

The Village Green

Cultural Landscape Report - Part I Site History, Existing Conditions, Analysis and Evaluation



Prepared for
The Village Green Owners Association

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December 2013

Acknowledgements

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Photo cover page: View from Administration Building towards Clubhouse and Baldwin Hills (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

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Introduction



Photo previous page: The Village Green Administration Building at the main entrance to the complex, 1944.
(Photo by Margaret Lowe, courtesy of The Huntington Library, San Marino, California)

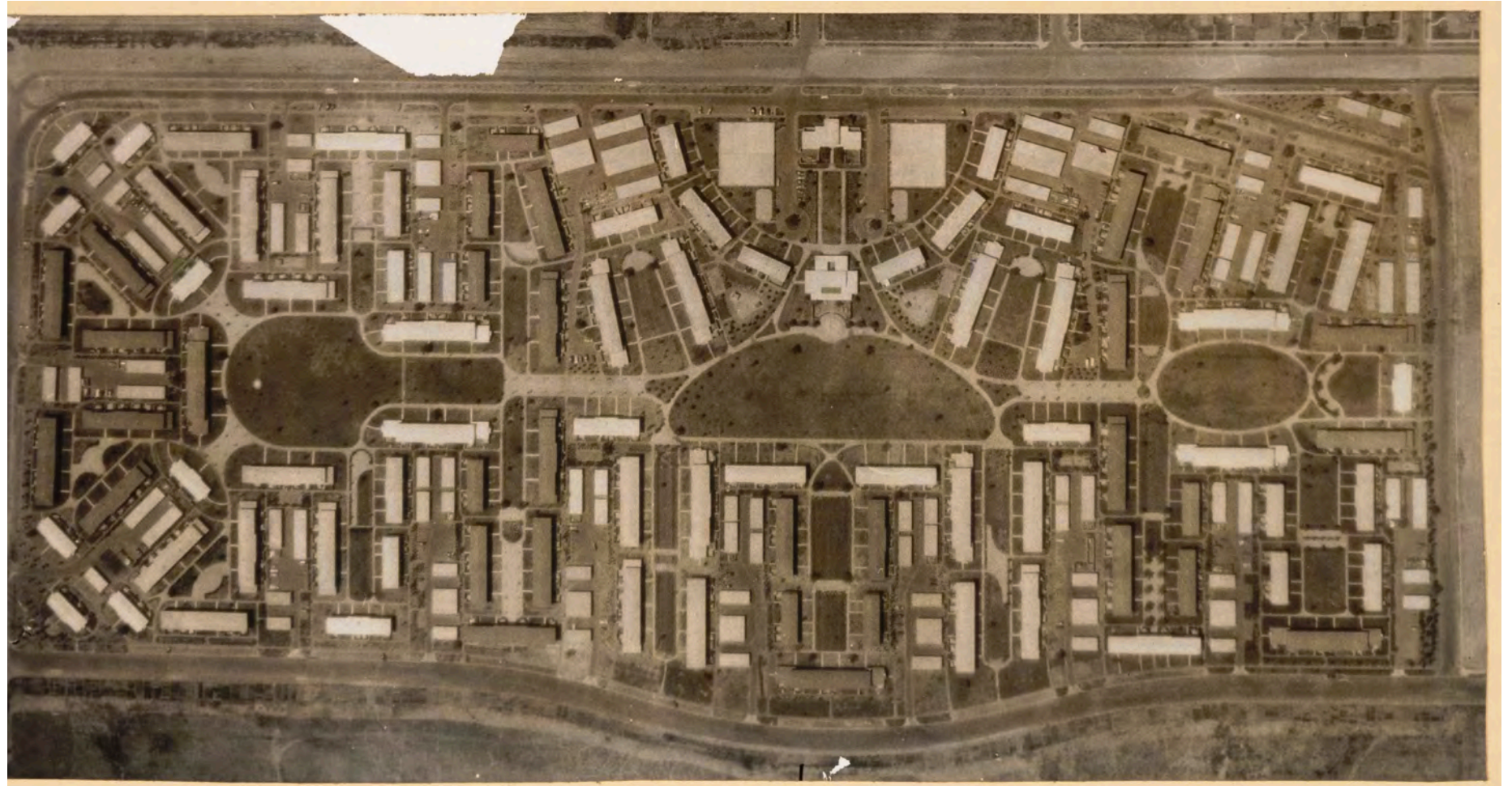
INTRODUCTION

Summary Introduction

The Village Green Cultural Landscape Report (CLR) Parts I and II have been prepared under the direction of the Village Green Owners Association.

The Village Green is a 629-unit condominium complex in the City of Los Angeles that was developed to reflect the urban planning principles of the Garden City movement. It was planned and designed by architects Clarence Stein, Reginald D. Johnson, Lewis E. Wilson, Edwin E. Merrill and Robert E. Alexander, and landscape architect Fred Barlow, Jr. The Village Green is sited on 67.7 acres, bounded on the north by Rodeo Road, on the east by Sycamore Avenue, on the south by Coliseum Street and on the west by Hauser Boulevard.¹ The complex contains 94 residential buildings, and has been known by three different names: “Thousand Gardens” during early planning and construction, “Baldwin Hills Village” during later construction and up until the conversion to condominiums from 1973 to 1978, when it officially became “The Village Green.” All 629 units are now independently owned. An elected Board of Directors oversees decision-making, budgets and operational matters. A professional on-site management staff carries out decisions rendered by the Board and manages ongoing maintenance, and day-to-day issues.

This historic designed landscape is listed in the National Register of Historic Places, and was designated a National Historic Landmark in 2001 in recognition of The Village Green’s architectural and historical significance and high degree of integrity. A comprehensive CLR is needed to chronicle the complex’s history of social and physical change over time, to document existing conditions, analyze features and systems to assess integrity, and to establish appropriate treatment guidelines for the historic landscape and the property’s cultural resources. This CLR is to be used in tandem with the Historic Structures Report prepared in 2010 by Architectural Resources Group, Inc., to guide informed future decision-making.



Early aerial photograph of The Village Green, circa 1942. (Photo from Huntington Library, San Marino, California)



View from balcony towards East Green, seen from landscape architect Fred Barlow, Jr.'s balcony at 5218 in Court 3 shows groundcover of honeysuckle, decomposed granite pathways, turf panel; enclosure is provided at the entrance to the court by a large shrub mass and California pepper trees. Architect Robert Alexander is the man on the path. Circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

Purpose and Organization of the Cultural Landscape Report

As stewards of this nationally significant property, board members, owners and management of The Village Green are tasked with undertaking planning and management decisions that are sympathetic to the original design intent as well as maintaining the property in a manner befitting its architectural and historical importance while providing for contemporary needs.

This CLR examines the designed landscape and implementation of the original design by Clarence Stein, Reginald D. Johnson, the firm of Wilson, Merrill and Alexander, and landscape architect, Fred Barlow, Jr., which occurred from 1935 to 1948. Modifications due to the subsequent redesign by landscape architect Merrill Winans after the 1963 Baldwin Hills flood, and interim changes made by owners and tenants are also examined.

Part I of this CLR provides documentation of the site history of the landscape within the context of the Garden City movement from the complex's early operation as a rental property through its conversion to a condominium complex. Evaluation of the complex's existing condition and assessment of its integrity are also provided. Part II of this CLR provides treatment guidelines, and long-term planning and maintenance strategies to guide the Board of Directors, management staff and owners in current and future stewardship decisions.

The site history documents the landscape's creation and evolution over time. The Village Green was planned from the beginning as an experiment in Garden City design with the owners and architects having full knowledge that it would be a showcase development. Because of this, a large volume of primary and secondary research and documentation exists including drawings, photographs and correspondence. These sources provide the foundation for the recordation of the early planning and design stages along with the design and installation of plantings by landscape architect Fred Barlow, Jr. and construction of the original site plan. After the destruction caused by the 1963 Baldwin Hills Flood, new landscape plans

were developed by landscape architect Merrill Winans. These drawings and photographs provide a source for comparison with the original 1942 Barlow landscape plans as well as information on later periods in which growth and modifications occurred. The site history examines the history of The Village Green in detail, and provides a historical backdrop for design choices, building construction, landscape decisions and changes over time.

The existing conditions section documents the current site and landscape, and analyzes these conditions against the original built landscape to achieve a better understanding of the original design, Winans' design and later changes to the landscape over time. The Cultural Landscape Inventory, performed in conjunction with this CLR, provides an inventory of existing features and their condition.

Part II of this CLR, the treatment guidelines, provides the current and future management staff, board members, and homeowners with clear and practical direction for maintenance and improvements that will illuminate the design intent of the original landscape and site plan, and will provide information for future decision-making.

Historic Overview

The Village Green is a masterfully designed complex, planned by notable architects and landscape architects of the time and built by the Baruch Corporation on grazing land near the base of the Baldwin Hills. The complex was originally built as a low-rise Garden-style multi-family rental housing. Planning began in 1935 during the Depression years, when a consciousness among progressive architects and planners arose to use their talents to provide better housing. Using Garden City principles first envisioned by Ebenezer Howard in England in the 1890s, East Coast architect Clarence Stein, along with local architects Reginald D. Johnson, Lewis E. Wilson, Edwin E. Merrill and Robert E. Alexander (Wilson, Merrill and Alexander) spent years refining the design for The Village Green. Stein was a leading proponent of Garden City design and had already worked on a number of successful projects by the late 1930s. Alexander was the only other architect on the team who had hands-on experience with Garden City design principles, having spent time working on the layout for Parkchester, a large apartment complex in the Bronx which incorporated many Garden City principles. Because of the combined skills and talents of these men, The Village Green, originally named Baldwin Hills Village, became an outstanding example of Garden City inspired housing that emphasized quality of life along with abundant green space.

Landscape architect Fred Barlow, Jr. crafted a simple, yet elegant landscape design to complement the architects' meticulous design for the buildings and site arrangement. Barlow's palette consisted of 77 different plant species, from which he devised plant combinations that helped differentiate each court through the individualistic use of trees, shrubs, vines and groundcover. The integration of architecture, site and planting created a unified residential complex of private and public interaction with outdoor spaces for recreation and relaxation. Barlow's landscape design accentuated the spatial horizontality of the site plan and orchestrated an experience of movement and use characterized by open spaces connected by linear plantings of allées and bosques (tree clusters).

The Village Green (as Baldwin Hills Village) was an early recipient of federal funding through the Federal Housing Administration's (FHA) Section 207 loan program. This funding was a product of the Great Depression of the 1930s in which the federal government provided stimulus money to finance new construction and to encourage the hiring of teams of architects to design FHA projects. Baldwin Hills Village was no exception. The Village Green (as Baldwin Hills Village) was designed at a time when there was little work for architects, allowing them more time to refine designs. Construction began in a period where materials were readily available, and was completed at a time when rental demand was high. All of these factors converged to make this multi-family venture immediately successful and also very difficult to duplicate.

Construction began in 1941 with the first units rented on December 7, 1941, the day Pearl Harbor was bombed. With the U.S. in wartime mode, the scarcity of supplies caused some complications with the original planting plans. However, the buildings were completed and the need for defense worker housing in Los Angeles kept the property fully occupied from the beginning.

In 1949, the New England Mutual Life Insurance Company of Boston purchased the property from the original owners. During their tenure, from 1949 to 1961, tenants with children were discouraged and most recreation facilities were gradually removed from the complex.

A disastrous flood in 1963 wiped out nearly all original shrub and groundcover plantings, but spared most trees. This loss necessitated a new landscape plan. Barlow died in 1953, so a new landscape architect – Merrill Winans was hired. Winans had designed other landscapes for the then-owner, Baldwin M. Baldwin; however Winans' plan did not incorporate the basic design tenets of the original design, such as an emphasis on horizontality, and a streamlined plant and flower color palette that blended with the simple design of the buildings. Winans' landscape plan was an up-to-date design, but it differed

dramatically enough to constitute a new design approach. Winans' design followed the aesthetic of landscape design in the mid-1960s with lots of color and foundation plantings. Unfortunately, provisions for recreation and community interaction that remained fundamental to the original design were limited. Winans' plan added more color and increased complexity in plant species resulting in a higher maintenance plant palette than the original composition. The original vision of a landscape that would encourage and foster community and active use was replaced by one that was more focused on visual pleasure. Implementation of Winans' plan also falls outside the National Historic Landmark period of significance, and is not part of the designation.

The Village Green was converted to a condominium complex between 1973 and 1978. Under individual ownership, the complex has been operated by a Board of Directors, with help from all-volunteer committees, a management team and outside contractors. A period of deferred maintenance during the 1980s and 1990s left much work to be done. A concerted effort by the Board of Directors during a ten year period beginning around 2003 has brought the complex back into better repair by establishing a regular painting and pruning schedule, and by addressing both aging infrastructure and day-to-day maintenance. Greater awareness of the historic nature of The Village Green has enhanced decision-making regarding buildings, structures, features, tree replacements and treatment of invasive species.



View of Garden Court 13/14, 1958. (Shulman collection, The Getty Research Institute)

Previous Documentation and Studies

This CLR benefits from the use of primary and secondary documentation including previous studies, publications, and professional photography that assist in assembling a factual record of the history of the complex. By examining original blueprints, correspondence and historic photographs, a clear record of the design choices made by the original architects is presented. Articles written by notable professors, planners and even the architects themselves shed light on design decisions and the functionality of the property. The Village Green has many of the early blueprints in their archives. These include original construction plans, and others that note changes made during construction such as an “as-planted” plan dated 1942 documenting Barlow’s installed landscape, and Winans’ 1966 planting plans.

Even before The Village Green was built, the architectural community recognized it as a notable project. The project received extensive coverage with articles appearing in industry and trade magazines including *Pencil Points*, *Architect and Engineer*, *PPG Products*, *Arts and Architecture*, *Journal of Housing*, *Progressive Architecture*, and *House & Home*. The collected papers of two of the architects, Clarence S. Stein and Robert E. Alexander, and the contractor, Herbert Baruch Corporation, are preserved in university archives and provide valuable insight into the philosophy and construction of The Village Green.

Well-known architectural photographer Julius Shulman photographed The Village Green in 1958 and again in 1974. Robert Tetlow, a professor of landscape architecture at University of California Berkeley, photographed the complex in 1960. Photographers in the 1940s included Margaret Lowe and Richard “Dick” Whittington. Clarence Stein’s 1951 book, *Toward New Towns for America*, included some of Margaret Lowe’s photographs as well as Stein’s retrospective of The Village Green a decade after his involvement in its design. The 1961 edition included some Shulman photographs.

In 1994 The Village Green Owners Association commissioned Land Images, a local landscape architectural and planning firm, to prepare ‘A Long Range Rehabilitation and Master Plan.’ The plan did not receive community support and was shelved.

Dorothy Fue Wong, a long-time resident, took the first step toward national recognition of The Village Green by preparing a National Register of Historic Places nomination in 1993 and a National Historic Landmark nomination in 2000. Both nominations were successful, resulting in The Village Green being listed in the National Register of Historic Places in 1996, and designated as a National Historic Landmark in 2001. Resident Robert Nicolais assisted with both efforts, providing architectural descriptions and research. Michael Tomlan, Director of the Graduate Program in Historic Preservation at Cornell University also provided assistance as did other authorities on Clarence Stein, and Garden City principles and planning.² Much of the initial information used herein is from this work.

In 2010 the Architectural Resources Group prepared a Historic Structures Report to assist The Village Green Owners Association in maintaining and rehabilitating the architecturally and historically significant buildings. Information and recommendations in the Historic Structures Report will be used in tandem with this CLR to ensure a cohesive approach to maintenance and rehabilitation.



Edge of the Central Green, 1958. (Photo from Shulman Collection, The Getty Research Institute)



Note the trellis next to the formal entry, designed to be covered by a vine, original concrete paving stones leading to entry, and groundcover next to building, 1942. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



East Allée, 1958. (Photo from Shulman collection, The Getty Research Institute)

Summary of Significance and Period of Significance

The Village Green is listed in the National Register of Historic Places and is designated a National Historic Landmark with significance in community planning and development, landscape architecture and architecture. The Garden City influenced design expresses Clarence Stein and Henry Wright's ideals of separating automobile and pedestrian circulation and showcases their emphasis on indoor/outdoor living. In the site plan, building architecture and landscape, the designers utilized Garden City planning principles to create a housing complex that successfully promoted healthful living, separated the automobile from pedestrian areas, and embodied progressive ideals in multi-family housing.

The design of Baldwin Hills Village was the culmination of the unique talents and collaborative interaction of architects Reginald D. Johnson, Lewis E. Wilson, Edwin E. Merrill, and Robert E. Alexander with consulting architect Clarence S. Stein and landscape architect, Fred Barlow, Jr. Together, these six men spent time during the years of 1935 to 1942 planning, drawing, reworking and refining the site plan, building designs and landscape features that characterize The Village Green (Baldwin Hills Village). Notably, all but Stein moved to The Village Green for periods ranging from one to more than 20 years so that they could experience life in the complex firsthand.

The period of significance for The Village Green as identified by National Historic Landmark designation, is from 1935 to 1942 as this timeframe includes the initial concept of a multi-family residential complex, the site selection, a lengthy architectural design for the buildings, site and landscape design, the initial construction, and the early operation of the housing complex. Through additional research and analysis undertaken by this CLR, new information has revealed that some original elements of the design could not be implemented until after World War II when materials and labor were once again accessible resulting in additional planned plantings being completed by 1948. This CLR recommends extending the period of significance to 1948 to include the period of construction undertaken once wartime restrictions were lifted. The original designers remained involved,

and construction was in adherence with the original planning concepts.

Known as Baldwin Hills Village when the first units were occupied, this multi-family Garden City influenced complex is notable as the culmination of design ideas that evolved from consulting architect Clarence Stein's work in the eastern United States (Greenbelt, MD; Sunnyside, NY; Radburn, NJ; Chatham Village, PA and others). Because the planning process stretched over several years, the architects tested more than 50 building layouts to hone their ideas into the pedestrian-friendly, garden-centric design that is The Village Green. By relegating the automobile to the perimeter and by separating automobiles from pedestrians, the architects created a 627-unit housing complex where residents could walk from unit to unit without crossing driveways or streets. The initial designs intended for the commercial strip to the east to follow this pattern of access, however, the City of Los Angeles required that Sycamore Street be built as a through street.

Considered significant for both architecture and landscape architecture, The Village Green's (Baldwin Hills Village) original site was a carefully designed landscape. Experienced landscape architect Fred Barlow, Jr. was engaged by the original team of architects circa 1939 to tailor a landscape plan to complement their vision for this innovative Garden City inspired complex. The as-planted landscape design incorporated features that emphasized the horizontality of the buildings through the use of long groundcover beds, vines trailing along trellises and across balcony fronts, and low-trimmed boxwood hedges, and shrubbery masses and taller hedges. Barlow introduced groupings of trees within the center of most garden courts to create more intimate spaces, and as transitional spaces between the three large greens. These plantings reduced the long east-west sightlines by compressing the views with two allées between the three large greens. Barlow's restrained plant palette created a cohesive aesthetic while allowing enough variation so that planting schemes were not repeated from one garden court to another, thus allowing each to have a distinct appearance.

Social interaction, one of the Garden City principles, was paramount to the design and was achieved in the landscape design by the inclusion of numerous recreation amenities including play areas, horseshoe pits, tennis and badminton courts complementing a Community Building (known as the original Clubhouse in this CLR) where numerous programmed activities took place. Another notable feature of The Village Green (Baldwin Hills Village) design was the inclusion of private or semi-private outdoor space for each unit. For many residential units this was a patio enclosed by redwood fences. For others, these were one or two balconies.

Construction ended in 1942. After the war, in 1948, when final elements of the as-planted plan had been installed, a few additional modifications were overseen by at least one of the original architects. These include the enclosure of open rear patio spaces with serpentine brick walls, which occurred by the early 1950s, and the reconstruction of damaged garages and addition of ground floor aluminum framed sliding glass doors in the 1960s installed after the damage caused by the 1963 Baldwin Hills Flood.

Scope of Work and Methodology

After Village Green was designated a National Historic Landmark in 2001, the Board sent resident Gailyn Saroyan to attend a multi-day seminar about responsible stewardship of landscapes of outstanding cultural significance. This workshop emphasized the use of a cultural landscape report for responsible stewardship of properties where landscape was a major component of the historic design.

In 2003, a group of owners discussed preparing a cultural landscape report themselves in the interest of accomplishing much of the work at a reduced cost. An Ad Hoc Cultural Landscape Report Committee was approved by The Village Green Board of Directors on June 24, 2003. This committee was an all-volunteer group. Historic Resources Group (HRG) principal Christy Johnson McAvoy and staff member Steve Moga in Los Angeles provided initial guidance to the committee and assisted in starting the cultural landscape inventory process.

The following publications were used to inform the CLR process and to maintain the professional standards appropriate for a National Historic Landmark property.

- A Guide to Cultural Landscape Reports: Contents, Process and Technologies (1998)
- The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for the Treatment of Cultural Landscapes (1996)
- National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes
- National Park Service Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes (1994)

During the time it took to complete the CLR, the following people served on the all-volunteer committee: Gordon Brooks, Gabriel Cervantes, Bill Chappelle, Deedee Chappelle, Rob Creighton, Mickey Fielding, Steve Haggerty, Holly Kane, John Keho, Steven

Keylon, Sara Loe, Georgia Lumpkin, Ted Lumpkin, Jeffery Mintz, Robert Nicolais, Matt Redman, George Rheault, Gailyn Saroyan, Lorraine Secor, Tamorah Thomas, David Weisenbloom, Fred Wilson and Jean Wilson. Many dedicated individuals contributed to the process, and the group regrets the omission of any names.

AutoCAD documentation and drawing was done by Jessa Chiasari, and interns Veronica Cuellar (USC) and April Garbat (CalPoly Pomona). In addition, April Garbat produced many of the Part I graphics.

