson's "Baldwin Hills Village: A Village Within a City, 1942-1950". Color stills on the following four pages are dated 1950.

Building 8, canary yellow-painted bungalow end unit (Building 88 at left background), 1950

Blue grey wall color from the 1946 color palette, 1950

Wall color from the 1946 color palette, 1950

Building 71 with wall color from the 1946 paint palette, 1950

Building 77, reportedly the only building to be painted with color on top and white on bottom, 1950

Building 26 with original lamppost in foreground, 1950

Buildings 26 and 27, 1950

Buildings 81 and 83, 1950

The black and white photographs on the following eight pages were taken by photographer Julius Shulman in 1958 and are held at the Getty Research Institute.

The Main Green, view south, 1958

Garden Court 12, 1958

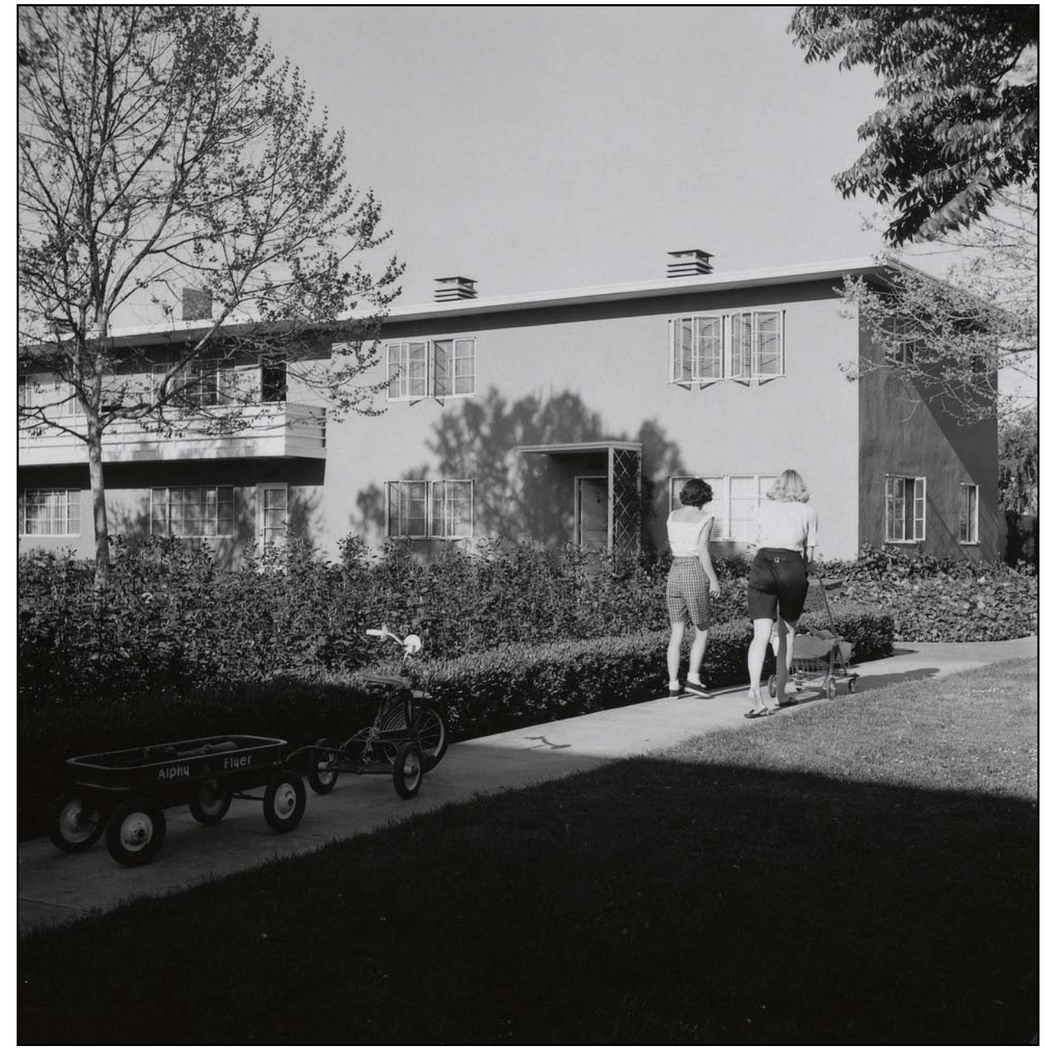
Garden Court 14, 1958

The West Green, 1958

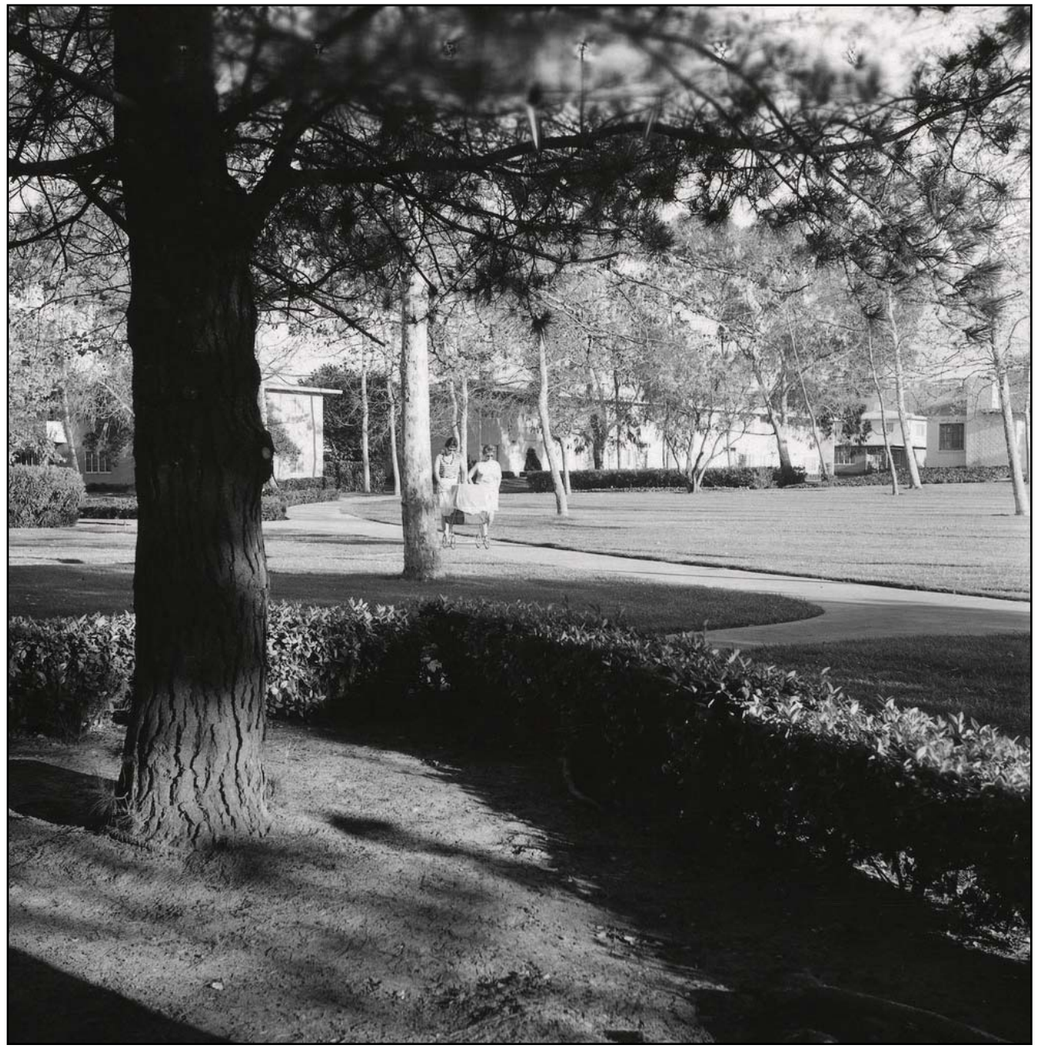
Garden Court 12, 1958

Garden Court 12, 1958

Court 13, looking toward Building 67, 1958

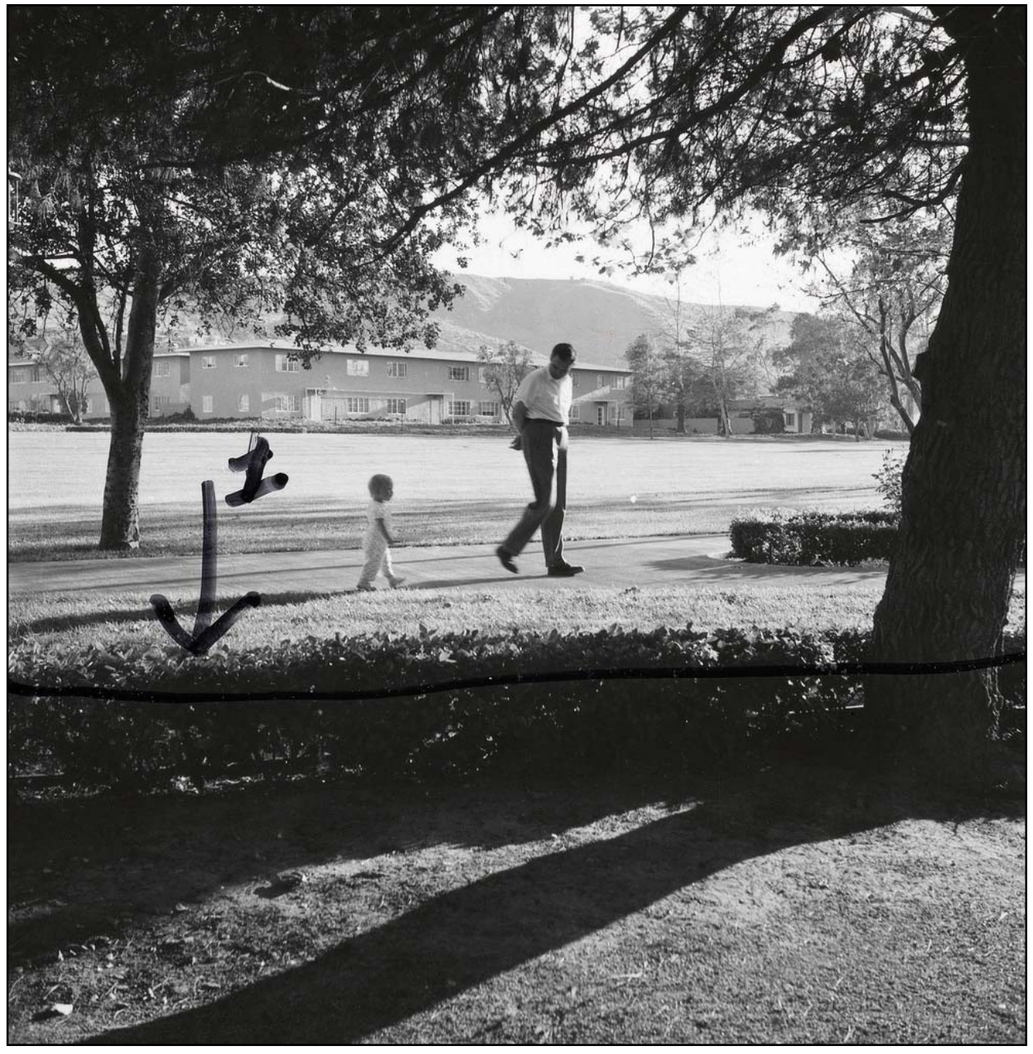


1958



The Main Green, view towards Garden Courts 3 and 4, 1958

The Main Green, 1958



The Main Green, 1958

Tot lot, 1958

Playground, 1958

Sycamore Allee, 1958

The black and white photographs on the following four pages were taken in 1966 by an unknown photographer and are held at The Village Green Archives.

Garden Courts 7 and 8, view south, 1966

Garage court, 1966

Garden Courts 6 and 7, view south, 1966

Garden Courts 12 and 13, view north, 1966

Sidewalks, 1966

Garage Court 15 with Buildings 86 and 87 in background, 1966

Patio walls, 1966

Buildings 26 and 27 in Garden Court 5, 1966

The color photographs on the following four pages were taken by photographer Julius Shulman in 1977 and are held at the Getty Research Institute.

Building 78 at the east circle near the Administration Building, 1977

Garage court and patio, 1977

Bungalow end unit at Building 81, 1977

Bungalow in Garden Court 10, 1977

Bungalow end unit at Type 8 building, 1977

Main green, view from Sycamore Allee, 1977

Main green, 1977

Enclosed patio with non-historic brick paving and canopy, 1977

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