Under the direction of Sara Loe, Fred Wilson and Ted Lumpkin, committee members along with a group of other volunteers, commenced a plant-by-plant survey of the entire property from 2004 to 2008. Documented as the Cultural Landscape Inventory (CLI), this work recorded extant trees, shrubs, vines, and groundcovers. With this complete, committee members commenced with comparing this data to the original plan to identify extant original plantings. The committee also compared this data to documentation of the landscape after the 1963 flood and plantings installed from Winans' landscape plan of 1966 to determine the extent of these plantings that remain as well.³

Research on the history of The Village Green was undertaken a volunteer basis by committee members, in particular Holly Kane, Steven Keylon, Sara Loe and Robert Nicolais. Numerous archives were consulted including Cornell University's Carl A. Kroch Library for Clarence Stein, Robert Alexander, and Fred Edmonson archives; UCLA's Baruch Corporation collection and The Benjamin and Gladys Thomas Air Photo Archives; The Getty Institute and Julius Shulman's photographs; The Huntington Library, Art Collections, and Botanical Gardens for Reginald Johnson's photograph album; the University of California Berkeley's Environmental Design Archive's Robert Tetlow Collection; the "as-planted" landscape plans of Fred Barlow, Jr. and Merrill Winans in The Village Green archives; a myriad of journal, newspaper and magazine articles, as well as personal

photographs, documents and reminiscences from people who lived in Baldwin Hills Village including relatives and descendants of the original design team. One resident, Steven Keylon, extensively researched Fred Barlow, Jr.'s life and work and has provided exhaustive research on Barlow's history, his philosophy and his other projects.

The Cultural Landscape Report Committee then evaluated the landscape and identified significant features and plantings. The committee garnered professional assistance from several cultural landscape preservation consultants for this analysis including Noel Vernon (pro bono), Charles Birnbaum, and JC Miller. Landscape architect and native plant expert Bob Perry, and Kathy Rudnyk of Monrovia Nursery both assisted with historic plant identifications. Text and graphics were prepared by the committee for Part I including site history, statement of significance and existing condition, and assessment of integrity. Tina Bishop of Mundus Bishop was then commissioned to prepare treatment guidelines (Part II) to assist The Village Green with its continued stewardship of the historic landscape. Modern day issues such as irrigation, pavement materials, plant viability, suitability for site and growing conditions as well as new diseases that affect some original plant species types were noted with all guidelines complying with the Secretary of the Interior's Standards to achieve a cohesive finished document that complies with industry standards.

Reviews of Part I were provided by Charles Birnbaum of The Cultural Landscape Foundation, Architectural Resources Group (ARG), and Tina Bishop of Mundus Bishop. The entire CLR was reviewed by Professor Richard Longstreth of George Washington University, Robert Melnick of MIG, Professor Matthew Lasner of Hunter College, and Robert Page of the Olmsted Center. Mundus Bishop formatted the entire document.

Summary of Findings

Clarence Stein considered Baldwin Hills Village to be the greatest expression of his Radburn idea, and in the 21st century The Village Green continues to be a livable community with a high degree of integrity, still based on Garden City principles.

Years of working collaboratively on the site design yielded a cohesive vision shared by all the original architects. The major underlying motif throughout the design was a strong emphasis on horizontal elements. In the buildings, this included the actual form of the buildings and structures – long and low – as well as the roof overhangs; the horizontal board detail on the second story of Type 2 buildings; the horizontal board work in the patio fences; ribbed glazing in the Administration Building, the original Clubhouse; balcony separations; and on some bungalow entry walls. In the landscape, the expanses of groundcover, the turf panels in individual garden courts, trimmed boxwood hedges, vine-covered balconies, and the retaining wall in Garden Court 4/5 also emphasized horizontality. As part of the design, these myriad design details worked as a whole to create a restful uniformity that extended throughout the property. This helped to unify the spaces and drew the eye from garden courts to the larger greens, through allées, and onwards. Low base plantings also connected the buildings to the natural environment, and decomposed granite, used throughout the complex for interior pedestrian pathways and central gathering spaces, was earth-like and natural. A scheme of openness and interruptions kept the landscape at a comfortable scale, while creating interest as one moved through it.

The site retains a high degree of integrity. Much of the historic fabric remains, especially the spatial and circulation elements. The building layout remains the same, with minor changes in use of the original Clubhouse, and the pedestrian and automobile circulation also occupy essentially the same footprint. Careful stewardship and design decisions based on historic paint colors have maintained the buildings and structures much as they originally appeared.

While some original trees and vegetation patterns remain from the original design, much of the understory layer no longer contributes to the larger historic characteristics. For example, the long linear beds of groundcover that fronted residential buildings are mostly replaced by lawn up to building edges, with random plantings of different shrubs, with differing heights placed close to building foundations. Other shrubs, possibly original, are badly overgrown and have lost their original design and intent.

Most of the infrastructure meant to promote community is also gone from the landscape. Although community events are held in the former Administration Building (now the Clubhouse) and on the Central Green, the myriad recreational amenities originally included have all been removed. Outdoor “rooms” comprised of benches (never installed) in geometric decomposed granite areas only exist in court 2/3, and not in the original configuration.

Tan decomposed granite pathways are now gray concrete, the former wide decomposed granite allées are planted with lawn between the rows of trees, with parallel concrete sidewalks along the outside, and are no longer used as nor provide the same experience as originally designed. Nevertheless, experiencing The Village Green by strolling along the internal pathways still gives a sense of timelessness and serenity.

Endnotes

- 1 According to City of Los Angeles ZIMAS website (<http://zimas.lacity.org>) the total of the parcels comprising Village Green is 2,949,435 square feet. One acre equals 43,560 square feet. It should be noted that the original Baldwin Hills Village consisted of 627 units. The original clubhouse was converted to two units resulting in the current number of 629 units.
- 2 See The Village Green National Register nomination form for a complete listing. Dorothy Fue Wong, Robert Nicolais, Michael Tomlan. *NHL Nomination Form, Baldwin Hills Village*. U.S. Department of the Interior, National Park Service, Washington, DC, 2001.
- 3 The Cultural Landscape Inventory was conducted using paper worksheets, which are housed in the archive room at The Village Green. The data from these inventory sheets was entered into AutoCAD to produce the existing conditions plan used to inform this Cultural Landscape Report.



Site History



Timeline

DATE	DESCRIPTION/EVENT
Pre-history	The Gabrielino-Tongva settled up and down the Los Angeles basin coast and inland to the San Bernardino Mountains. Their settlements included a thriving community, Saa’ang na, near the present day location of Playa Vista and the Ballona wetlands, approximately five and a half miles southwest of Village Green.
1542	First Spaniards come to Los Angeles basin when Juan Rodriguez Cabrillo, a conquistador under the Spanish crown, landed in San Pedro Bay
1781	Pueblo of Los Angeles founded; circa 1795 Sanchez Adobe built on Baldwin Hills
1843	Spanish government granted Rancho La Cienega O’ Paso de la Tijera to Vicente Sanchez
1849	California became part of United States
1874	Andrew Joughins, a blacksmith, purchased 360 acres of the Rancho
1875	Remainder of Rancho sold to group of four men: F.P.F. Temple, Arthur J. Hutchinson, Henry Ledyard, and Daniel Freeman
1875 – 1886	Elias “Lucky” Baldwin gained ownership of Rancho, soon giving his name to the Baldwin Hills
1909	Elias Baldwin died, with the land passing to his daughters; Anita Baldwin assumed ownership of the land that was to become The Village Green
1917	Oil was discovered in the Baldwin Hills and pumping began
1935	Site selection
1935-1940	Planning and Funding Stage
1941	Final Design
1941-42	Building Construction and Landscaping
December 7, 1941-1945	US involvement in World War II
1941-1949	Rancho Cienega Corporation, Owner
1942	First Tenants Move In; Wartime shops and school open in units in East and West Circle
1948	Thriftmart opened in shopping area along La Brea
1949-1961	New England Mutual Life Insurance Company of Boston, Owner
1961-1971	Baldwin M. Baldwin, Owner
December 1963	Baldwin Hills Dam gave way, flooding the areas below and causing severe damage
1971-1978	Terramics, Owner
1973-Present	Condominiums

SITE HISTORY

A Grand Vision and the Garden City, 1935 to 1940

The slum housing of America's poor and the effects of the Great Depression inspired activists, writers and planners such as Jacob Riis, Catherine Bauer and Clarence Stein to raise public awareness and to devise methods to improve people's lives by improving their living conditions. Riis' seminal book *How the Other Half Lives*, published in 1890, revealed horrific living conditions in the slums of New York City. Catherine Bauer, amongst others, advocated for public programs and better housing for America's poor. Clarence Stein and the Garden City movement developed planning principles to create communities in which residents would have improved access to green spaces along with jobs, commercial enterprises, schools and community services.

Upon his reelection by a landslide in 1936, President Roosevelt delivered a moving inaugural address on January 20, 1937 that addressed these ideals as expressed by the following excerpt.

But here is the challenge to our democracy: In this nation I see tens of millions of its citizens—a substantial part of its whole population—who at this very moment are denied the greater part of what the very lowest standards of today call the necessities of life.

I see millions of families trying to live on incomes so meager that the pall of family disaster hangs over them day by day.

I see millions whose daily lives in city and on farm continue under conditions labeled indecent by a so-called polite society half a century ago.

I see millions denied education, recreation, and the opportunity to better their lot and the lot of their children.

I see millions lacking the means to buy the products of farm and factory and by their poverty denying work and productiveness to many other millions.

I see one-third of a nation ill-housed, ill-clad, ill-nourished.

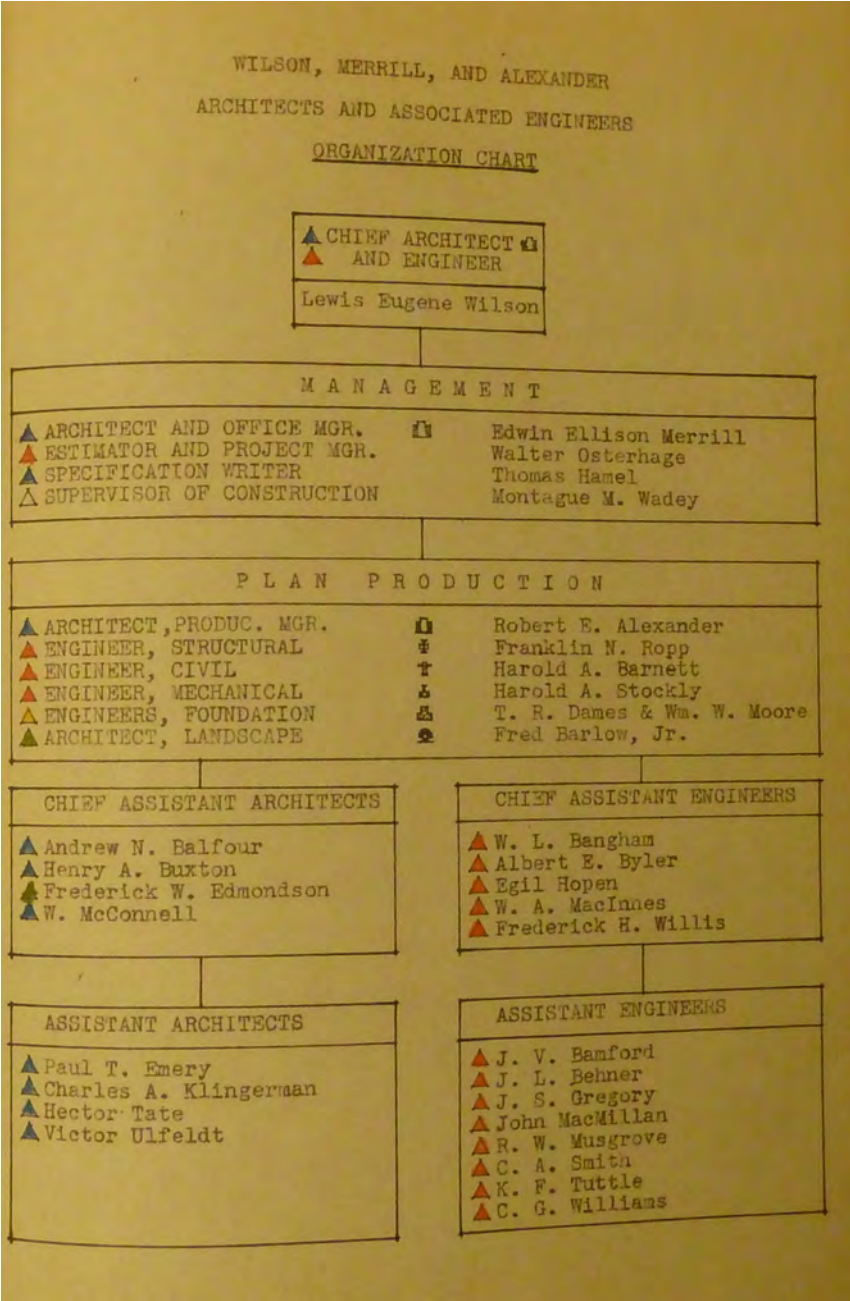
But it is not in despair that I paint you that picture. I paint it for you in hope—because the nation, seeing and understanding the injustice in it, proposes to paint it out. We are determined to make every American citizen the subject of his country's interest and concern; and we will never regard any faithful law-abiding group within our borders as superfluous. The test of our progress is not whether we add more to the abundance of those who have much; it is whether we provide enough for those who have too little.

This address is known as the “One Third of a Nation” speech, as one third of the nation was deeply affected by the Great Depression. President Roosevelt's address was broadcast over the radio, and although it was a new technology at the time, the address was heard by most Americans. His moving words helped inspire many Americans to work toward bettering the lives of ordinary people. In his oral history, recorded many years later, Robert Alexander who was one of the original architects who designed The Village Green, credits Reginald Johnson, Lew Wilson and contractor Joshua Marks as having been inspired by President Roosevelt's concerns for housing.

In an effort to keep as many people employed as possible President Roosevelt created policies to ensure that any public housing project would include a minimum of three architects.¹ The original architects for The Village Green began working on the project in the late 1930s, and were all practicing in Los Angeles. They were Reginald D. Johnson and the associated firm of Wilson, Merrill & Alexander consisting of partners Lewis Eugene Wilson, Edwin Merrill and newly licensed Robert Alexander. East Coast architect Clarence S. Stein was hired as consulting architect to bring experience with Garden City design principles to the project. Reginald Johnson had visited Stein's Garden City developments at Chatham Village, Sunnyside Gardens and Radburn on the East Coast, and had met Stein. When Johnson returned to Los Angeles, he was “convinced that Clarence could help . . . as consulting architect.”²



Administration Building looking towards original Clubhouse and the Baldwin Hills, 1944. (Photo by Margaret Lowe, Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)



Wilson, Merrill & Alexander Organizational Chart, circa 1940. (Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Clarence S. Stein



Reginald D. Johnson



Robert E. Alexander



Lewis E. Wilson (left) is pictured with his mother Antoinette and brother Adrian J. Wilson, another prominent Southern California architect. (Courtesy Wilson family Archives)

Clarence Stein was known nationally for his work with Henry Wright on Sunnyside Gardens in Queens, New York, Chatham Village in Pittsburgh, Pennsylvania, and Radburn in New Jersey. Each development was based on the Garden City philosophy as espoused by Ebenezer Howard in his influential work *Garden Cities of To-morrow* (1902). Howard “called for the creation of new suburban towns of limited size, planned in advance, and surrounded by a permanent belt of agricultural land.”³ These Garden Cities were used as a role model for many suburbs. Howard believed that such developments were the perfect blend of city and nature. The towns would be largely independent, managed and financed by the citizens who had an economic interest in them. Howard proposed self-contained cities that would include commercial and industrial operations along with housing.

The Village Green (Baldwin Hills Village) was conceived as a rental housing project with planned commercial facilities along the strip between Sycamore Avenue and La Brea Boulevard. A second phase, planned but unexecuted, for the south side of Coliseum Street would have doubled the number of units. The architects had hoped to locate an elementary school within this site to serve children living in the apartment complex. With such a centralized location, children would not have had to cross a busy street to access the school. However, the second phase was never undertaken and a school was eventually built north of The Village Green across Rodeo Road, which would become a busy street.⁴

In later years, Stein described the design of The Village Green (Baldwin Hills Village) as the “most complete and characteristic expression” of his Radburn Idea.⁵ His writings in 1951 are particularly enthusiastic about the final design as he was intrigued by a city so focused on the private automobile as Los Angeles clearly was. “There, in Los Angeles, with an average of over one automobile per family, was needed – perhaps more than anywhere else in the world – the combination of complete convenience in the use of the automobile and a peaceful escape from its dangers. And so at Baldwin Hills (The Village Green) all the original elements of Radburn reappear – super-block, specialized means of circulation, complete separation of pedestrian and auto, park as community heart and backbone faced by all houses.”⁶

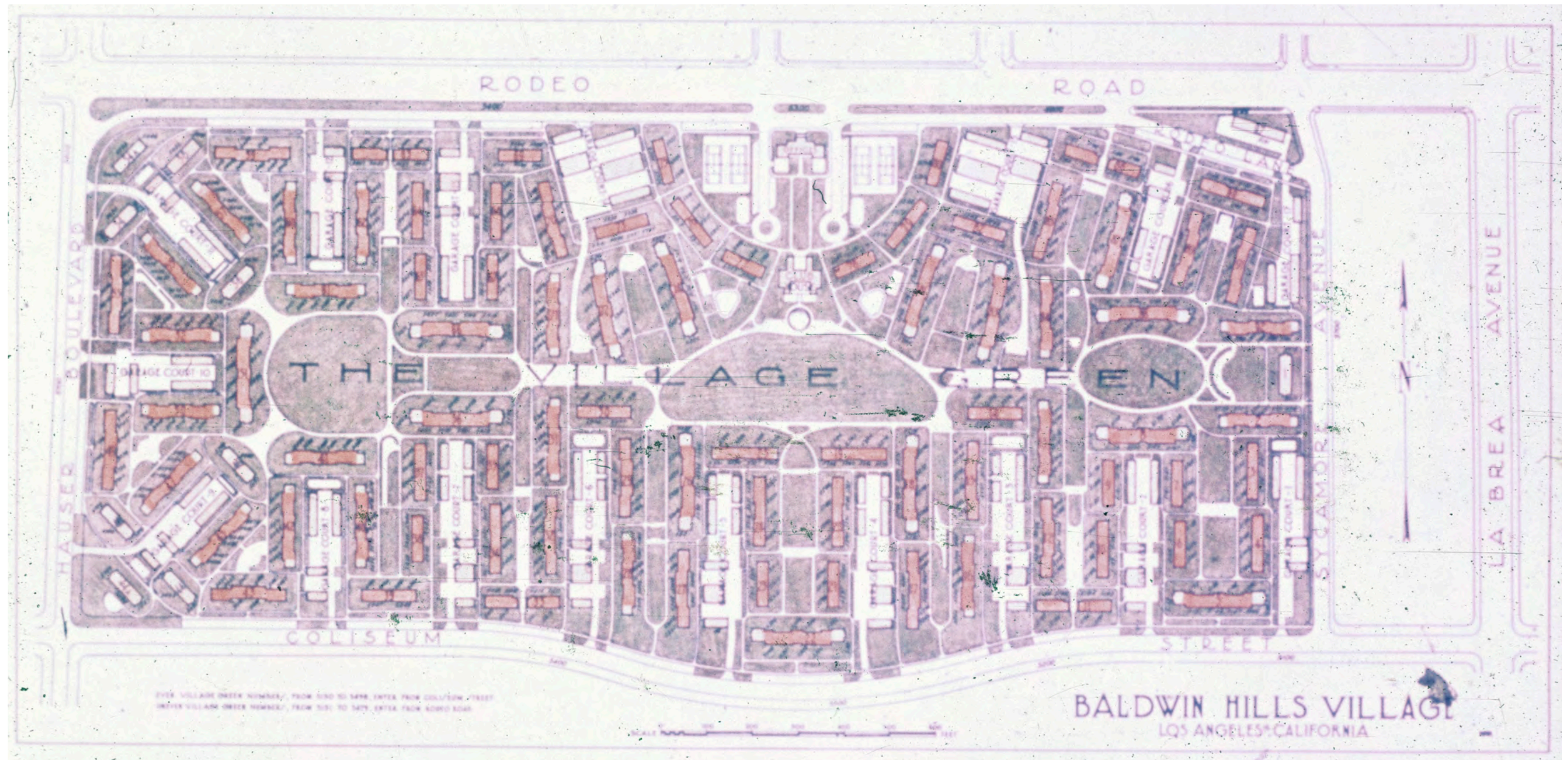
According to Clarence Stein:

It is impossible to divide credit for Baldwin Hills Village (The Village Green) among its architects. Lewis Wilson and his associates did a splendid job in connection with the conception and development of plans. Reginald D. Johnson, in his simple delicate, but dignified designs, surpassed even the great mansions for which he is justly famous. An indication that the architects approve of their own work is that most of them have lived in the village. The Alexanders brought up their children there, and he has his office in the shopping center. The Johnsons and Lewis Wilson have both for a time given up their large dwellings for the simpler life of the Village.⁷

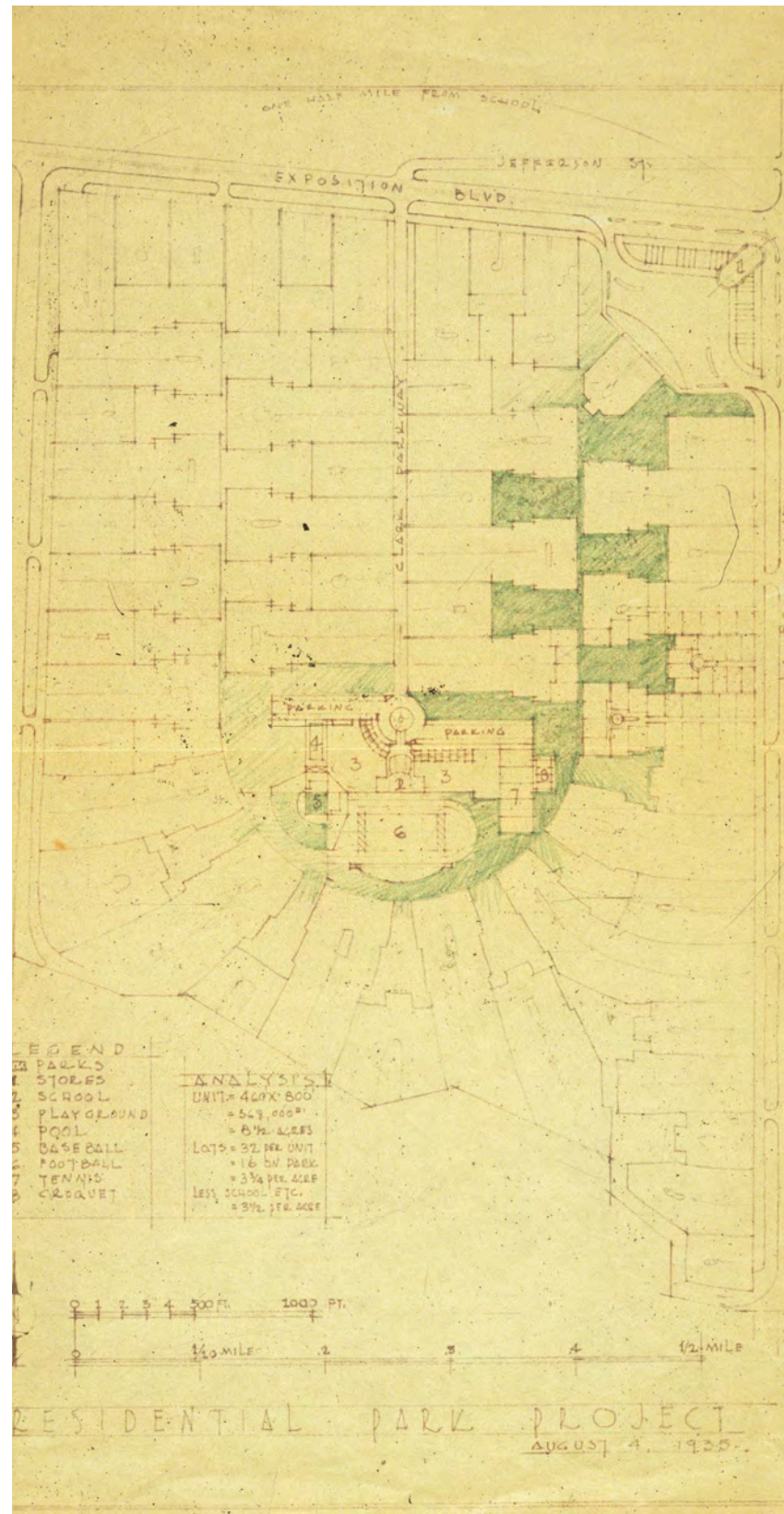
Although the listed architects came together to collaborate on The Village Green, they did not share the same office space, but rather most maintained individual offices in the Architect's Building. During the 1930s and early 40s, the Architect's Building was at 816 West 5th Street in downtown Los Angeles. A brochure from the firm of Wilson, Merrill, and Alexander, Architects and Associated Engineers details the company structure and employees who were involved with the design and construction of The Village Green. In the 1942 Los Angeles City Directory, Johnson's office was listed as 1006, Alexander's as 903 and Fred Barlow Jr. as 701 in the Architect's Building. The firm name of Wilson, Merrill and Alexander is listed at 712 West Olympic Blvd in Suite 549.⁸

Choosing the Land, 1935

According to Robert Alexander's oral history, architects Reginald Johnson and Lewis Wilson became interested in developing a housing project in the early 1930s.⁹ They initially identified a site on Exposition Boulevard, which did not work out. They then involved contractor Joshua H. Marks of Marks-Charde Company, who had worked with the Baldwin family estate on the construction of Santa Anita Race Track in 1934. Marks approached Ray Knisley, manager of the estate, about the possibility of acquiring land for the construction of housing for middle-income families.¹⁰ Circa 1936, Anita Baldwin agreed to make a land parcel available. This turned out to be the same land Marks had reviewed with Clarence Stein in 1935, who had recommended the parcel as a good potential location for housing.¹¹ The land parcel included 264 acres, and extended from La Brea Boulevard on the east to Hauser Boulevard, the current west edge of the property, and from Exposition Boulevard to the base of the Baldwin Hills.¹² At the time, this site was outside Los Angeles city limits and was being used to graze sheep and as agricultural land.¹³ After deciding to build on the parcel, the property owners requested that the City of Los Angeles annex the land, and grant water and sewer access to the project. Arthur Gallion, dean of USC's architecture school from 1945 to 1960 estimated the real cost of the land at \$2,300 per acre. He credited the low cost as enabling a low-density development.¹⁴



Baldwin Hills Village site plan, white area to the east was planned for shopping, which wasn't built until after WW II. (Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)



Alexander's Residential Park Project August 4, 1935. (Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

Planning Stage, 1935 to 1940

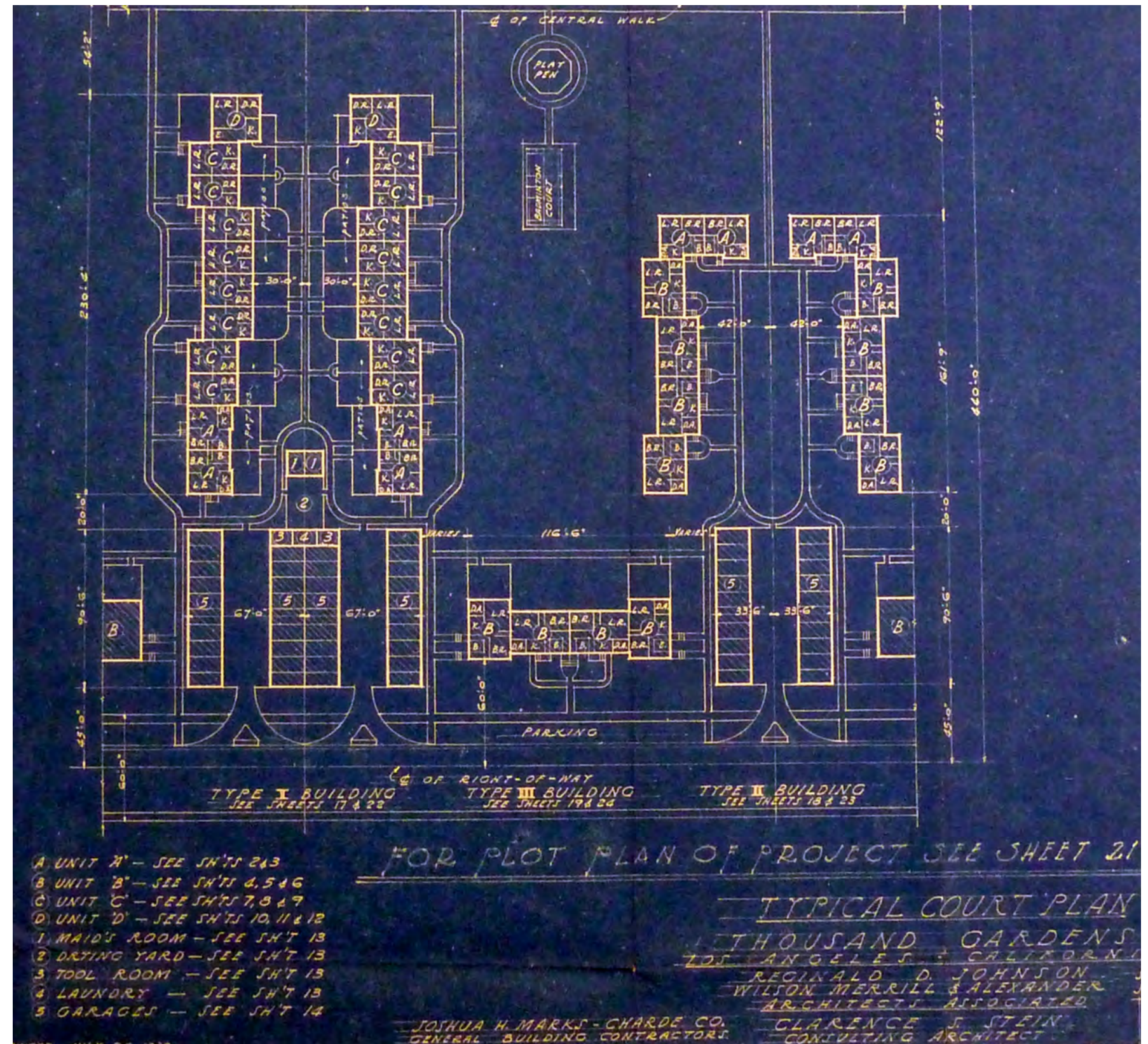
After the site was identified, master planning began. Within the time required to secure funding, the architects were to develop more than 50 proposals for the site plan in which the buildings were redrawn in detail about ten times.¹⁵ During the lengthy planning period, the site was gradually reduced from the original 264 acres to 67.7 acres. By 1937, Alexander noted that the "land area had been reduced to 105 acres including a service drive, a 10-acre shopping center, interior roads, and perimeter single family lots for 'protection.' It was planned to double in size if the first half was successful."¹⁶ Doubling the site plan was planned to occur on the south side of Coliseum Street at a later point; however, this dream was never realized. Alexander's 105 acres was reduced to 67.7 acres when the planned commercial strip along La Brea Boulevard was separated from the residential area when the city required a through street — Sycamore Avenue. When the current site plan is examined, The Village Green is not fully symmetrical since the strip of land extending to La Brea Boulevard is missing. This parcel, originally envisioned to be a connected commercial area, was of a size and scale that would have made the complex symmetrical east to west. The arrangement of the complex remained as it was, even without this parcel as planning had progressed to the point where the architects did not make any further changes. On the ground, the asymmetry of the complex is not readily apparent. The second phase, south of Coliseum Street, was never built. Demand for single-family homes after World War II resulted in the land south of Coliseum Street being developed as a subdivision to accommodate this demand.

As soon as funding for the project became available, the tract was annexed to the City of Los Angeles so that city utilities could be accessed. However, this also meant that city engineers could insist on extending their planned city streets through the project's interior.¹⁷ Reportedly, the struggle to limit streets extending through The Village Green (Baldwin Hills Village) proved to be difficult. The City Engineer and City Planning Board ultimately agreed to eliminate all through streets since these north-south streets would end within a few blocks at the base of the Baldwin Hills. Unfortunately, they were not as flexible with Sycamore Avenue and demanded it be extended. This separated the

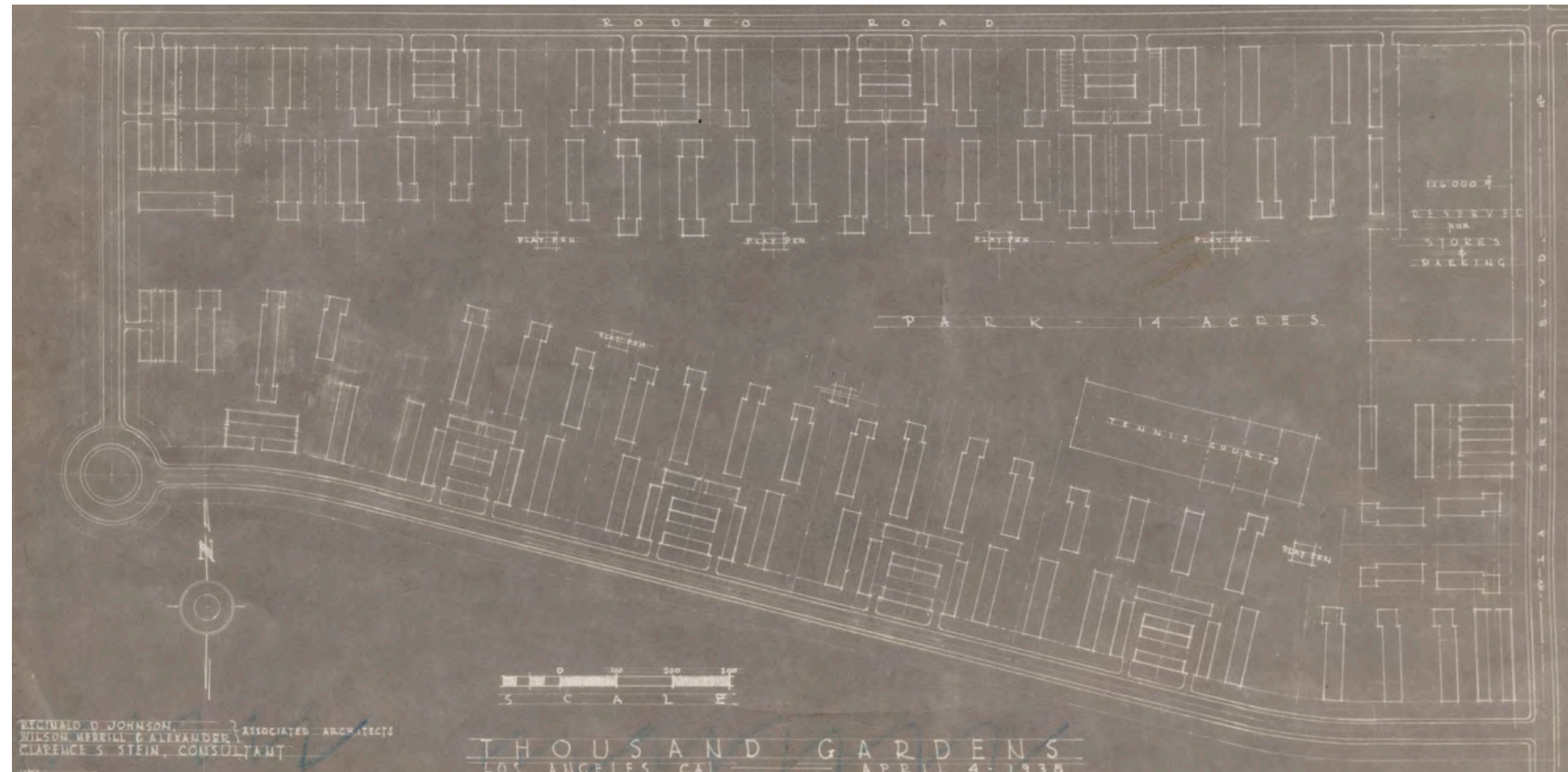
planned shopping area along La Brea Boulevard from the residential complex, requiring residents to cross the street to reach the commercial area, rather than allow the integrated and landscaped transition into the shopping center as originally envisioned.¹⁸

Robert Alexander prepared the first sketches of this grand project, simply known as "A Residential Park Project," dated August 4, 1935.¹⁹ He later noted, "[t]he site plan of 'A Residential Park Project' then included about 264 acres, extending from La Brea to Hauser Boulevard as it now does, but also from Exposition Boulevard to the base of the Baldwin Hills, since Rodeo Road and Coliseum Street had not been projected. It contemplated a shopping center at the northeast corner and a major educational, cultural, athletic complex at the center within less than one-half mile of the entire community, approached by a long cul-de-sac."²⁰ He described the basic land unit as "a cul-de-sac serving an eight and one-half acre area 460 feet by 800 feet containing 32 lots, 16 of which would face a park or 'common' averaging three and three-quarter dwelling units per acre. Deducting for schools, recreation, commercial land, and roads, there would be three-and-one-half dwellings per gross acre. An interior system of common traffic-free walk-way parks would inter-connect every home with the commercial and the cultural educational-sports center."²¹

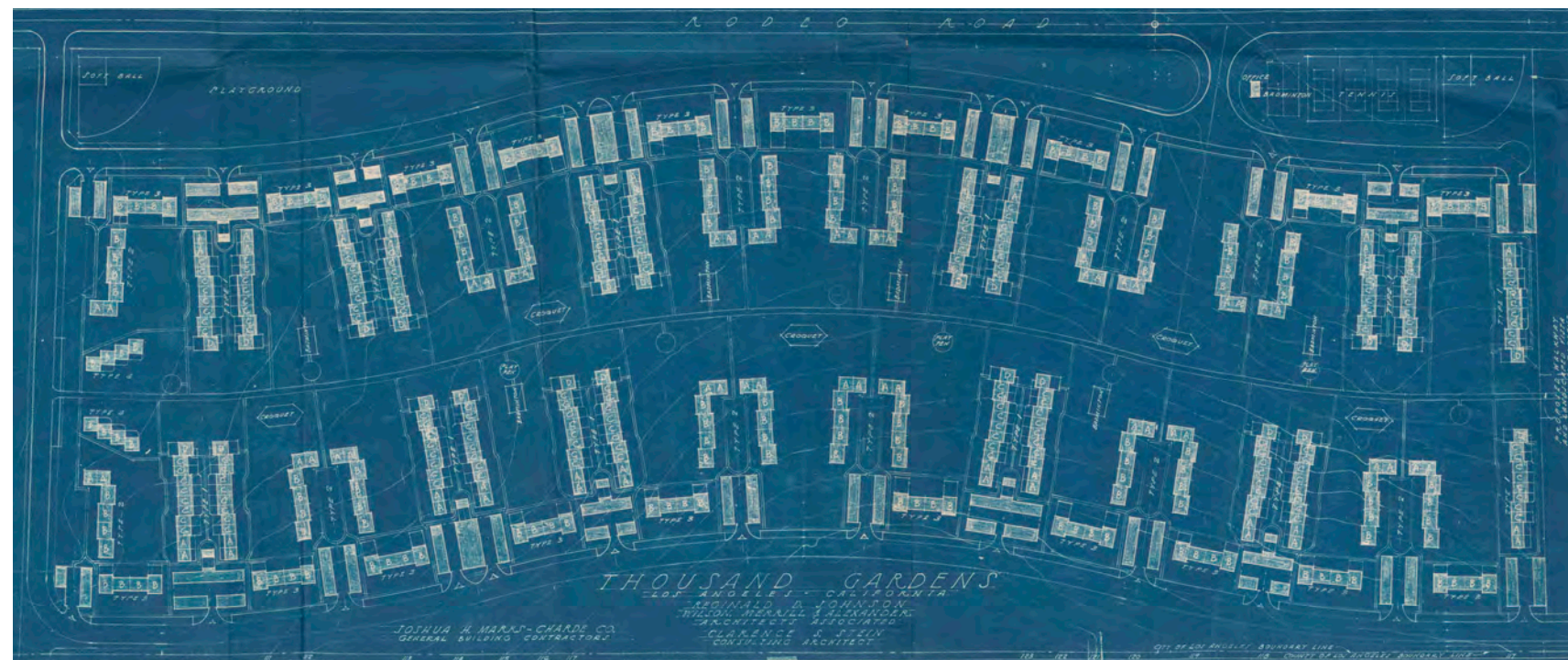
As the project took shape, it was known as "Thousand Gardens," purportedly based on the idea that there were originally one thousand units planned and each was to have its own private garden space. The initial plan proposed single-family dwellings, however this changed in response to available funding. In an effort to create affordable rental housing for a nation recovering from the effects of the Depression, the Federal Housing Administration (FHA) created a program to finance multi-family housing projects called Section 207. "Over a period of three years, Ed Merrill, one of the architects, made countless financial "setups" for successive applications for FHA insurance, while the other architects kept tinkering with the design."²² Apartments in The Village Green (Baldwin Hills Village) were initially rented at \$12.27 per room per month.²³



Early drawing of court detail, July 26, 1938. (Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)



Early Thousand Gardens blueprint April 4, 1938. (Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)

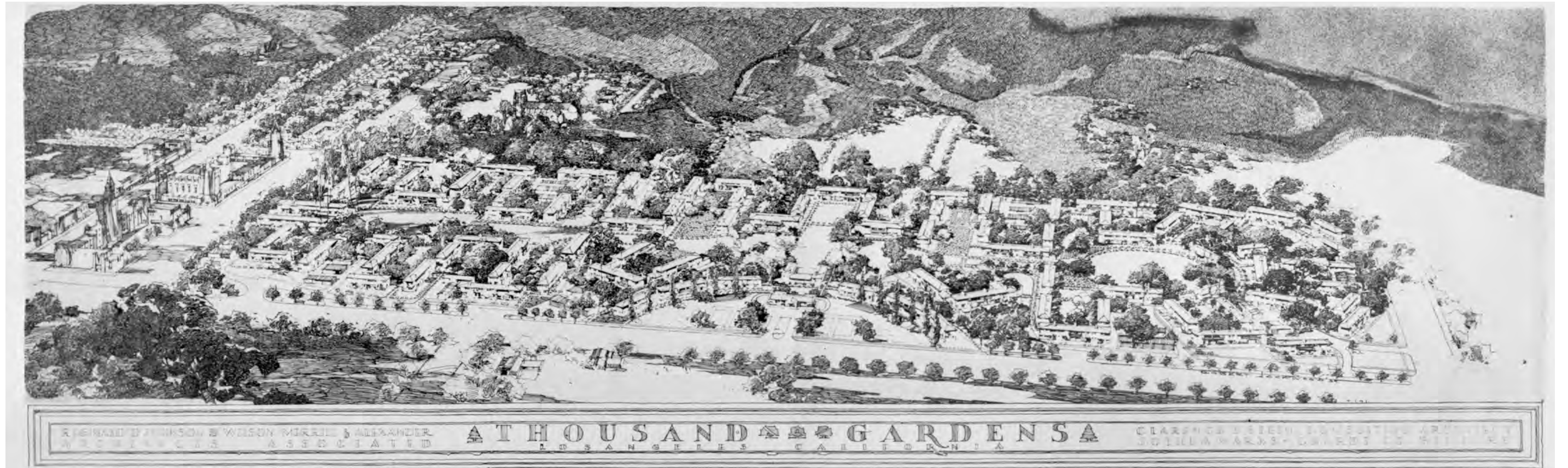


Thousand Gardens blueprint July 15, 1938. (Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)

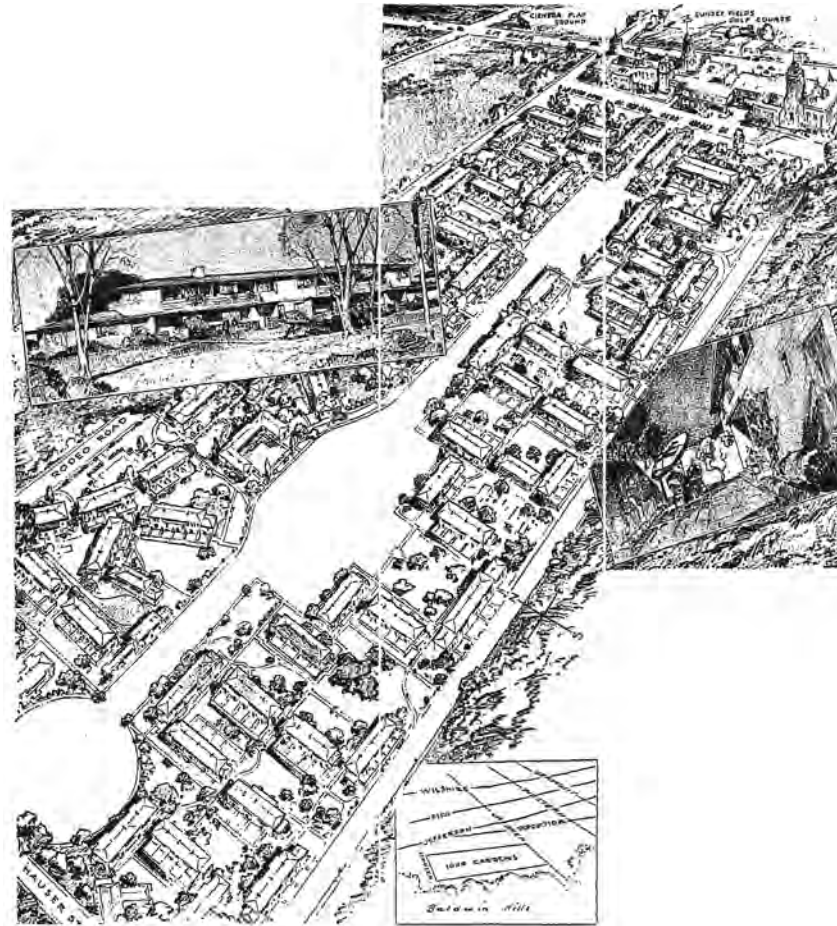
The first layouts for the site showed the Central Green as one large, unbroken area; later plans evolved this single “village green” into three distinct greens of “different shapes and sizes.”²⁴ Alexander credited architect Lewis Wilson with the initial inspiration for what became the final major organizing site features. Wilson’s concept “gave focus to a single entrance center and defined three great green areas which previously had been continuous and out of human scale.”²⁵ The site plan dated July 15, 1938, showed the interior green space as an unbroken curvilinear feature with individual garden courts extending from the north and south sides. To minimize the space that is typically “unused” between buildings, the architects settled on a scheme that interspersed two-story row houses, two-story apartment buildings and single story bungalow buildings. The final density of the project was just over nine units per acre; only slightly higher than the five to seven units per acre of the adjacent single family housing developments.²⁶

The built complex is similar in many ways to the 1938 site plan. In particular, are similarities in the arrangement of the buildings, the concept of keeping automobiles confined to small motor courts (garage courts) near the perimeter streets, a variety of unit types and buildings, walled patio space for some units and open space for others, and a central axis extending to the south. The most notable difference between this plan and the built complex was in the accommodation of the automobile. The number of covered and open parking spaces increased more than two-fold in the final design along with the garage courts being extended inwards so that most residents could easily access their parking from the rear of their unit. Larger-scale recreation facilities centered around the East and West Circles with smaller areas for badminton, horseshoes or “tot lots” located in some garage courts.

In August 1938, Alexander went East for a two week vacation and ended up taking a job with the Metropolitan Life Board of Design at the urging of Clarence Stein. Alexander spent a year in charge of floor plan production for Parkchester, a 12,000-unit housing project in the Bronx.²⁷ He credits this influence for the addition of the single story buildings in The Village Green (Baldwin



Early perspective drawing of Thousand Gardens. (Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)



1939 perspective ("How Huge Housing Project Will Appear," *Los Angeles Times*, October 8, 1939)

Hills Village). During his time at Parkchester, Alexander met Fred Edmondson and the two later collaborated on the circulation system and some of the shrub and tree massings for The Village Green.²⁸

When Alexander returned to California in August 1939, he once again became involved in the project. Alexander explains his contributions to the design process at the time.

[I] insist[ed] that about 10 percent of the coverage should be one-story high, to give a more human, Southern California scale. I redesigned the building containing two three-bedroom units, overlapping at the center of the buildings, placing these units at the ends of the building with one-story kitchens and dining rooms. I added one-story brick one-bedroom apartments at the ends of two-story flats, and added a one-story building type.²⁹

Alexander credits Stein with keeping the planning process "on the basic track of making the automobile a servant rather than a master of the planned environment."³⁰

As noted earlier, the designers were not able to incorporate the commercial area and grade school within the housing project. City officials insisted on having a secondary street, Sycamore Avenue, separate The Village Green from the commercial area, and they located Baldwin Hills School across Rodeo Road. In their ongoing post-occupancy evaluations of the built complex, Alexander and Stein continued to lament the fact that these areas, especially the grade school, were not incorporated onto The Village Green complex.

Final Design, 1941

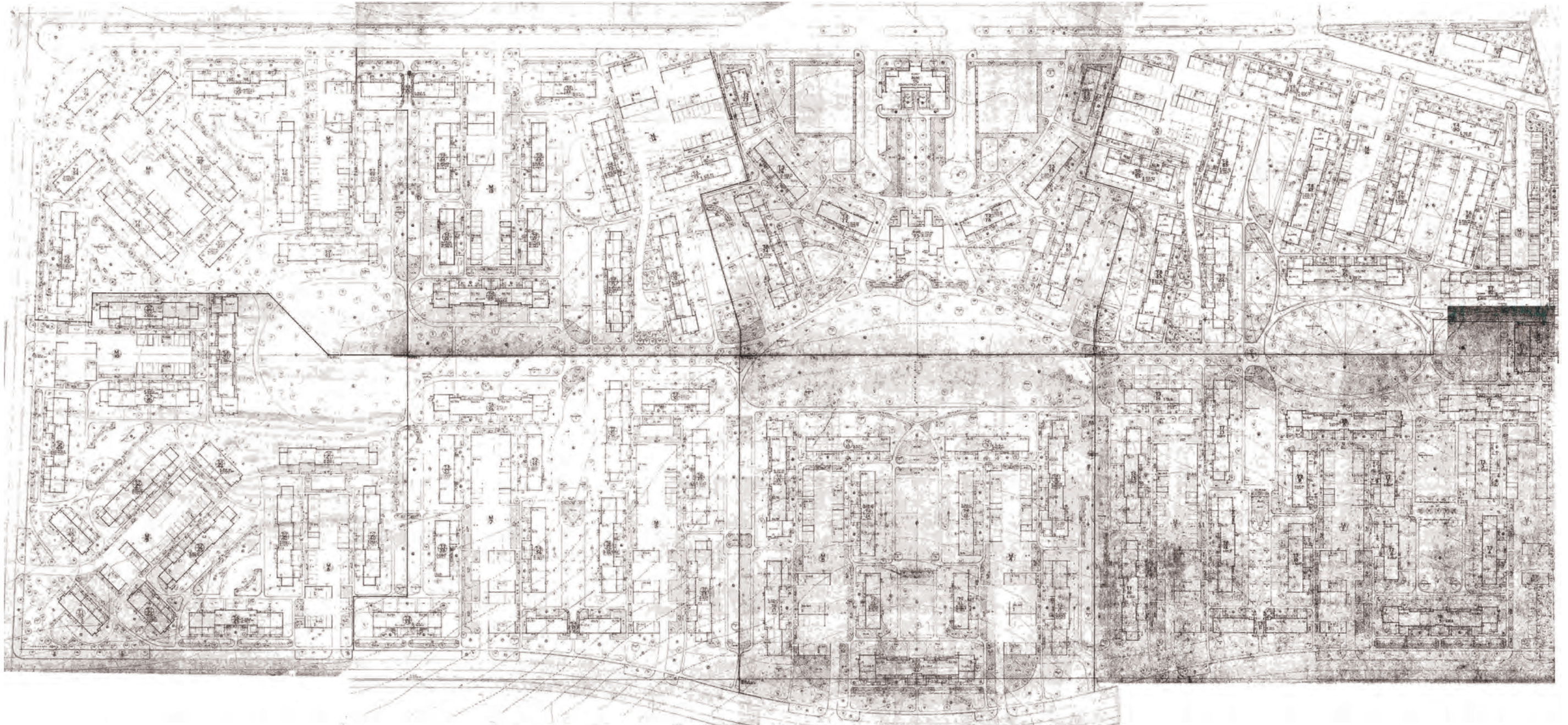
The site plan for The Village Green has a formal arrangement of two intersecting axes. However, on the ground these two organizing axes are not so apparent, and seventy years after completion, the landscaping obscures most of the underpinnings of formalism. Instead, most spaces are on a comfortable human scale and invite exploration – in experiencing the layout, a modern visitor makes a series of "discoveries" while moving through the landscape. Pass-through buildings yield glimpses into the interior, garden courts offer serenity at a comfortable scale, and the larger central greens show park-like expanses. Even Clarence Stein, commenting in 1951, noted that:

The general plan and the air view may suggest that the central axis is overemphasized and out of harmony with the unpretentious urban quality of the rest. This apparent formal monumentality is more evident in the drawing or as viewed from the air than in reality. The individual on the ground sees only a small picture at a time, and he is not likely to observe the main axis, excepting in the relation of the two community buildings at either end of the charming formal garden court.³¹

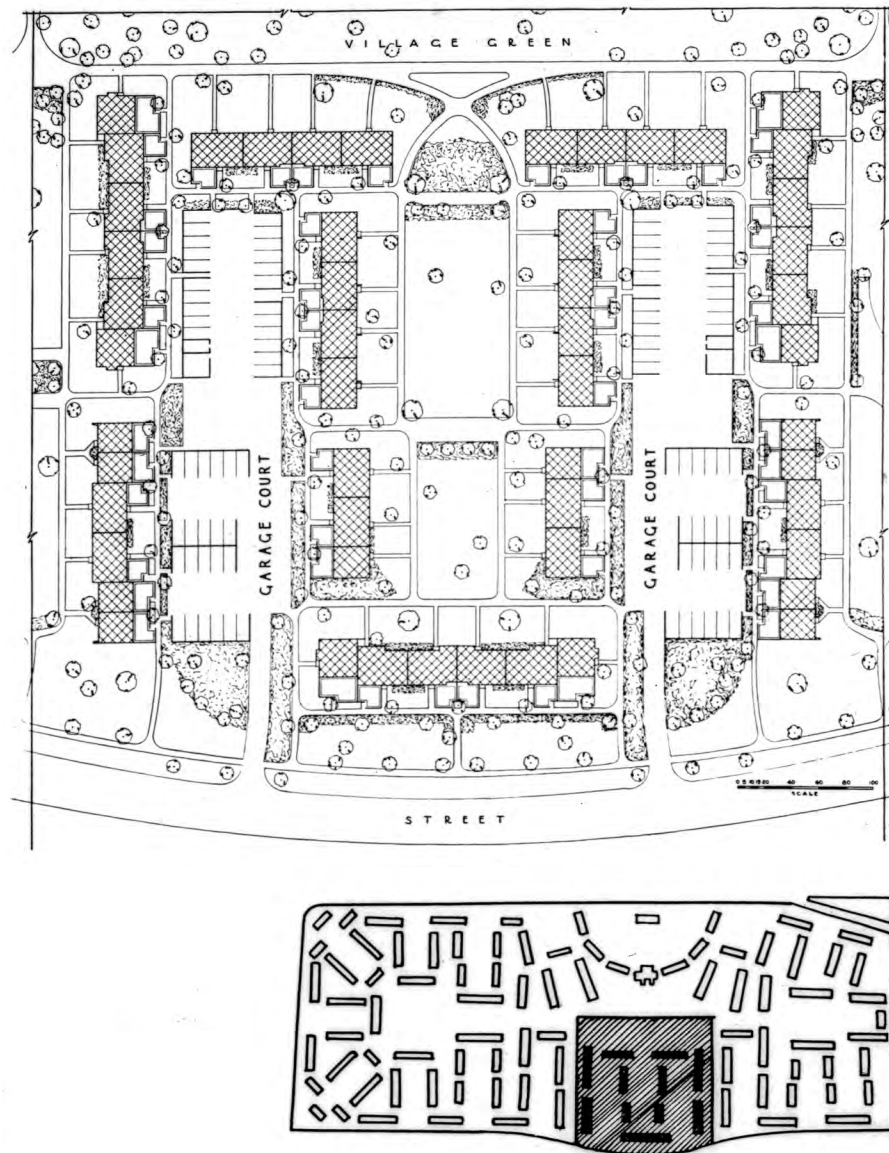
Buildings in Plan

The final plan consisted of 97 buildings. Of these, 94 contained rental units, and the other three served as Administration Building, Community Building and Rubbish Disposal and Storage Building. In addition, 85 garage structures were built in the garage court with enough parking spaces for each unit to have one space.

The Administration Building was centered in the formal half circle of buildings adjacent to Rodeo Road and served as the entry point to the complex for potential tenants and visitors. To the south, across a lawn flanked by rows of olive trees, the Community Building welcomed residents and served as the heart of community social life. Views from the south side of the Community Building opened into the broad expanse of the Central Green and towards the Baldwin Hills. The Rubbish



Baldwin Hills Village As-Planted Plan, 1942



Final plan detail showing Garden Court 4/5 and Garage Courts 4 and 5. (Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)

Disposal and Storage Building was strategically located in a utilitarian corner of the property, at the intersection of Rodeo Road and Sycamore, and was screened from residential buildings by fencing, trees and a service road.

Residential buildings contained three to ten units each, with an average of six units per building.³² Individual units had between three and six rooms. Alexander explained that the architects "developed standards based on subjective observation, such as +/- 100 feet minimum between two-story 20-foot tall buildings, 20-feet between building ends, etc. Johnson suggested two places where we might pierce buildings with broad pedestrian passages and two places where the passer-by could look into the project from outside."³³

The residential buildings were arranged so that the interior spaces of the super-block were automobile-free. Tenants could drive into garage courts from perimeter streets, find their assigned covered parking space and proceed to their apartment. For most units, the service side (kitchen, bathrooms and laundry rooms) faced the garage courts, while the living rooms and larger bedroom (in units with more than one bedroom) faced onto green spaces. Exteriors were Modern in style with little ornamentation, painted in varying hues that added interest in a landscape that was newly planted. In 1944, Catherine Bauer noted, "Facades fronting on the central Green are all two-story, all very plain – balconies and patios are in the rear – and the effect, with ivy-ground-cover already up to the lower window levels, is somehow English-at-its best; buildings vary in color: cream, salmon, light green."³⁴

Architectural critic Lewis Mumford noted, "... there is a maximum provision of continuous green space, framed by long rows whose restful horizontal planes are differentiated only by their colored walls."³⁵ Colors are cleverly applied to avoid any uniform appearance and varied landscape schemes added to the effect.

All townhouses and first floor units were designed with front and back doors. Second-story units had only one entrance: each unit was accessed via an internal staircase from an entry door,

located on the garage court side of the building. The project was originally planned to have the front doors for every unit face the garage courts and to have these main entries be off the landscaped walks behind the garages. This made sense in that residents would typically be arriving by car "and would use the nearest access to his home as the entrance."³⁶ However, the FHA required 'prestige entrances' that would face the park spaces. The designers complied by orienting living rooms to face the garden courts to provide this formal entry. Only the second-floor flats had no entry from the 'park' side of the building. The required relocation of the front door also meant the enclosed private patio spaces moved from the garden court side of the buildings to the garage court side, dramatically changing the relationship between the unit, private outdoor space, garage courts and garden courts from the original concept.

Green Spaces and Outdoor Rooms

The landscaped grounds allowed residents wonderful open space with many options for recreation and respite. According to Robert Alexander, "it was intended that the kids would play ball with their Dad in the center green and this would be a real living place. The kids could pitch tents out there and play cowboys and Indians and whatnot."

Clarence Stein wrote,

Although the Management leaves the great central parks freely open for recreational use, they look empty much of the time. Many of the youngsters seem to find the smaller proportions of the garden courts, which form bays off the central greens, more congenial. They are nearer home, and the little ones love to use shrubs as hiding places."³⁷

The original plan called for at least one "sitting-out area" within each garden court. These outdoor rooms had low shrubbery walls, decomposed granite floors, were to be shaded by trees,



Garage Court side of building showing enclosed patio and open space, early 1940s. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Garage Court showing some enclosed stalls, others still open, circa 1945. Note drying yard between garage structures. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Garden Court side of building with lady on balcony, early 1940s. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Garage Court side of building, 1944. (Photo by Margaret Lowe, courtesy of The Huntington Library, San Marino, California)

and were intended to have benches for seating. Each had a unique design. These gathering spaces were meant to draw residents into the garden courts to gather and to enliven the landscape. The FHA did not approve the 94 benches planned for by the design team, resulting in these gathering spaces never being fully realized. The hedges and decomposed granite pavements were eventually replaced with turf.

Another innovation in The Village Green landscape was the inclusion of private outdoor spaces for most units. Of the 627 original units, 450 included private patios. Most ground floor units originally had patios walled in by redwood fences. The exception was the two-bedroom one-and-a-half bath units in Type 7 buildings, which had small hedges separating their “patio” space from the garage court sidewalks. These patios ranged in size from 250 to 400 square feet and were accessed from either the dining room or kitchen. They provided tenants with space for lounging, outdoor dining or other pursuits. One hundred twenty-six of the second-floor units included outdoor balconies, and of these, 40 included patios as well.³⁸ Starting in 1949, after New England Mutual Life purchased the complex, the open patio areas were enclosed with serpentine brick walls.³⁹ These walls provided a complementary color and texture to the original painted wood fences. Residents were free to plant whatever they wished within the confines of their patios.

At the time of construction, the inclusion of private outdoor space in the individual unit plan was unusual. As Catherine Bauer noted in her 1944 Pencil Points article, “balcony, walled patio, and landscaped central green typify one extraordinary provision: that for outdoor living.”⁴⁰ Alexander noted in his 1947 assessment of the project that “the enclosure of patios is successful. Privacy and a chance to maintain a little ground as he wishes appeals to the average tenant.”⁴¹

The Garage Courts

By the 1930s, Los Angeles already had a strong tradition as a car culture, and providing accommodations for a large number of cars was an important aspect of planning for circulation.⁴² A notable addition to the site plan was the inclusion of one private, covered parking space for each unit, as well as surface parking for an additional 770 cars. Similar East Coast row houses seldom included space for cars as residents were expected to use public transportation.⁴³ The parking provisions “seemed outrageous to the FHA staff who had processed applications only from East Coast cities. Garages and parking were arranged to minimize the view of cars from the street and from the interior.”⁴⁴ A main focus of the site plan was the separation between vehicular and pedestrian circulation. Cars were restricted to garage courts at the perimeter of the site leaving the interior spaces free for pedestrians and play areas. Stein noted both the safety features of the design as well as the aesthetic value in this quote.

The dangers of too direct access to the paved courts do not exist at Baldwin Hills (The Village Green). There is entrance only at the ends. A child running out of the house will be stopped by a high wire fence or plantings. The view of cars is hidden, or at least lessened by the vines that overgrow the fences, as well as by the interval planting. This also serves to decrease the annoyances of auto sounds and smells.⁴⁵

Stein nicely summarized the importance of the car to Los Angeles culture and its place at Baldwin Hills Village.

A new form has developed and come of age. Here is realistic modern functionalism replacing outworn traditionalism. Within the court is one garage for each home around it; also parking space for one car per family or its visitor. There remains adequate space for maneuvering, turning, backing into garages. The automobile –

arriving, departing, at rest, in storage – has all the room needed. Its local functions are not interfered with by through circulation.⁴⁶

In addition to providing areas for parking, each garage court included a trash center, laundry, and clothes drying yard. Because a majority of the buildings were completed during wartime, restrictions were in place, resulting in the space for drying yards being increased as laundry wasn’t as easily sent out for cleaning. After World War II, some of the space dedicated for drying yards was converted to parking.⁴⁷ Stein comments in his book *Toward New Towns* that New England Mutual Life Insurance Company planned to build more garages after they purchased the complex in 1949.⁴⁸

The most important objective of the site plan is evolving in the form of community spirit and character. No organization has been urged by the management. The arrangement of buildings and the character of the Village have led to a natural neighborliness. The mutual use of facilities has brought people together resulting in organizations varied to suit interests and tastes.⁴⁹



Spence Air Photo, circa 1941. (Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)

Building Construction, 1941 to 1942

Construction began on The Village Green on March 25, 1941.⁵⁰ Although, Los Angeles builders Marks-Charde Contractors had worked with the architectural team throughout the planning stages, they had left the project by the time construction began. The general contractor on record is the Herbert M. Baruch Corporation, a well-known company that completed numerous buildings in California including the multi-family housing complex Ramona Gardens.⁵¹

On December 7, 1941, Pearl Harbor was bombed, ushering America's entrance into World War II and impacting the availability of both materials and manpower. The flipside of the materials shortages were the thousands of defense workers streaming into Los Angeles looking for work and housing. Occupancy rates for completed units hit 100 percent almost immediately and stayed there. The total cost at completion was \$3,500,000.⁵² Catherine Bauer, in her article in Pencil Points, reported the overall construction cost per unit was \$4,911 and the cost of site improvements, landscaping and utilities was \$637 per unit.⁵³

During construction, the on-site topsoil of clay and peaty-clay proved to be a challenge as it was too unstable to build on without drilling expensive caissons. If undertaken, the cost of construction would have been prohibitively expensive. Dames & Moore, the foundation engineers, undertook an extensive study and determined that the site could economically be excavated under each structure to remove the unstable soil, sometimes up to a depth of 14 feet, and that a suitable backfill, found on-site, could be used. Each excavation extended approximately 5 feet from the edges of the foundations.⁵⁴ Clarence Stein noted that the peaty soil, though undesirable for building, was "overcome by the use of floating foundations."⁵⁵

More than 50 companies supplied materials and/or labor to the project.⁵⁶ Construction was standard wood frame and plaster, except for the one-story apartments the used reinforced Groutlock brick for exterior walls. The building exteriors were painted varying colors including cream, salmon, light green, canary yellow, rose

pink, apricot and turquoise.⁵⁷ The roofs were finished with colored gravel aggregate, which alternated court by court from green to tan, with white used in specific locations.⁵⁸ The windows were steel casement with redwood surrounds. Original patio fencing and building trim was also redwood. After 1949, originally open patios were enclosed with serpentine brick walls, adding a contrasting texture to the painted redwood surrounds.

In another innovative aesthetic decision, the architects managed to conceal utilities. "All utilities are underground, an unusual feature of its day, bargained for with the power company in return for 50% 'all electric' dwellings."⁵⁹ The other 50 percent of residential units were provided with natural gas supply lines for stoves, water heaters and fireplace starters.



Fairchild Aerial Surveys, 1948. (Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)



Detail in Court 4/5 showing the low terrace, an original feature that emphasizes horizontality, 1944. (Photo by Margaret Lowe, courtesy of The Huntington Library, San Marino, California)



Building 18, Court 4, circa 1945. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

Design Influences and the As-Built Landscape

This was a project with unusual benefits: the investors owned the land free and clear, and it was a nearly level, clean site. Other Garden City plans, such as Chatham Village and Greenbelt, had to consider both topography and existing trees. The site for The Village Green was covered with scrub vegetation and some agricultural use prior to grading and construction.⁶⁰ Another, less apparent benefit to the investors was the lengthy delay caused by the FHA and city planners. This fortuitous stretch of time, coupled with a scarcity of work during the end of the Depression years, gave the architects ample time to refine design plans. As Clarence Stein explained, “Baldwin Hills has an organized unity of over-all pattern This is in large part the result of its being conceived and built as a single related operation with adequate time for thorough study, simplification and integration of the various parts.”⁶¹ This cohesive design differed from the process at Sunnyside and Radburn, where the projects continued to be modified as sections were built.⁶²

Clarence Stein, in a retrospective assessment of Baldwin Hills Village published in 1951 noted the following.

The resulting design of Baldwin Hills Village is dominated by long restful horizontal lines and planes; long green courts paralleled by long low buildings. This horizontality is accentuated by the unbroken line of the delicate cornice and the deep shadow cast by its overhang, which is sometimes three feet wide. The horizontality is emphasized by the thin parallel line of porch and entrance roofs and the flat surface of balcony fronts.

The forms of the buildings are all simple. There is no extraneous ornament or moldings. Adequate and rhythmic pattern is secured by means of the organization and grouping of the simple, straightforward essentials: windows, doors, balconies. There are contrasts in mass of different lengths of buildings consisting of two to six houses, and of heights

of one and two stories. Additional variety comes from the different direction in which the structures run, resulting in varied play of light, shade and shadow. Add to this the contrasts of pastel coloring – bluish green, suede grey, dark tobacco brown, grey blue – and holding these together large masses of white, slightly greyed, reminiscent of the house rows of Denmark and Sweden. There is added diversity in the individual landscape treatment of different courts.

In spite of the harmonious unity of its horizontal treatment Baldwin Hills is never monotonous. It has a simple, decided rhythm. The big composition, that follows the dominating line of the flat ground, is relieved by the contrast of the long curves of the brown hills that form a background.

There is no waste motion, no pretense about the design. It is straightforward and entirely serviceable The individual houses plans are integral parts of the community plan. They all open out to its expansive beauty; living rooms and principal bedrooms face towards the greens, while kitchens, though convenient to the service side, open to the patios. In these houses and the surrounding open spaces it is easy to live the kind of life people in Southern California seek in the present time. This, it seems to me, makes the buildings contemporary architecture far more than could any veneer of stylized ‘modern.’⁶³

Stein summed up the design intent:

The more leisurely, less tense rhythm of walking or loafing in the parks of Baldwin Hills calls for a greater variety and for a less rigid setting. Flowing paths; variety of width of open greens, of direction and length of building masses, of color and planting; even the



Original Community Building, circa 1942. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

calm repose of long horizontal lines which unifies and give repose to this variety is softened by the trees and the background of rolling hills.⁶⁴

The landscape architect for The Village Greens was Fred Barlow, Jr., whose partner was Katherine Bashford, though she did not work on the project.⁶⁵ Fred Edmonson, nephew of Los Angeles architect Myron Hunt and a Cornell-trained landscape architect, assisted Robert Alexander in planning the paths and some shrubbery and tree massings. He was later hired by Fred Barlow, Jr. to serve as an assistant landscape architect for the project.⁶⁶ R. W. Hamsher, an accomplished nurseryman and Beverly Hills fixture, supplied the trees from his tree nursery in Beverly Hills at 9760 W. Pico, a block east of Roxbury Drive.

In an article written in 1944 for *The Villager*, an informational newsletter distributed to residents, Fred Barlow Jr. described his design objectives for the landscape at Baldwin Hills Village.⁶⁷

- a. Provision of maximum open spaces for freedom of movement and recreation;
- b. Patios to ensure privacy and individual garden areas;
- c. Character of planting, given by trees and shrubs, while color notes are provided by vines on buildings;
- d. Groundcovers were used to provide a background for flowering shrubs and vines and to insure privacy for tenants by restricting play to central lawn areas;
- e. Lawns were concentrated in central areas large enough for play;
- f. Various shaped gravel areas will in time be shaded by trees, which with benches placed will provide “sitting-out” sections.

In *Homes for Moderns*, published a few years after the completion of The Village Green, Barlow stressed the use of native plants and the use of turf only where necessary, and where it made the most sense. He also cautioned against the use of too many colorful flowers.⁶⁸

Lawn areas in general, particularly in the more arid regions, should be confined to a minimum. A good rule is to plan only enough lawn for your actual use. Too many homes are set back from the street behind deep expanses of lawn that are costly to maintain and serve no purpose for any but the admiration of the passing public. There are many ways in which such an area can be treated other than planting it to lawn. Groundcovers are suitable where the area will not be walked on; paving of decomposed granite, water-bound and tightly packed, when tree shaded is very effective; and the use of some of the easily maintained native grasses and cover crops has much to recommend it in more rural settings.

Flower borders, rose gardens and rock gardens are other places where the beginner is apt to go overboard. These look beautiful in color pictures in magazines and seed catalogs but are a delusion and snare for the amateur gardener. Here again, determine on the type garden you wish to have and then restrict your flower and color plantings to a minimum. Annuals and perennials take lots of work if kept looking at their best and require frequent replanting. It is usually safer to have your color restricted to definite areas, either in beds or to spots in the shrubbery border, for then the labor of caring for them will not become burdensome.

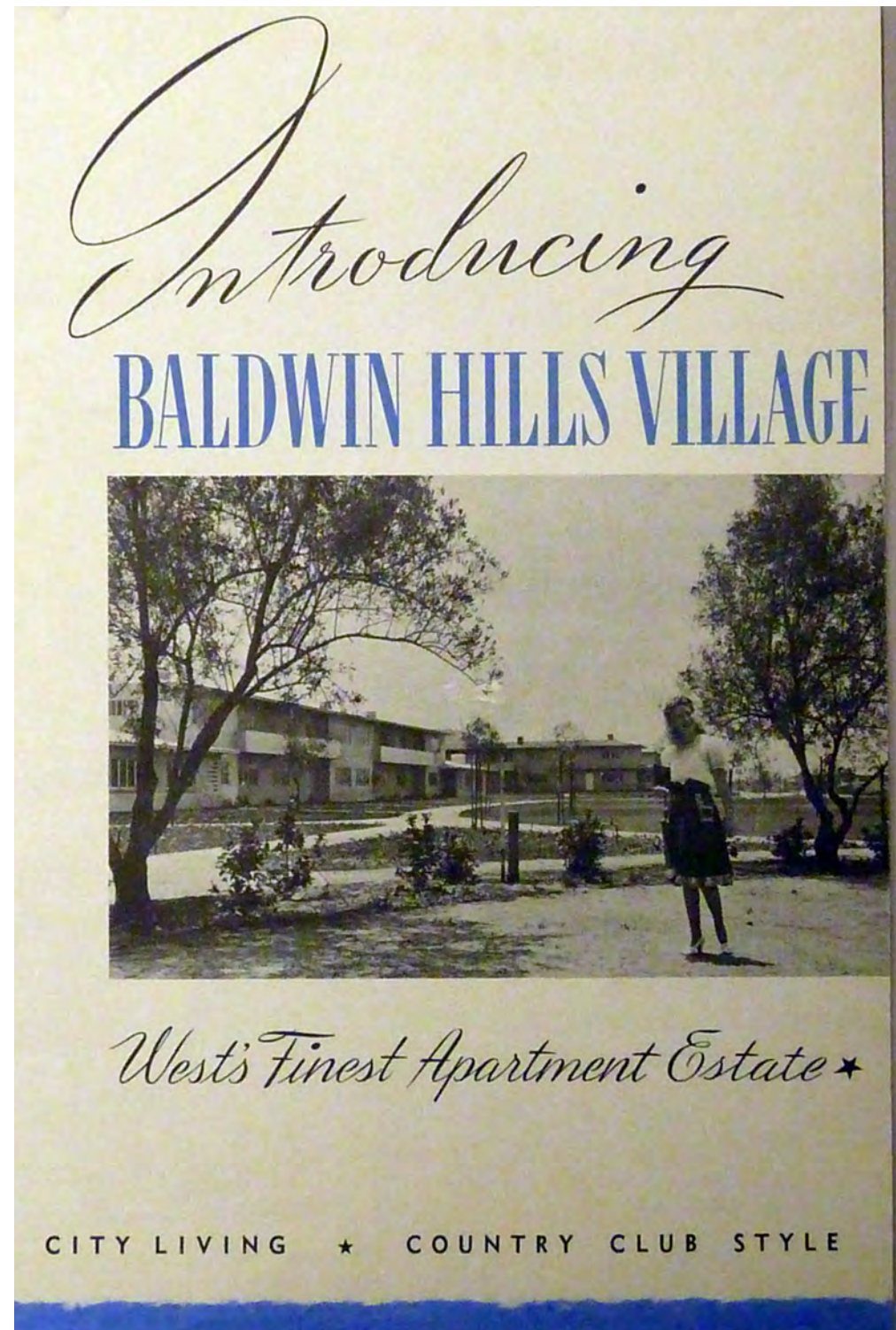
Barlow also emphasized simplicity in a landscape plan when he noted that “It’s what you leave out that is important. The fewer number of plants you have, the more satisfactory will be your final product.”

Steve Close, an early Village resident, shared memories of his childhood landscape experience at The Village Green.

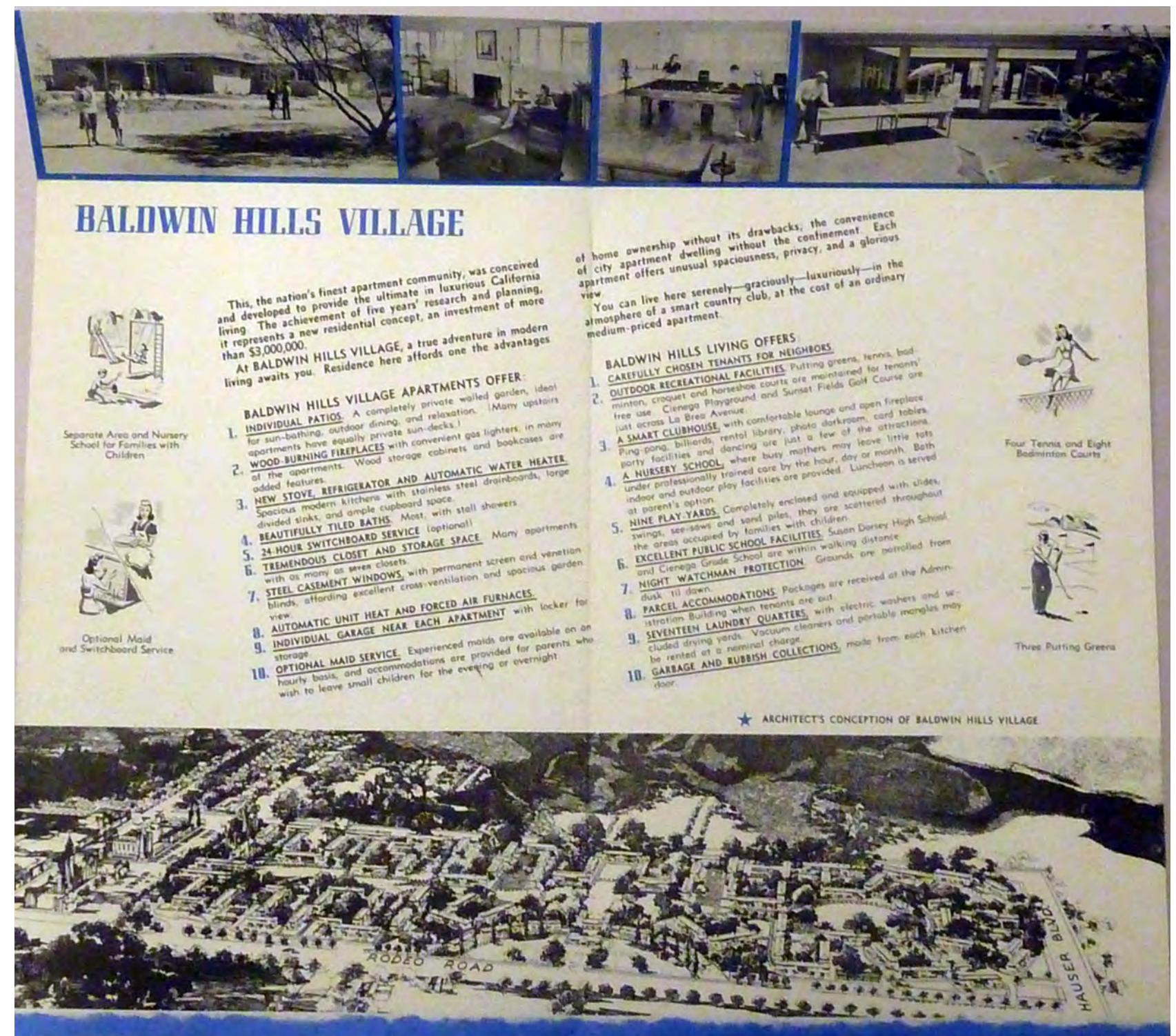
The memories and adventures are countless: serpentine gravel pathways, olive trees, shady archways, expansive greens...the little playground in our own court, our private patio...snakes in the ivy, friendly little pathway lights. And the courts were all different; each pathway held a new surprise and delight.⁶⁹

Timothy Alexander, son of architect Robert Alexander, lived in unit 5549 with his family from 1942 to 1951/52. He also reminisced about Village life.

The landscaping was exotic, varied, some of it edible, most of it accessible, all of it hardy enough, and except for the ‘greens,’ xeriscaped to survive the climate and sprouts who played in it. Who would ever dream today of an apartment complex with loquats, pepper trees, olive groves? Before some rule was passed, Mediterranean families came to shake the bitter black olives onto ground cloths for further processing. Varieties of eucalyptus, bougainvillea, birds of paradise and other goodies adorned its public spaces, like the Community Center. And a patio accompanied each apartment, where we grew flowers, but the Drabneys [neighbors] grew artichokes (some kept for thistle show). Not surprisingly, I love gardening, and have pursued a career whose central themes are geography, environmental management and resource conservation.⁷⁰



Baldwin Hills Village brochure, no date (Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)





Rancho Cienega Corporation, 1941 to 1949

The Village Green (Baldwin Hills Village) was owned and operated by Rancho Cienega Properties, Inc. during its first eight years of occupancy. The list of stockholders shows that most of the principal contributors associated with the project were also shareholders: Robert Evans Alexander; Baruch Corporation; Fred Barlow, Jr.; Anita Baldwin’s estate; F. Wesley Davies; Reginald D. Johnson alone and in association with Wilson, Merrill and Alexander; Edwin Ellison Merrill; Rancho Cienega Corporation; Southwest Land Co.; Clarence S. Stein; and Lewis Eugene Wilson.⁷¹ Some surprising names on the list include Ralph J. and Norman Chandler along with their company, the Times Mirror Co., owner of the *Los Angeles Times*. The Chandlers were known to be shrewd and influential businessmen and their association was likely extremely beneficial to the project. Indeed, numerous articles in the *Los Angeles Times* kept the reader updated on the planning and construction progress, all with glowing details.

Stockholder	No. Shares
Robert Evans Alexander	40
W. J. Boyle, Jr.	100
Louis M. Boyle	250
Baruch Corporation	1330
Fred Barlow, Jr.	56
Executors of Estate of Anita M. Baldwin, Dec'd	2178
Ralph J. Chandler	50
Norman Chandler	11
Kenneth E. Carpenter	100
Dextra Baldwin Derx	650
R. Wesley Davies	25
Roger Goodan	11
Henry M. Harris	80
Reginald D. Johnson	205
Reginald D. Johnson, Lewis Eugene Wilson, Edwin Ellison Merrill and Robert Alexander	566
Loury B. McCaslin	80
Edwin A. Meserve	100
Shirley E. Meserve	50
Meserve, Mumper and Hughes	25
Edwin Ellison Merrill	80
Ralph Phillips	8
Rancho Cienega Corporation	675
Southwest Land Co.	11
Clarence S. Stein	50
Times Mirror Co.	65
Howard A. Topp	20
Williamson, Hoge and Judson	25
Frederick W. Williamson	11
Lewis Eugene Wilson	80
Lenore L. Winter	50
Total	6982

Rancho Cienega Properties, Inc., Schedule of Stockholders, as of March 31, 1942⁷²



Rose garden in Garden Court 12/13, Building 65 shown, 1958. (Photo from Shulman Collection, The Getty Research Institute)

James R. McGonagle was the first apartment project manager. His position was announced in the *Los Angeles Times* on November 2, 1941, though his name is linked with the project from at least 1939.⁷³ After serving as Captain McGonagle for the U.S. government during the war, he returned to The Village Green in February 1946.⁷⁴ The article noted that "Approximately 200 apartments out of a total of 627 will be ready for occupancy in the near future."⁷⁵ One third of the complex was reserved for adult only tenants, in Buildings 17 to 51.⁷⁶ The buildings where families with children lived covered two-thirds of the complex and included Buildings 1 to 16 and 52 to 94. "The segregation and concentration of families with children within certain areas is considered advantageous by both classes of family. It provides quiet for couples and playmates for children. However, since this was not contemplated until after construction, laundry drying facilities and playgrounds are considered inadequate in the children's areas."⁷⁷

Rental units were made available as they were completed and as construction continued on other buildings within the complex. In keeping with the 'living in a country club' image, four model units were furnished by Bullock's Department store, an upscale Los Angeles retailer.⁷⁸ Construction began with Building 2 and moved clockwise around the property, with units being occupied as they were finished. It is interesting to note that the floor plans of the Type 3 buildings changed from Court 1, Buildings 3 and 4 to those constructed later. The flats in Buildings 3 and 4 each had one bedroom and a dining room, later buildings had two bedrooms, but no dining room, possibly a later design alteration to suit market preference.⁷⁹

Just as the first rental units were becoming available, Pearl Harbor was bombed, bringing the United States into World War II. Los Angeles became a center for the defense industries, and workers poured into the city from all parts of the country. Numerous additional wartime housing projects were instituted to house this mass influx. By December 1942, The Village Green had 97% occupancy.⁸⁰ Rents ranged from \$45 to \$80.⁸¹

It is clear that the aesthetic and amenities of The Village Green catered to a more well-to-do renter than the average rental housing complex. A negative side to this intent to appeal to a more affluent tenant during the 1940s was the management practice of "careful selection of tenants," language used to assure discrimination. Advertisements for new tenants, such as the one published in the *Los Angeles Times* classified section on March 8, 1942 promised that one could "live in the smart atmosphere of a country club, among carefully selected neighbors. . . ."⁸² A color brochure described life in The Village Green and prominently promised "Carefully Chosen Tenants for Neighbors."⁸³ Like the rest of the country, Los Angeles was not immune to racial discrimination and The Village Green dealt with its share.⁸⁴ Residents reported that the rental policy was strict about keeping out 'people of color' and possibly also those of Jewish descent. One current resident, recently noted that he was the second Black person to live in The Village Green. He did not move in until 1973, after the condominium conversion began.⁸⁵

Architect Robert Alexander was an early tenant, and he reported that "In general, the tenants are thoroughly sold on living in the Village and appreciate the advantages provided. Some consider it ideal wartime living, some consider it ideal for children, others prefer it until they can afford to support some of the luxury it provides on their own 'estate,' and still others would not trade the care free existence it provides for a mansion."⁸⁶

Stein summarized Bauer's 1944 article to extol the virtues of spending a reasonable additional sum in the construction of The Village Green in contrast to much of the defense and public housing projects built during the same period.

Excluding land, the cost per unit of Baldwin Hills Village is \$4597, and the average for the four public projects is \$3547 . . . 23 percent lower or a difference of \$1050 per family.

No resounding generalizations should be drawn from these figures . . . But perhaps it would be reasonable to claim some evidence



Resident on patio, 1944. (Photo by Margaret Lowe, courtesy of The Huntington Library, San Marino, California)



Model Home, c. 1942. (Photo from Cornell University Library)

that, excluding the land and location factor, permanent community housing of “decent, safe and sanitary” but minimum standards cost 20 to 25 per cent less than community housing of luxury standards in Los Angeles in the early 1940’s. What does one get for this extra \$1000?

Landscaping and outdoor recreational and service areas much more highly developed than in public projects, and covering about twice as much open space per family;

Garages; lawn sprinkler system; laundries with enclosed drying yards; enclosed playgrounds; athletic facilities;

Private patios and balconies;

Much larger rooms, particularly living dining areas; luxurious storage space;

Better heating and hot water systems, plumbing and electric installations;

Oak floors, tile baths, stainless steel drainboards, Venetian blinds, etc;

Many fireplaces, some extra bathrooms.

This is a lot . . . there is evidence that even 10 per cent more leeway in the costs and standards of “minimum” modern housing might bring a social return much greater than 10 per cent in more space, more amenity, more convenience.

Perhaps the most significant single item is the cost of site improvements, landscaping, and utilities. The cost per unit for Baldwin Hills Village is \$637, for the public projects (excluding Channel Heights)

\$403 . . . only \$234 difference, although the Village has only half the density of population, and open space far more highly developed for varied use and beauty than do the public projects.⁸⁷

Rationing during World War II affected the early life and operation of the complex. The proposed public bus, which had been initially approved by city officials to carry residents to the nearest transportation line, was forbidden by the War Production Board. This necessitated that a private station wagon bus be made available at no cost to the residents by the management.⁸⁸ Individual telephone lines were restricted during the war effort, resulting in an exchange being set up in the Administration Building and operated by the management on a 24-hour basis. An informational handout for new tenants noted that pay phones were installed in Courts 3, 5, 8, 12 and 16 as well as in the southwest patio of the Clubhouse.⁸⁹ This occurred prior to 1946, during the time of the switchboard when private lines were installed.

Due to wartime restrictions on construction materials, building of the proposed commercial area at La Brea Boulevard and Rodeo Road was not permitted. To compensate for this, the management modified additional units just to the west of the Community Building as a lunch counter, barber and beauty shops, and a general market. These businesses, naturally, were called Village Beauty Studio, Village Café and Village Commissary.⁹⁰

The Community Building, originally planned as a childcare center, was quickly converted to an adult recreation center when the impact of the war was realized.⁹¹ With gas rationing people spent more time at home and the Clubhouse became the hub of the complex’s life. The “Village Reporter” kept everyone “aware of square dances, card parties, tournaments, forums, dances, and occasional ‘follies’ or even two-day Olympics, as well as Village gossip.”⁹² In 1949, Stein reported that the Clubhouse consisted of:

a great room some 90-feet long, that can be divided into three sections; also an adjoining kitchen, space for a darkroom, and a small lending library.



Large playground located in Central Court East, 1944. (Photo by Margaret Lowe, courtesy of The Huntington Library, San Marino, California)



Building 46, Court 9, a bungalow, circa 1944.

There are weekly dances. Until just recently, when a church was built nearby, non-sectarian services were held there every Sunday morning. On weekdays it is used for parties, gatherings, committee meetings and general loafing. On its large terrace, shaded by awnings, badminton and other games are played.⁹³

An article in *The Villager* touted the advantages of living at The Village Green during the war years.

New life injected into our community activities by the thorough organization of the Villagers into various action groups throws a strong spotlight on the many splendid recreational facilities provided by the Baldwin Hills Village management. Numerous Villagers have enjoyed the advantages provided for the exclusive use of tenants of this deluxe apartment development. Such features include the four fine tennis courts, our free bus service, the Clubhouse with its well furnished meeting rooms, library ping pong and pool tables, bridge tables and sun patio, badminton and croquet courts, the nursery school, maid service, telephone switch boards, and the administration building to care for tenants needs. In addition, there are the landscaped surroundings, lawns and play yards, the walks and open vistas, and similar attractions found in no like area anywhere.⁹⁴

Because of the large number of children living in Baldwin Hills Village, a nursery school was a necessity. To meet this need, management designated two ground floor rental units in the building just to the east of the Community Building and adjacent to the large playground, to be remodeled into a Lanham Act nursery school.⁹⁵ The Lanham Act provided government funds to finance childcare during the war years so that mothers could work outside the home to support the war effort. The nursery school accommodated 30 children and included an enclosed play area

close to the Clubhouse.⁹⁶ In 1944, Catherine Bauer reported that of the approximately 2000 people living at the complex, 435 of them were less than five years old.

A few clues about the landscape's design and appearance during the war years were gleaned from an article by the head gardener at the time, John Campbell, who wrote that, "Each of our courts has a different type of landscaping with distinctive plants and ground cover. Hibiscus has been blooming in various places . . . and the white wings hibiscus with its magnificent flowers will bloom this Fall. Next Spring you'll see the flowering purple leaf plum trees (*Prunus pasardi*) making a grand display of large white blossoms. Honeysuckle has been bearing attractive blossoms in many places and other vines are now in bloom." However, in the same article, Campbell also warned that some trees and plants had been damaged or killed by children. "Many trees and shrubs have been severely damaged and destroyed where a few youngsters have thoughtlessly skinned away the bark or broken them down. Some of our eucalyptus trees particularly have been ruined by young 'hatchetmen.'"⁹⁷

"The \$100,000 landscaping development in Baldwin Hills Village, including more than 2,500 trees and 12,000 shrubs of every variety, gives us our pleasant, pictorial surroundings."⁹⁸ These surroundings had originally included plans for 94 benches. Though deleted from the completed development by the FHA, the management purchased some second-hand benches in 1944 for use by those waiting for the bus, and, most likely, for mothers watching their children at the playground.⁹⁹

In addition to wartime shortages and restrictions, another factor affected the appearance of the early landscape — labor shortages due to the war effort. *The Villager* notified residents in August 1943 that management was looking for names of prospective gardeners and asking tenants to recommend anyone they knew. Since professional gardening was considered non-essential to the war effort and a labor shortage existed due to the immense growth in jobs in the defense industry, it was difficult to find gardeners.¹⁰⁰ One of the traditional ethnicities involved in garden-

ing, landscaping and farming in Los Angeles, the Japanese, had been removed to internment camps in 1942.¹⁰¹ A desperate management even suggested that tenants consider pulling weeds.

Each week well-known people from all over the country are coming to see Baldwin Hills Village. From every point of view we believe it pays to keep up the grounds. It's not only good business, but has direct effects toward making tenants happier — especially our children. We have had fine cooperation from tenants. Many have voluntarily lent a hand at weed pulling and watering, and we greatly appreciate this attitude. Statistically speaking, if each tenant happened to pull up one weed a day we would have 360,000 fewer weeds at the end of the year.¹⁰²

After the war ended, management worked toward completing the landscape plans designed by Barlow. Catherine Bauer noted, in her 1944 article that "one also misses the bright flower-masses originally planned but omitted for lack of maintenance."¹⁰³ By the late 1940s, there were beds planted with flowering plants enclosed by low boxwood borders.

In October 1943, a group of housing planners from Great Britain toured the U.S. to study housing developments in anticipation of post-war planning in England. This notable delegation included The Village Green in their visit. *The Villager* reported that they made "a thorough study of our unique, deluxe rental apartment community."¹⁰⁴ A few years later, Reginald Johnson wrote a letter to the editor of *The Villager* reporting that he and his wife had moved back to their home in Pasadena (after experiencing life at The Village Green for a few years) and that Baldwin Hills Village had been mentioned in a book, *Rebuilding Britain — a Twenty Year Plan*.¹⁰⁵

Another war effort practiced by many residents was the planting and maintenance of victory gardens. These small plots were intended to supplement fruit and vegetable production, cut

down on the need for commercial transport of foodstuffs so that transportation facilities could be directed toward the war effort as well as to boost morale by giving the folks at home a task to contribute to the national effort. As was common across the nation, unused land was appropriated by the residents for their victory gardens. *The Villager* guided residents in their new agricultural attempts, stating "Gardens may be planted only on the south side of Coliseum Street from Sycamore to Hauser, and on the west side of Sycamore. The gardens are 15 feet on the front and 30 feet deep with a two-foot walk between each. There are 124 lots along Coliseum Street, skipping the rocky ledge opposite Court 4, which is unsuitable for planting."¹⁰⁶ The June 1943 edition of *The Villager* reported that "approximately 160 victory gardens flank[ed] the Village" and that "very few" suffered neglect.¹⁰⁷ The war officially ended September 2, 1945 and by 1946 life was returning to a degree of normalcy.¹⁰⁸ Victory gardens on the south side of Coliseum Street were replaced by the construction of single-family homes – part of the massive growth in Los Angeles to house returning veterans and their families.¹⁰⁹

Peacetime portended positive changes to the landscape at The Village Green. Barlow's original planting plans, while nearly completed before the advent of the war, were not fully implemented until 1946.

Beginning on March first, a program will be started to overcome landscape deficiencies caused by wartime shortages and to restore the grounds of the Village to their originally planned attractiveness. Some areas will receive almost complete renovation while other (sic) will require only spot treatment (sic). It is expected that this work will extend over many months. Because it is necessary to include all areas of the Village in this program, it will be necessary to discontinue victory gardens within the Village grounds, (except within the walled-in patios of individual apartments).¹¹⁰

Other changes influenced The Village Green, some positive, others less so. Bus service was extended to the complex on July 1, 1946. Applications for private telephone service were being taken by Southern California Telephone Company beginning March 1, 1946. Management announced that the garage door company notified them that wood was now available for any tenants wishing to have wooden garage doors installed. After the war, the government discouraged women from working, preferring to open up jobs for returning veterans, therefore the Lanham Act, which funded daycare for working mothers, was discontinued. And locally, management reminded tenants that pets were not allowed, except for those permitted prior to June 1942. This rule later resulted in the eviction of Robert Alexander and his family when they reportedly adopted a stray cat.¹¹¹

In April 1946, two French architects toured the complex with Robert Alexander and Clarence Stein. "Philippe Mondineau and Jacques Brunell, members of the French Architectural Mission, [came to] study American architecture, especially housing planning . . . having visited most of the large cities of the U.S., they stated that the Village was the best fitted for the community of any they had seen."¹¹²

When The Village Green opened in 1941, the Sunset Fields Golf Course, a 36-hole public field, was located east of the complex, across La Brea Boulevard. It ran roughly from Coliseum Street up the hill to Stocker Street. The Rancho Cienega O' Paso de la Tijera adobe (ca. 1795) served as the clubhouse. The adobe still exists but has since been modified. After World War II, this area was subdivided resulting in the large apartment buildings that exist today. This area was one of the most concentrated areas of postwar Garden Apartment communities in Los Angeles. Land to the south and west was plowed for crops. A small subdivision of single-family houses was built across Rodeo Road near La Brea Boulevard. Otherwise the land along Rodeo Road was mostly undeveloped until after World War II. After victory was declared, a population boom occurred with returning veterans moving to Los Angeles. The city continued to grow up around the complex with single-family homes filling in nearby land and portions of the adjacent hillsides beginning to be developed in 1946.



Reginald D. Johnson takes Sir Ernest Simon of the British Housing Authority on a tour of Baldwin Hills Village. The man on the right is Jack McGovern, the local FHA Area Administrator, and another Baldwin Hills Village resident, 1944. (Photo by *The Villager*)



Under New England Mutual Life Insurance Company's management, landscape maintenance suffered, 1954. (Photo by John G. Ross, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Building and landscape maintenance during New England Mutual Life Insurance Company's ownership, 1954. (Photo by John G. Ross, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



New England Mutual Life Insurance sign, 1960. (Photo from UC Berkeley, Environmental Design Visual Resources Center, University of California, Berkeley, Robert J. Tetlow Collection, 1960)

As memories of rationing and shortages faded, some of the planned commercial and civic buildings were finally constructed. The Thriftmart a "new quarter-million dollar super-market, being the first major commercial development located at the La Brea-Rodeo Road intersection" opened in April 1948. In May, Robert Alexander finished the plans for a permanent building for the Baldwin Hills School, which opened in 1949.¹¹³ The Baldwin Hills Theatre, designed by architect Lewis Wilson, opened in August 1949, providing residents with local entertainment near the complex, a portent of changes to come.

In 1944, negotiations began with the Baldwin Estate on property north of Rodeo Road for the creation of a neighborhood playground. In 1949, the Baldwin Estate donated 13 acres to the City of Los Angeles with the provision that the land be used solely for recreational purposes. A new fully equipped playground and recreation center was created soon thereafter at Hauser and Exposition."¹¹⁴

Post-war housing construction continued to fill the nearby hill-sides putting the end to any thought of expanding The Village Green.¹¹⁵

New England Mutual Life Insurance Company of Boston, 1949 to 1961

New England Mutual Life Insurance Company of Boston purchased the complex in 1949 from Rancho Cienega Corporation, and owned it until the end of 1961. The purchase closed on July 1, 1949 with a sale price of \$4,500,000.¹¹⁶ A company official commented for an article in *House & Home* magazine in 1956 that "we (New England Mutual Life Insurance Co. of Boston) think this is the best thing in the country, it is always 100% rented."¹¹⁷ J. R. McGonagle, manager of Baldwin Hills Village, had resigned April 1, 1949 to work on the development of the new stores and buildings along La Brea Boulevard. He returned on July 1st at the request of the new owners.¹¹⁸

In appearance, New England Mutual Life ran The Village Green in a more formal, businesslike manner than had Rancho Cienega Corporation. Indeed, the complex was purchased because of its potential for economic return, and many of the changes that were instituted during the insurance company's tenure reflected corporate decision-making. Under this ownership, use of the Clubhouse was discouraged and in 1955 it was converted it into two large apartments, each renting for \$300 per month.¹¹⁹ Management preferred to rent to childless couples and a policy was quietly formulated to exclude children. Robert Alexander recollected later that "after the New England Mutual Insurance Company bought the thing [Baldwin Hills Village], I saw the head gardener bring in a truckload of trees and place them in a way that it would be impossible to play ball out there anymore. The gardeners were instructed that if they saw any kids playing out there that they were to turn the sprinklers on."¹²⁰

Beginning in the early 1950s, many of the community's recreational facilities were slowly eliminated. The smaller tot lots, badminton courts, horseshoe pits, tennis courts and croquet courts were all removed, and additional garages or parking spaces were typically built in their place. The only remaining recreational area was the large children's playground just east of the Clubhouse. By the early 1950s the private nursery school had closed, and the playground was open to all children living in the complex.

During this time, two notable, but improbable, trees were added to the landscape at Baldwin Hills Village. Dawn redwoods (*Metasequoia glyptostroboides*) from the Sichuan-Hubei region of China were planted and still exist today in Court 11.

Baldwin M. Baldwin, 1961 to 1971

Baldwin M. Baldwin, the grandson of E.J. 'Lucky' Baldwin purchased the property in 1961, bringing The Village Green back into the ownership of the Baldwin family. Baldwin died in 1971 with ownership passing to his estate. Unfortunately for both Baldwin Hills Village and for Baldwin M. Baldwin, a disaster occurred soon after his purchase that shook the entire city and caused catastrophic damage to the complex.

In the Baldwin Hills above The Village Green, on the site of the present-day Kenneth Hahn State Park, was an earthen dam reservoir. This \$10 million reservoir, dedicated April 18, 1951, was designed to hold 293,000,000 gallons of water in an 18-acre lake.¹²¹ Due to the rapid population growth of Los Angeles, city officials built the reservoir as both a reserve water supply and as a tool to help maintain water pressure.

Historically the Baldwin Hills area produced oil, which continues today. Due to the extraction of oil, an undetected subsidence occurred within the ground, weakening the earthen dam. The *Los Angeles Times* headline on Sunday, December 14, 1963 cried "Dam Bursts With Death, Destruction."¹²² A leak was discovered at 11:38 am on December 13th, and the earthen dam gave way later in the afternoon, unleashing 292.4 million gallons of water. "In less than two hours [the dam break] caused more than \$10 million damage and at least two deaths."¹²³ The majority of the damage occurred in the streets above The Village Green. However, floodwaters rushed into the complex with the most damage in Courts 5 and 6. Even now, homeowners repairing ground floor units have found mud deposits in spaces behind cabinets.¹²⁴ The waters reached as high as the tops of the garages in some garage courts, ripped the ends off of Buildings 32 and 33, and damaged parts of Buildings 30, 31, and 35. Garages in Court 5 were damaged beyond repair and in Court 6 they were completely



Lush groundcover in front of a building, 1960. (Photo from UC Berkeley, Environmental Design Visual Resources Center, University of California, Berkeley, Robert J. Tetlow Collection, 1960)



Bungalow, 1960. (Photo from UC Berkeley, Environmental Design Visual Resources Center, University of California, Berkeley, Robert J. Tetlow Collection, 1960)

destroyed. Replacements were made, and can be identified today by stucco exteriors as opposed to the original wooden exteriors. Los Angeles Mayor Samuel W. Yorty declared the area a major disaster area and "an aide for President Johnson promised full support from the federal government."¹²⁵

The *Los Angeles Times* noted, "Fourth Victim Reported: Archie V. MacDonald, 70, executive director of the Los Angeles Furniture Mart, was reported missing Monday and is presumed dead. MacDonald was snatched by the swirling flood water from under the eyes of his wife, Marie, who was clinging to the wall of their home at 5410 Village Green."¹²⁶ Five lives were lost in total.

In later years, Alexander recalled the flood damage and the course owner Baldwin M. Baldwin chose to take. "... I thought he would seize on this disastrous occasion to fill in the great open spaces with apartments if not high rises. I was gratified to see he did nothing of the kind, but restored it and even improved some aspects such as installing sliding glass doors in some flood-destroyed walls where the FHA had originally turned them down."¹²⁷ Baldwin hired Alexander to faithfully reconstruct the damaged residential buildings and the destroyed garages.

The landscape and plantings suffered extensive damage. While most trees remained intact, shrubs and groundcover within the path of the floodwaters were swept away or buried. As a result of the extensive damage, Baldwin hired landscape architect Merrill Winans to update the landscape design. Winans had worked for Baldwin on a number of other projects including Hody's Coffee Shop, the Baldwin Hills Theatre and the Baldwin Hills Shopping Center. Winans' son, Larry Winans, collaborated on all aspects of the landscape update for The Village Green. In 2000, Larry described their work in a presentation to residents during a visit to The Village Green. Larry owned a contracting business and moved his operations to The Village Green for the reported 2 ½ years it took to rehabilitate the landscape. Larry reported that his father focused on adding lots of textures and colors, with one "signature" plant unique to each court. Some of these signature plantings included canna lilies and the magnolia tree alley.¹²⁸ While the majority of trees were undamaged, much of the lower-



A triangular planting bed mixing hedge and groundcover, and a sycamore alley, 1960. (Photo from UC Berkeley, Environmental Design Visual Resources Center, University of California, Berkeley, Robert J. Tetlow Collection, 1960)

story plantings were washed away. Most groundcover and shrubbery that survived was bulldozed as the property was re-graded in preparation for the new landscape. The rebuilding process took over two years. Because the flood had damaged the water mains for the irrigation system, new eight" fiberglass transite lines were installed, with new valve vaults, lateral lines and sprinkler heads.¹²⁹

Following trends in landscape design of the time, the original 1941 landscape designed for active use by residents was replaced by a more picturesque, traditional landscape. The original restrained plant palette and functional landscape became more complex, with higher maintenance needs and an emphasis on masses of bold color and comparatively thirsty plant species. A greater variety of tree species were added including liquidambar, shamel ash, sequoia and deodar cedar. A greater variety and more complex palette of sub-tropical shrubbery was introduced as foundation planting, and a greater emphasis was placed on masses of showy color. Several rose gardens were planted and more trellises were added to buildings for flowering vines. One similarity between the original plantings and Winans' new design was the intent to maintain each garden court with its own distinctive character. Winans provided signature species such as canna lily and bird of paradise. Winans' design was in step with his contemporaries' notions of a fashionable 1960s landscape that was attractive to look at. However, this approach did not complement the austere modern style of the buildings as the original plantings had. Where Barlow had partially screened off the entrances to garden courts to provide a more human scale, Winans exploited views and vistas, opening up sightlines and framing views, taking care to plant a foreground as well as provide a terminus on which the eye would rest. According to Larry Winans, "one of the things we wanted to create was a series of constantly changing vistas, so that the individual courts were not sealed off from the greens, so that they would open onto one another."¹³⁰

In contrast to the original plantings, Winans' design did not emphasize the horizontality of the buildings nor did it include

recreation areas. What had formerly been play areas became large turf areas, sprinkled with trees.¹³¹ Traditional foundation plantings dominated instead of the wide beds of groundcovers used in the original design, which organically "tied" the buildings to the land and emphasized horizontality. These changes echoed the philosophy established by New England Mutual Life Insurance to encourage up-scale tenants, preferably without children. With the exception of a small play areas in Courts 12 and 17 that survived the flood, all remaining recreation spaces such as tot lots or badminton courts were removed. The original designers' vision for a functional landscape intended for the active use of the residents was replaced by an attractive though high-maintenance suburban landscape meant to be enjoyed from apartment windows or while strolling the sidewalks.

Though Winans returned periodically to advise the management on landscape maintenance, by the time of the condominium conversion, plant material had been allowed to become overgrown, and Winans' landscape vision was eventually diminished.¹³²

During this period, USC Assistant Professor of Architecture and Planning Richard Berry described those who lived The Village Green – upper middle class, more educated, professional/managerial people.

The residents themselves, over time, have come to represent a narrow band of upper middle-class attributes: about a \$10,000 median income in 1960 This is 40 per cent higher than the metropolitan median. The "Villagers" also have more education than the middle-class average for the city at large (12 per cent more school years) and their employment falls predominantly to the professional, managerial, technician category. In age, too, they manifest a greater maturity, with a statistical median of over 50 years The total number of tenants approximates 1170, which averages less than two persons per dwelling unit, and less than 10 per cent of that total are children under 18.¹³³



A tot lot in Court 12, circa 1967. (Photo from Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Landscape, 1974. (Photo from Shulman Collection, The Getty Research Institute)



The Winans' plan put an emphasis on color and texture in the landscape, 1974. (Photo from Shulman Collection, The Getty Research Institute)



Foundation plantings, 1974. (Photo from Shulman Collection, The Getty Research Institute)

Terramics and Watt Industries, 1971 to 1978

Terramics, Inc., an investment firm based in Century City who specialized in apartment and office buildings, purchased The Village Green from the estate of Baldwin M. Baldwin in 1971.¹³⁴ Within a few years, they formed a joint venture with Celanese Real Estate Development Corporation called Cela-Terr, Inc. and proceeded to convert the apartments into condominiums.¹³⁵ In 1963 the first legislation in the U.S. was passed to legalize condominium ownership, marking the 1970s as the period where condominiums became mainstream.¹³⁶

Adding additional units to a rental property offered a tantalizing source of greater income to projects with buildable space. Although it was apparently considered, Cela-Terr decided to proceed with the conversion in lieu of constructing rental units in the greens. According to Robert Alexander, "another crisis arose after Baldwin's death three or four years ago when his estate, again at a profit, sold the Village to Terramics, Inc. At their request I made studies of alterations for security and of converting small apartments into big ones as well as adding units with minimum impact on the environment. Happily they were convinced to retain the inherent values of the Village, and are in the process of converting it into condominium units" ¹³⁷ Jerry Karis (or Kar-ris), a principal with Watt Industries, told resident Bernie Altman, that Watt had wanted to construct high-rise buildings in the three large greens, but was denied permission.¹³⁸ Included with the city's approval for the conversion was a clause in the Covenants, Conditions & Restrictions that no additional buildings may ever be erected on the site.

Long-time resident Bernie Altman explained that "The condo conversion took place in about seven phases, starting west to east, and ending in approximately East Circle. Model units were in Buildings 78 and 81. The central space in the Clubhouse was the sales office, decorated in a neo-Spanish style (tile floor, iron chandelier and glass-topped tables, etc.) by the developers."

As part of the conversion process, Cela-Terr offered units to tenants first. They also offered optional upgrades to unit interiors including new Formica kitchen countertops, linoleum flooring over tiled bathroom floors, wrought iron stair rails, sliding glass patio doors and the replacement of tongue and groove closet doors in the bedrooms with sliding mirrored doors. During the condominium conversion, most of the milk delivery boxes located in the exterior kitchen walls were covered. In the spirit of the 1970s, each unit plan had a "flower" name. Units were priced from \$19,500 to \$34,500. Of the first 100 or so units sold, existing residents accounted for more than half of the sales.¹³⁹

Upon conversion, Baldwin Hills Village formally became The Village Green.

Soon after Terramics' purchase, the American Institute of Architects awarded The Village Green its prestigious 25-Year Award. This rare honor, bestowed on properties at least 25 years old, is a recognition of "architectural design of enduring significance." The only other recipients at the time were the Rockefeller Center in New York, Frank Lloyd Wright's Taliesin West in Arizona and Crow Island School in Illinois.¹⁴⁰

Watt Companies purchased The Village Green from Terramics in 1977, though Village Green Management Company, an arm of Terramics, continued to act as property managers until June 30, 1978. In 1977 Watt turned over board management to the Village Green Owners Association (VGOA). Until that time, the developer had retained three of five seats on the Board of Directors and therefore exercised full control. The first board comprised entirely of homeowners was formed in February 1978, and the first meeting was held on March 8th.¹⁴¹



Condominium floor plan, circa 1973



Condominium floor plan, circa 1973

Condominiums, 1973 to present

Converting the 629 rental units at The Village Green to private ownership was a long process. The first units were sold in 1973 with the first by-laws passed in August 1973, after 102 units had been converted. "The Village Green Owners Association consisted of one phase of 102 units, the developer (Terramics Associates) and a Board of three directors (one of whom represented Terramics)." ¹⁴² Some of the units' interiors were remodeled and some were sold "as is." ¹⁴³ The Village Green newspaper *Highlights* announced, "The conversion of Village Green from apartments to condominiums was completed in July 1978, and all units are now privately owned." ¹⁴⁴ In August, Watt Companies, "the last developer, departed and relinquished the Sales Office to the Green. At last the Association had its long awaited Clubhouse." ¹⁴⁵

The fledgling Village Green Owners Association was faced with the challenges of taking over management of the complex, finding dedicated and knowledgeable owners to volunteer time and energy, and learning to address neighborhood issues. Volunteers formed committees, including the Landscape Committee, to address their newfound responsibilities.

One issue arose in 1976 when the City of Los Angeles decided to install concrete sidewalks in the complex along Rodeo Road and Sycamore Avenue. Concerned residents contacted their Councilwoman, Pat Russell and gathered 1,066 signatures opposing the installation of sidewalks on the parkways. Most notably, 471 of the signatures came from people who lived outside the complex. "The petitions stressed hazards to children, the absence of any need now or in the future for additional sidewalks, and a very considerable number of environmental hazards if the walks were to be built." ¹⁴⁶

Once the rental units were converted to condominiums, the strict oversight of the rental management regarding vegetation outside of private patios was relaxed. Residents began planting favorite plants near front entries and along the fences and garage walls near units. The majority of these plantings were not problematic. However, a tree or an invasive species was

occasionally introduced into the landscape, causing problems for the owners' association by adding work to the landscaping staff to continually remove these plants. Problematic plants included loquats, palm trees, morea dietes, and equisetum, all of which still exist in the present-day landscape.

A gardening schedule published in the October 7, 1978 edition of *Highlights* noted seven full-time staff performing basic landscape work. Three people watering every day, two mowing, one cleaning up after the mowers and one weeding, trimming and raking.¹⁴⁷

A report by the Landscape Committee in 1979 noted that the grass at The Village Green was St. Augustine's, "a type that naturally goes dormant in the winter," after some owners complained of brown patches in the lawns.¹⁴⁸ Resident Bernie Altman recalled, "Around 1980, many mature trees were removed from garage courts, especially jacarandas, as they were perceived to be detrimental to the underground infrastructure." He also noted, "In the early days, there was significantly less exterior lighting than now. Various informal studies (possibly formal ones) were made to improve night lighting, including replacing original light fixtures with new ones that would be brighter . . . Lighting in motor courts was supplemented with wall and soffit fixtures starting about 1986. Of course, many residents objected to increasing the lighting level, but eventually that changed."¹⁴⁹

A set of architectural design guidelines was formulated beginning in 1979 by the newly formed Architectural Guidelines Committee, which helped to guide changes over the years.¹⁵⁰ As reported in *Highlights* dated June 17, 1979, the owner of unit 5244 requested permission to enlarge his patio to the same size as most other Type D units. The Board approved his request with the following provisos, "owner will bear "all expenses involved, fence matching exactly, new exterior plantings to match are, etc. and all work to be done by outside contractor."¹⁵¹

The same issue of *Highlights*, reported the Board's decision to approve installation of two benches to be placed "directly in

back of the Clubhouse for residents waiting for meetings, etc." These benches were to be "similar to those located around the Green."¹⁵² One should recall that during the war years, the Board purchased some secondhand benches, which were refurbished and used at the bus stops, and most likely at the large playground. This would indicate that the benches used were probably not the design envisioned by the original architects. These two benches are still in use outside the Clubhouse.

By the time of the condominium conversion, the complex was essentially childless. Policies instituted by the New England Mutual Life Insurance Company began the decline in numbers of families with children. By selective renting and through the removal of recreational features, management created a more park-like environment rather than an active play environment. What had been originally envisioned as an ideal place to raise children was now nearly a childless environment. In formulating the CC&Rs for the owners' association, Cella-Terr included language stipulating that no-one under the age of 18 would be permitted to live at the Village.¹⁵³ This set the stage for a landmark case striking down age restrictions prohibiting children from condominium developments in the State of California.

In the words of California case law:

John and Denise O'Connor bought a two-bedroom unit in Village Green in 1975. On July 4, 1979, their son Gavin was born. Shortly thereafter, the Association gave them written notice that the presence of their son Gavin constituted a violation of the CC&Rs and directed them to discontinue Gavin living there. After making unsuccessful attempts to find other suitable housing, the O'Connors filed a complaint against the association seeking to have the age restriction declared invalid and to enjoin its enforcement.¹⁵⁴

In 1983, in the case of O'Connor v. Village Green Owners Association, the California high court determined that "the age restric-



Condominium floor plan, circa 1973



Landscape, 1974. (Photo from Shulman Collection, The Getty Research Institute)

tion in the CC&Rs of a condominium development . . . violates the [Unruh Civil Rights] Act.” Therefore condominium associations could no longer forbid residents with children under the age of 18. After the California Supreme Court decision, families with children slowly began inhabiting The Village Green once again.

Writing in 1985, George Rand, associate dean of UCLA’s graduate school of architecture and urban planning, described the demographic living at The Village Green.

Many units are now owned by retirees, a result of policies instituted over the years to make the project more easily managed by shifting to an adult population. When ownership was shifted to condominiums in 1972, restrictive covenants were added to prohibit children under 18 and animals of any kind. Until recently, residents were almost exclusively white, middle class retirees and scattered younger architecture aficionados with no children in their households.

The demographic contrast with the adjacent community has taken its toll. Teenagers ride through the project on bicycles and tear off a purse from an unsuspecting elderly woman or commit an afternoon burglary. A spate of rapes occurred about three years ago, and the lyrical layout of garden paths and the ‘formal entrances’ are now perceived as an obstacle course preventing safe and direct passage from car to home.¹⁵⁵

In 1990 architect Robert Alexander visited The Village Green, and in a letter described changes that he observed with recommendations as to how the complex might be improved. One idea was to restore one or more of the tot lots or the play area. Long-time resident and author of the National Register of Historic Places nomination Dorothy Wong remarked in a 1990 newspaper article “Many of the people who live here now – whether white, black or Oriental – tend to be professionals with limited means, like teachers and young architects.”¹⁵⁶

In April 1992, after the Rodney King police brutality verdict was announced, riots broke out in south central Los Angeles and over the next few days spread to the area around The Village Green. A Fedco store at the corner of La Cienega and Rodeo Road (now a Target) was looted and its sprinklers set off. “The water from the sprinklers caused a great deal of damage and the parking lot was flooded. [Fedco’s] TBA (tires, batteries, and accessories) store was burned, as were other small buildings straddling the same intersection, and three in the shopping center on La Brea south of Rodeo. The fence around Target (a new building—the old Fedco building was eventually demolished, but not until after it was renovated and reopened) was installed at the insistence of the insurance company.”¹⁵⁷ See’s Candy, further down La Cienega was also looted. The Thrift Headquarters was also at Rodeo and La Brea from the early 1950s through the riots; it was destroyed by fire and was never rebuilt. No damage was reported at The Village Green.

A Memorial Tree program was instituted some time after the condominium conversion, whereby a tree would be planted in memory of someone. Since donors often wanted the tree near their unit or had a preference for a certain species, some of the trees introduced under this program were not suitable for the site, were not planted in appropriate locations or were incompatible with the overall landscaping aesthetic.

By 1994, there were enough children growing up in The Village Green that the idea of a playground became one of the issues in the *Long Range Rehabilitation and Master Plan* commissioned by the owners’ association, and completed by the local firm Land Images in 1995.

Clarence Stein had suggested in 1951 that the West Green would make a good location for a larger playground. This statement, and due to the West Green’s cross dimensions being the greatest of any open space in the complex (more than 300 feet), this location was proposed for a playground. The 1995 report concluded that, “Given the pastoral character and informal massing of trees in this area, it provides an ideal setting for a centralized

children’s play area.” The report suggested that to preserve the natural look of the West Green, “generous mounding” at the playground’s periphery would camouflage it somewhat, and would “not noticeably disrupt the look or quality of the overall space.” The proposed play equipment, however, consisted of large, brightly colored plastic play structures. Resident Bernie Altman recalls, “Homeowners just plain didn’t ‘get’ the concept of a master plan, and objected vehemently to details that may never be implemented, such as seating areas, playgrounds and especially a swimming pool. They couldn’t be convinced that if the plan were adopted, a swimming pool (shown on the plan) might never be constructed—it had to be approved separately, but if it was ever approved, this is where it would be. The Board didn’t adopt the plan because of its gross unpopularity.” Without support from the community, the document was shelved.

Ten years later, in 2004, some owners organized a proposal to the annual election ballot, suggesting that the idea of a play area for children be explored. An organized and vocal group opposed this concept, and the proposal did not pass. Just one year before, the ad-hoc Cultural Landscape Report Committee had its first meeting, and the process to produce this CLR began.

By 2009, however, enough critical mass had formed to support the idea of a playground. More and more children were born at the complex every year, and the need for a play area became more urgent than it had been in the past. The Board approved a Resolution to form an ad-hoc Playground Committee to explore options for a potential play area for children. This committee’s work is ongoing and depends, in part, on the findings of this CLR.

Between 2004 and 2008 the Cultural Landscape Inventory (CLI) was conducted. At this time all of the 629 condominiums were privately owned: the majority owner-occupied, others rented to tenants. Each of these residents had the freedom to landscape their patios with few restrictions, and many added plantings around the perimeters of their units. As a result of this personalization, the original designed landscape had taken on some vernacular landscape characteristics. The CLI assisted in determin-

ing the extent of unplanned plantings near patio areas so that the treatment guidelines could develop a policy to sensitively manage owner interests with the goal to preserve or rehabilitate significant aspects of the original designed landscape.

The Village Green of 2013 remains a livable and vibrant community. The planning principles around which it was designed – the separation of pedestrian and automobile, a community-oriented lifestyle with indoor/outdoor living and a park-like setting – remain intact. Presciently, Lewis Mumford, an architecture critic, wrote in 1944 that,

Baldwin Hills Village is a challenge to a whole school of housers and planners who have ruthlessly pared down the first costs of building without bothering to note the depressing long-term results. The planners of this community [Baldwin Hills Village] have proceeded as if they themselves were going to live in it; and as a result, it will still be a livable community when a good part of our existing housing projects have succumbed, once more, to premature blight. These houses are, happily if a little ironically, the crown of Reginald Johnson’s career as a designer of spacious private mansions; and in the plan itself, for which Clarence Stein was consultant, his experience with Sunnyside, Radburn, and Greenbelt came to its richest fruition.¹⁵⁸

Endnotes

1 Robert E. Alexander, Architecture, planning, and social responsibility, an oral history conducted 1986-87, Oral History Program, University of California, Los Angeles, 1989, tape 2, side 2, July 24, 1986, 71.

2 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection 3087, box 120, 4-5.

3 Gaborit, Pascaline *European New Towns: Image, Identities, Future Perspectives*, Peter Lang, 2009; FN 13, p. 27

4 Stein, *Toward New Towns* for America, 172, 192.

5 Stein, *New Towns*, 169.

6 Stein, *New Towns*, 169.

7 Stein, *New Towns*, 184.

8 Olympic Boulevard is equivalent to 11th Street, thus the two office buildings were located approximately six blocks apart.

9 Architecture, Planning and Social Responsibility, vol. 2, tape 3, side 1, October 2, 1986.

10 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120. Alexander, “Baldwin Hills Village,” p. 2

11 Stein, *New Towns*, 170.

12 Alexander, Baldwin Hills Village letter, 3. This is a letter that was included with The Village Green application for Historic Cultural Monument status with the City of Los Angeles in 1975.

13 *Architecture, Planning and Social Responsibility*. Also evidenced by aerial photo (1936 & 1940) showing agricultural use, see UCLA Baruch Collection photos, c1512_b4_f9_thousand gardens_32, c1512_b4_f9_thousand gardens_31 and UCLA Airphoto F_O-4631_2-25-1936. Also WPA Land Use Survey Maps for the City of Los Angeles, 1933-1939, Book 8.

14 Gallion, Arthur B, *The Urban Pattern*, D. Van Nostrand Company, Inc, 1950: 143

15 Stein, *New Towns*, 169.

16 Alexander, Baldwin Hills Village letter, 5.

17 Stein, *New Towns*, 172; *Design on the Land: 1929-1948 US Town Planning*, 507-508.

18 Stein, *New Towns*, 172

19 Date observed on plan entitled, “Residential Park Project” as well as in Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120.

20 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120.

21 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 3-4.

22 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 5. According to Catherine Bauer, the Rental Housing

Division of the FHA was the only option allowing financing of the project, and the National Housing Act permitted mortgage insurance up to 80% of the value on approved rental projects which limited their equity to 6% and also limited rent levels. Bauer, “Baldwin Hills Village, Los Angeles, California,” *Pencil Points*, 47.

23 Alexander, Architecture, Planning and Social Responsibility, tape 3, side 1, October 2, 1986.

24 Stein, *New Towns*, 176.

25 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 6.

26 Village Green density found by dividing 629 by 67.7, yielding 9.26 units per acre. Surrounding density figure from Berry, “Baldwin Hills Village – Design or Accident,” *Arts and Architecture*, October 1964, 21.

27 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 6.

28 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 7. See biography of Frederick William Edmondson, Jr. in Appendix E for more detail.

29 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 6.

30 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 5.

31 Stein, *New Towns*, 184.

32 Letter to Board of Directors, n.d.

33 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 8.

34 Bauer, *Pencil Points*, 50.

35 Mumford, “Baldwin Hills Village,” 45.

36 Alexander, Baldwin Hills Village letter, 9.

37 Stein, *New Towns*, 195

38 Bauer, *Pencil Points*, 53.

39 Stein, *New Towns*, 176.

40 Bauer, “Description and Appraisal,” 46.

41 Alexander, “Tenants Reactions to Baldwin Hills Village,” 2.

42 The 1924 Major Traffic Street Plan lists 391,947 automobiles registered in Los Angeles County on April 1, 1924. The same report estimates a population within the city of Los Angeles of 1 million people and in the county of 1.5 million, 11, 17.

43 At Sunnyside in Queens, New York, garages were built on peripheral lots for the storage of automobiles in recognition of the suburban location.

44 Alexander, Baldwin Hills Village letter, 8.

45 Stein, *New Towns*, 175.

46 Stein, *New Towns*, 175.

47 Stein, *New Towns*, 175.

48 Stein, *New Towns*, 176.

49 Alexander, “Tenant Reactions to Baldwin Hills Village,” 1955, 1.

50 “Foundation Problems...” Cornell archives #3087, Box 98.

51 (See appendix C for a selected list of other projects built by the Baruch Corporation) The projected cost for the project was \$2,769,521; the completion date was slated for August 2, 1942. “From “Open Planning in Site Layout Applied to Rentals,” *Practical Builder*.

52 Ibid. (*Practical Builder*)

53 Bauer, *Pencil Points*, 59.

54 “Foundation Problem at Thousand Gardens Solved by Unique and Economical Method,” Cornell archives #3087, box 98

55 Stein, *New Towns*, 170.

56 See appendix C for list of sub-contractors. List taken from “Foundation Problem at ‘Thousand Gardens’ Solved by Unique and Economical Method,” 30.

57 This reference to original colors can be found in Bauer’s *Pencil Points* article, 50. After the war, the paint palette changed slightly to “salmon, green and cream for stucco, and rose, canary yellow, chartreuse green, earth brown and white for brick.” *Practical Builder*, March 1947. Because of rationing and the war effort, paint quality during World War II was poor.

58 (Refer to the black and white image on page 3 to see the pattern.)

59 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 11. Though this was actually not so unusual – Wyvernwood, an earlier FHA project in east Los Angeles, also had buried utilities.

60 Aerial photos dating from 1936 and 1940 from The Benjamin and Gladys Thomas Air Photo Archives.

61 Stein, *New Towns*, 178.

62 Stein, *New Towns*, 178.

63 Stein, *New Towns*, 179-180.

64 Stein, *New Towns*, 190. This section in Stein’s book contrasts Edinburgh’s New Town with Baldwin Hills Village.

65 Bashford was responsible for the landscape design on several of architect Reginald Johnson’s earlier projects, and Johnson considered her his favorite landscape architect. Clark, “Reginald D. Johnson, Regionalism and Recognition,” Johnson, Kaufmann and Coate – Partners in the California style, 25.

66 Alexander, “Baldwin Hills Village,” 7.

67 *The Villager* 2, no. 1 (January 15, 1944): 6.

68 Hesse, Henry Melton, *Homes for Moderns*, with introduction and garden suggestions by Fred Barlow, Jr. Culver City, CA: Murray & Gee, Inc., c1946. (Unpaginated, this appears on second page of Barlow’s introduction).

69 Steve Close, letter dated June 6, 2000.

70 Timothy Alexander, “Growing up in Baldwin Hills Village,” unit 5549.

71 Anita Baldwin passed away in 1939, prior to the construction phase of Baldwin Hills Village.

72 Cornell University Archives #3807, box 107.

73 “Thousand Gardens, Inc. List of Exhibits, January-February, 1939 ” dated 2-20-39 from Cornell Archives #3087, Box 107.

74 *The Villager* 4, no. 2 (February 1, 1946): 1. “Capt. James R. McGonagle will return to the Village on February 1, as manager, his position when he left to enter service in the Armed Forces. Mr. Dearborn, who has been acting manager during Capt. McGonagle’s three year absence, will resume his duties as company controller.” McGonagle may have been the third husband of Dextra Baldwin McGonagle, granddaughter of Lucky Baldwin.

75 “Apartment Project Manager Named,” *Los Angeles Times*, November 2, 1941, E2.

76 *The Villager* 1, no. 5 (August 15, 1943); WM&A, “Baldwin Hills Village – LA, CA”

77 Alexander, “Tenant Reaction to Baldwin Hills Village,” 1.

78 “Baldwin Hills Block Ready,” *Los Angeles Times*, Feb 15, 1942, A6.

79 Observation made by architect and long-time resident Bernie Altman.

80 *Los Angeles Times*, Dec 27, 1942, A13.

81 Bauer, 51.

82 Classified, *Los Angeles Times*, March 8, 1942, 15 as an example. The same ad promises “carefree, genteel inexpensive living.”

83 “Introducing Baldwin Hills Village” brochure. Many inaccuracies can be found in the promised amenities in this promotional brochure, however, this phrase is listed as number one in a list of ten lifestyle amenities.

84 For a scholarly work on the Black experience in Los Angeles, consult Douglas Flamming’s book *Bound for Freedom: Black Los Angeles in Jim Crow America*, 2005. Dr. Terrence Roberts, one of the Little Rock Nine, relayed that “in 1962 he was rejected as a housing applicant...at Baldwin Hills Village...because he was black.” *Highlights*, “Lessons from Little Rock,” Spring 2010, p. 5.

85 Conversation with Tom Brown at a tea held at The Village Green, circa 2004. It was reported that the first resident of color was in an interracial marriage. See also Pastier, John. “Stuyvesant Town Replicas Repeat Mistakes of Past,” *Los Angeles Times*, November 1, 1970, J1.

86 Alexander, “Tenant Reactions to Baldwin Hills Village,” 2.

87 Stein, *New Towns*, 186-188, quoting from Bauer, *Pencil Points*, September 1944, 58-60.

88 Stein, *New Towns*, 169.

89 Robert Evans Alexander Collection #3087, box 107, Cornell.

90 *The Villager* 1, no. 10 (December 15, 1943); *The Villager* 7, no. 3 (Mar 1, 1949) article identifies the location of the Village Barber Shop and Beauty Studio as 5305 Village Green. Units were renumbered sometime in the late 1940s or early 50s.

The Villager 1, no. 4 (June 15, 1943): 1, 3. Businesses advertising in this edition of *The Villager*, included the Village Commissary, featuring frozen vegetables, meats, and liquor; Village Beauty Studio, which was above the Village Café (10 am to 7:30 pm, closed Sundays); and Maria Lewis’ Knit Shop, next to the Village Beauty Studio (1:30-4:30 pm daily, except Saturday, Wednesday night 7:30-9). The Village Community Church was held in the Clubhouse on Sunday mornings with “the Sunday school at 9:30, the adult class led by the pastor at 10, and the regular Sunday services at 11 a.m.” About 100 youngsters were enrolled in Sunday school.

91 Bauer, 58. Blueprints for Baldwin Hills Village label this building only as “Community Building” from the beginning.

92 Alexander, Baldwin Hills Village letter, 12.

93 Stein, *New Towns*, 184.

94 “Villagers Afforded Many Recreational Facilities For Their Exclusive Use,” *The Villager* 1, no. 10 (December 15, 1943).

95 *The Villager* 6, no. 12 (December 1948), The nursery school was located at 5280 Rodeo Road.

96 Stein, *New Towns*, 184. *The Villager* 3:8 September 1, 1945, 3, reported that, “the Lanham Act federal funds may be withdrawn from the Baldwin Hills Child Care Center in the near future. The purpose of the Lanham Act federal funds was to release women for war industries, therefore, only the children of working mothers were eligible for enrollment during the war period. However, when the Lanham Act funds are withdrawn, the Baldwin Hills Nursery School will again enroll the children of mothers who are not employed, as well as children of those who continue to work.”

97 *The Villager* 1, no. 5 (July 15, 1943): 1.

98 *The Villager* 1, no. 5 (July 15, 1943).

99 *The Villager* 2, no. 9 (Oct 1 1944).

100 *The Villager* 2, no. 1 (January 15, 1944): 3. “Donald MacKenzie, our gardener superintendent, is appealing for any boys in the Village who would consider working either part or full time on the grounds this summer. He says it is impossible to employ gardeners of any age, because we are considered non-essential.”

101 *The Villager* 2, no. 1 (January 15, 1944): 1. Soldiers were stationed near Coliseum and Sycamore Streets during the war to watch for Japanese attacks. A photograph of one of the garage buildings at the Village shows a metal triangle, reported to be “rung” in case any citizens spotted Japanese lurking in the Village.

102 *The Villager* 1, no. 6 (August 15, 1943): 2.

103 Bauer, 55.

104 “British Housing Leaders Praise Baldwin Hills Village on Visit,” *The Villager* 1, no. 8 (October 15, 1943): 4.

105 *The Villager* 3, no. 8 (September 1, 1945): 8.

106 “Gardeners Start Spring Plantings,” *The Villager* 2, no. 2 (February 15, 1944): 3.

107 *The Villager* 1, no. 4 (June 15, 1943): 1.

108 The date used here is reflected in *The Villager’s* announcement of the end of the war and it coincides with the signing of the surrender document in the Japanese theatre. The authors assume this date meant the end of the sacrifices, rationing, etc. that residents of Baldwin Hills Village made during the war years.

Numerous other dates exist for the end of the war depending on geographic areas. Without belaboring the point, a quick search on Wikipedia yields the following: “The war in Europe ended with the capture of Berlin by Soviet and Polish troops and the subsequent German unconditional surrender on 8 May 1945. . . . The war in Asia ended on 15 August 1945 when Japan agreed to surrender. The war ended with the total victory of the Allies over Germany and Japan in 1945.”

109 *The Villager* 4, no. 3 (March 1, 1946): 6.

110 *The Villager* 4, no. 3 (March 1, 1946): 3.

111 “Statement of Policy No. 2 – Pets,” *The Villager*, 4, no. 4 (April 1, 1946): 6. Statement from rental office that pets are not allowed except, “Some dogs and cats were admitted to the Village prior to June 1942 under the above rental agreement, but permission to bring in others has not been granted since that time.” (1) Telephones. Letter from Southern California Telephone Company about installation of services in BHV and that applications being taken beginning March 1 for private two party line telephone service. Nursery School Goes Private. “The Baldwin Hills Child Care Center in the Village will be terminated around May 1.” Catherine McDonald will be running a private nursery school in its place, with no connection to the management nor the government. “Statement of Policy No. 5 – Garage Doors,” *The Villager* 4, no. 7 (July 1, 1946): 1. “It is the desire of the owners of Baldwin Hills Village to cooperate as much as possible with all tenants requesting doors on their garages. Due to the shortage of lumber, it has been impossible for many months to fill requests for these doors. However, the garage door company has just informed us that they will have sufficient lumber within the next few weeks to install all of the extra doors on order and a few extra. Tenants who desire a door on their garage are requested to call Mrs. Jennings at the Administration building. The charge for a door is \$1.00 per month.” “Bus Service At Last.” Public transportation will be extended to the Village effective July 1. “. . . Los Angeles Motor Coach Company will extend the La Brea bus to Coliseum Street and La Brea Avenue. The bus will then go west on Coliseum Street to Sycamore Avenue to Rodeo Road, then east on Rodeo Road to La Brea Avenue, then north on La Brea Avenue. The main stop will be at Coliseum Street and Sycamore Avenue, where the bus will hold over from two to ten minutes.” “. . . the Los Angeles Transit Lines will extend the Jefferson bus to Alsace and Jefferson, which is approximately three blocks west of La Brea Avenue and two blocks north of the Village. This bus service, which will connect with the ‘J’ car at Tenth Avenue”

112 “French Architects Visit Village,” *The Villager* 4, no. 5 (May 1, 1946): 1.

113 *The Villager* 6, no. 5 (May 1, 1948): 1; *The Villager* 6, no. 6 (June 1, 1948): 1; and “Beautiful New Baldwin Theatre Open,” *The Villager* 7, no. 9 (September 1, 1949).

114 Description of nearby recreation facilities excerpted from Steven Keylon’s unpublished article, “Playgrounds . . . , 8.

115 “In New Housing Project,” *Los Angeles Times*, March 10, 1946, A3.

116 “Village Sale Now Completed,” *The Villager* 7, no. 7 (July 1, 1949).

117 “Clarence Stein: Land Planning’s man of influence” *House & Home*, 172.

118 “Village Sale Now Completed,” *The Villager* 7, no. 7 (July 1, 1949).

119 Advertisement, *Los Angeles Times*, November 20, 1955, A26.

120 Alexander Oral History, tape 3, side 2, October 2, 1986, 112-113.

121 “City Department to Dedicate New Reservoir,” *The Villager* 9, no. 4 (April 1951): 5.

122 *Los Angeles Times*, December 15, 1963, 1.

123 *Los Angeles Times*, December 15, 1963, 1.

124 One of the authors, Sara Loe, personally collected “flood mud” from her unit in court 11.

125 Don Neff, *Los Angeles Times*, December 15, 1963, 1

126 *Los Angeles Times*, December 15, 1963.

127 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 13. Sliding glass doors did exist in 1940 though most were either wood or steel framed. Aluminum framed doors were available but were rare and costly.

128 Larry Winans lecture at Village Green, October 21, 2000. Tape recording courtesy Gailyn Saroyan.

129 Larry Winans lecture at Village Green, October 21, 2000. Tape recording courtesy Gailyn Saroyan.

130 Larry Winans lecture at Village Green.

131 Steven Keylon, “Playgrounds . . .”

132 Steven Keylon, “Playgrounds . . .”

133 Berry, “Experiences in a 25-year-old Planned Neighborhood,” 219.

134 Turpin, “AIA to Honor LA Architects,” *Los Angeles Times*, May 7, 1972.

135 *Los Angeles Times*, April 7, 1974.

136 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 13. The first legislation legalizing condos in the US was Utah’s “Condominium Ownership Act” Enacted by Chapter 111, 1963 General Session (Utah Code Title 57, Chapter 8, Section 1).

137 Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 13. “Honored Housing Project Now Becoming Condominiums,” *Los Angeles Times*, April 7, 1974, F1. Alexander was hired as a consultant on the project in 1971, and oversaw some of the changes including the installation of aluminum sliding patio doors on some units.

138 This was ostensibly due to the property’s historic status as an L.A. County cultural landmark: The Village Green was designated as City of Los Angeles Historic Cultural Monument #174 in 1977. The application was filed 9/17/1975, two years after the condo conversion began.

139 Turpin, Dick. “Honored Housing Project Now Becoming Condominiums,” *Los Angeles Times*, April 7, 1974, F1.

140 Ibid. Turpin, Dick.

141 Personal communication with long-time resident Bernie Altman; *Grassroots* 2, no. 2 (March/April 1977): 1.

142 Theresa Weisberg. *Village Breeze*, the interim paper 1, no. 2 (March-April 1979): 1.

143 Letter by Roberta Diamond (?) to Zev Yaroslavsky October/November 1977, included in *Village Breeze*.

144 *Village Green Highlights*, October 7, 1978. Notice to be posted at the top of the bulletin board alerting potential buyers of units for sale or rent, as the former sales office was now closed.

145 “The Board Room,” *Village Green* the interim paper 1, no. 1 (December 1978): 11.

146 *Grassroots* 2, no. 2 (March/April 1977): 4.

147 “Gardening Schedule,” *Highlights*, October 7, 1978, 2.

148 Susan Anderson, Chairwoman. *Village Breeze*, the interim paper 1, no. 2 (March-April 1979): 10.

149 Architect and resident Bernie Altman; Hager, Philip. “Condo Boards May be Liable in Crimes, Justices Rule,” *Los Angeles Times*, September 5, 1986, SD3.

150 *Village Breeze*, the interim paper 1, no. 6 (November/December 1979): 2. Resident Bernie Altman was one of the original members of this committee and verified the date and activities.

151 *Highlights*, June 17, 1979, 3.

152 *Highlights*, June 17, 1979, 3.

153 Robert Alexander said that “when it became condominium, to my horror, the new owners who changed it into condominium put deed restrictions in the new deeds that no one under the age of 18 was to live in the village, and if you became pregnant, you’d need to move out.” Alexander Oral History, tape 4, side 1, Oct. 2, 1986.

154 O’Connor v. Village Green Owners Association (1983) 33 Cal.3d 790 O’Connor v. Village Green <http://www.davis-stirling.com/CaseLaw/OConnor-VillageGreen/tabid/839/Default.aspx#ixzz1XQtjyGbm> from Davis-Stirling.com by Adams Kessler PLC, accessed September 8, 2011.

155 George Rand, “Evaluation: Three California Pioneers” *Architecture: The AIA Journal*, July 1985, 88-91.

156 Leon Whiteson, “The Village Green, Its Designer Both Stand Test of Time,” *Los Angeles Times*, section E-1.

157 Recounted by resident Bernie Altman in a personal communication.

158 Mumford, “Baldwin Hills Village,” 45.



Existing Conditions,
Analysis and Evaluation



Assessment of Integrity by Aspect

Definitions for each aspect of integrity are taken from the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.⁵

INTEGRITY ASPECT	DEFINITION
Location	“is the place where the historic property was constructed or the place where the historic event occurred.” The Village Green property and property boundaries remain unchanged from the time of completion of the original construction.
Design	“is the composition of elements that create the form, plan, space, structure and style of a property.” The Village Green remains as designed as the site and building arrangement remains unchanged, spaces such as the three large green spaces, garage courts and garage courts remain as do their spatial relationships to one another, and the original circulation pattern including the separation of pedestrian and vehicular use remain. In general, all original features remain generally unchanged.
Setting	“is the physical environment of a historic property.” Situated on gently sloped land at the foot of the Baldwin Hills, The Village Green continues to embody the Garden City principles as its setting remains as intended. This is particularly evident in the “relationships between buildings and other features or open space,” as well as vegetation and pathways. The Village Green's setting retains a high degree of integrity.
Materials	“are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.” Original building and patio materials (including wood and brick patio enclosures) are extant as are many original trees and areas of plantings. However, original paving materials, decomposed granite pathways and gathering spaces, have been replaced with concrete paving and lawn.
Workmanship	“is the physical evidence of the crafts of a particular culture or people during any given period of history.” In general, original workmanship is evident throughout the complex particularly on buildings and structures, and in small-scale features such as extant lamp posts.
Feeling	“is a property's expression of the aesthetic or historic sense of a particular period of time.” Upon entering the environs of The Village Green, a sense of expansiveness and serenity still envelops the observer and the graceful curving pathways and vistas enhance the pedestrian-only interior.
Association	“is the direct link between an important historic event or person and a historic property.” The ideals upon which The Village Green was first conceived – well-designed multi-family housing, community, and Garden City principles – are still evident. The mature landscaping adds to the experience.

Photo previous page: Original Clubhouse, now split into two condominiums. View towards north facade, 2013. (Photo by Mundus Bishop)

EXISTING CONDITIONS, ANALYSIS AND EVALUATION

Introduction

This chapter provides a summary of the current condition and an analysis of integrity of the historic designed landscape of The Village Green. Narrative text, diagrams and photographs are used to describe the existing condition and to present the analysis of the landscape and its individual significant features. Existing condition and assessment of integrity are presented according to nine landscape characteristics including visual and spatial organization, views and vistas, land use, topography, vegetation, circulation, buildings and structures, water features and small-scale features.¹ A definition of each landscape characteristic is provided as an introductory sentence, and is developed from *A Guide to Cultural Landscape Reports*.²

Documentation of the existing condition of The Village Green was accomplished by CLR committee members along with a group of other volunteers. This work included a plant-by-plant survey of the entire property completed between 2004 and 2008 and documented as the Cultural Landscape Inventory (CLI). The committee prepared the landscape analysis comparing this CLI data to the original plan to identify extant patterns, features and relationships of the original design. This assessment was undertaken to understand the cultural landscape as a whole, and to identify and document those qualities that contribute to its historic character, and those individual features that contribute to its significance.

Summary of Significant Features and Integrity

Determining the significant features of a historic designed landscape and assessing their integrity assists in defining a treatment plan. For The Village Green, tangible, intangible, large-scale and small details all contribute to the complex's historic character and are those features considered to be significant. Integrity is the ability of a property to convey its significance. In addition to being designated as a National Historic Landmark, a property must also have integrity, which is grounded in a property's physical features and how they relate to its significance. Integrity is defined by seven aspects or qualities: location, design, setting, materials, workmanship, feeling and association.

The Village Green retains integrity in all seven recognized aspects, making the complex a very significant landscape with a high degree of integrity. In general, The Village Green retains integrity as it remains in the same location as the original construction, and the principal elements of the original design including building arrangement and appearance, spatial organization and many original materials are generally extant. The Garden City principles upon which the complex was designed, and factored into its designation as a national historic landmark, are still evident. The complex has diminished integrity in some aspects due to the loss of original material, and due to contemporary replacements that were not always compatible with the historic character. The loss of recreational activities such as community use of the Clubhouse, have slightly diminished the social principle of the Garden City ideal, though the former Clubhouse (converted to residential units in 1955) is still considered to be a contributing structure. The Maintenance Building has been considerably altered and is no longer considered a contributing structure.³

The horizontality of myriad design features that created the original feeling of restfulness, as remarked upon by Clarence Stein, is still evident in extant building shapes and forms, roof overhangs and other details. However, this has been diminished by removal of linear groundcover beds at building foundations,

shrubby hedges as visual screens, and trees including the original olive tree allée between the Administration Building and Clubhouse.

Garden courts retain the original basic forms but most have some diminished integrity as the landscape design has been altered. Non-compatible modifications include the replacement of decomposed granite walkways, allées of trees and geometric "sitting-out" areas with concrete walkways and lawn. Original planting patterns throughout the complex have been altered considerably. Most notable is the loss of horizontal groundcover beds at buildings, some flowering climbing vines on trellises, and many low uniform shrubby hedges.

Although some modifications have taken place, both the overall design of The Village Green and the individual units have stood the test of time. Two factors assisted with this success. First, the original design was intended to provide an idyllic landscape and a sense of community. And secondly, amenities within each unit included lots of storage space, good-sized rooms (well above the minimum specified by the FHA), quality kitchens with stainless steel drain boards, wood-burning fireplaces, balconies, patios and garages. As such, today's residents with modern expectations are accommodated within the original design aesthetic, rendering units as desirable today as they were in 1941.⁴



View from Administration Building to Original Clubhouse, 1944. (Photo by Margaret Lowe, Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)



View from Clubhouse to Administration Building, circa 1950s. (Photo from Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



View from Administration Building to original Clubhouse, 1960. (Photo from UC Berkeley, Environmental Design Visual Resources Center, University of California, Berkeley, Robert J. Tetlow Collection)



Contemporary view from Administration Building to original Clubhouse. Only a single olive tree remains from original allée, 2013. (Photo by Robert Creighton)

Visual and Spatial Organization

The visual and spatial organization of a historic landscape is derived from the arrangement of elements creating the ground, vertical and overhead planes that define and create spaces.⁶ In contrast to typical urban and suburban housing developments that are oriented to a street system, The Village Green was arranged along cross axes and as a superblock of buildings arranged around open spaces. Three large green spaces (West Green, Central Green and East Green) comprised one of the axes, creating the east-west spine of the superblock. Arranged perpendicular to and radiating out from the three great greens were 17 smaller spaces — the garden courts, each a minimum of 100 feet wide. Some residential buildings were arranged to face each green, but most were arranged around the garden courts, which were smaller and provided a more intimate scale. Trees were strategically planted mainly along the edges of the greens to provide a human scale, and between the greens and as transitions into garden courts to provide a veiled view between spaces.

Robert Alexander credits Lewis Wilson with proposing the concept for three central green areas with a single axial entrance.⁷ As Norman Newton pointed out in *Design on the Land*, while this emphasis on the Beaux-Arts inspired axial symmetry helped to organize the space, the design team went out of their way to break up the formality as experienced on the ground.

As a consequence of such an arrangement, one might validly expect to find Baldwin Hills Village pompous or dull or both. But, on visiting it what one does feel is a delightful pervading sense of order and serenity. This may well be caused by the strong general structure of the design, but one is quite unaware of any overdone “classical” formalism in the layout – except in the management office and its mall. In explanation, there are two possibilities. First, the color scheme among the buildings, which never echoes the symmetry of the plan: for instance, if a certain

row-house is done in a combination of light brown and cream, its balancing counterpart is most likely in, say, smoky blue. Second, it is clear that here is another example of the power of judicious planning to form and modify space and to soften the edges of harshness. Throughout the project spaces are formed by vegetation as often as by the buildings. The overall spatial organization thus created is well reinforced and supported by the system of footwalks. Many architectural critics have admired the subtlety and skill of Barlow’s contribution; some have said the landscape treatment is what makes Baldwin Hills Village so distinctive.⁸

As noted above, while the architecture provided a strong dynamic spatial organization to the site arrangement, the circulation patterns and original studied plantings such as sycamore and olive allées, groundcovers, hedges and geometric decomposed granite areas also emphasized and reinforced the organization, and heightened the experience of the spaces.

Today, the main organizing features, spaces and relationships within The Village Green remain intact. While the arrangement of buildings and greens remains unchanged, many smaller original organizing features have been altered or removed. Features that are no longer extant include those that originally emphasized horizontality such as long, linear beds of groundcovers that carpeted building fronts, and those that defined smaller human-scaled spaces such as tree allées and shrubbery hedges and decomposed granite sitting-out areas within garden courts. The geometry of the decomposed granite spaces with contoured hedges and lines of smaller trees (usually fruiting) has also been lost to the easier maintenance of turf.

Two Formal Axes are the major organizing elements of the site arrangement. Each provides an organizing line, either north-south or east-west, but does so in a manner that creates a series of spaces. Instead of a broad visual expanse along each

axis, the original site arrangement separated the larger units of space (the greens) and created a comfortable scale for each by the constriction of space at strategic points along the axes. Along the east-west axis, the three large greens were separated by narrower spaces defined by buildings on each edge with decomposed granite paving and an overstory of tree canopies from the sycamore or London plane allées. The north-south axis was punctuated by the former Clubhouse and its glass walls, the small triangular planting area on the south edge of the Central Green, and connected to Garden Court 4/5. In the center of the court was a wall and terrace, centered on the axis. Each ‘interruption’ helped define edges of the larger spaces and provided an experience while moving through the spaces.

The two formal axes that form the backbone of the complex’s visual and spatial organization remain intact, mostly unchanged. The greatest change has occurred along the north-south axis near the former Clubhouse where the loss of the transparency of the glass walls of the former Clubhouse along the north-south axis and the olive tree allée that originally connected the Administration Building and the Clubhouse, which today consists of just one extant tree, has impacted the spatial organization. Other modifications include serpentine brick walls built outside the former Clubhouse after it was converted into two residential units in the early 1950s, which also obscures the axis.

East and West Circles create a formal and symmetrical space along Rodeo Road, and are organized as the ‘front door’ into the community. Originally, this area was a semi-circle of residential units with the former Clubhouse centered amongst the residences, and the Administration Building fronting the street. Tennis and badminton courts flanked symmetrical driveways on either side of the Administration Building. The openness of this semi-circle was interrupted by the 12 olive trees that formed an allée between the Administration Building and the former Clubhouse. This very formal area served as the introduction into the complex to prospective renters and visitors. This embracing of the exterior street was in contrast to the remainder of the complex, which was designed to enclose interior bucolic spaces,



Garden Court 6/7 exhibiting elements of horizontality in the design and landscape, 1944. (Photo by Margaret Lowe, courtesy of The Huntington Library, San Marino, California)



East Circle, 1960. (Photo from UC Berkeley, Environmental Design Visual Resources Center, University of California, Berkeley, Robert J. Tetlow Collection)



East Circle, 2013. (Photo by Holly Kane)



Building 78, exhibiting marked horizontal wood siding on the second story, 2013. (Photo by Holly Kane)



Rear view of wall in Court 4/5 showing that the wall is a design element heightening horizontal motif in the landscape rather than a truly functional retaining wall, 2013. (Photo by Holly Kane)

so that one had to enter a small space between buildings to experience the interior park-like setting.

The greatest change in the spatial organization of The Village Green has taken place in this area. The original tennis courts and badminton courts that originally flanked the Administration Building have been removed and the area converted into driveways and additional garages. This has changed the character from a prominent open space to a more closed area, impacting views toward the Administration Building. The visual drama and continuity of this formal open space is now interrupted by utilitarian uses.

Horizontality was an important organizing feature of the original design. This was evident in both the architecture and the landscape, which each emphasized horizontal lines beginning with the long, low profile of the buildings, extended by linear balconies and roof overhangs. At the building base, low groundcovers in broad planting beds extended along the residential buildings and out to the pathways. Garages were low, horizontal structures. Groundcover plantings between building fronts and original decomposed granite walkways, usually a space of 20 feet, accentuated the horizontality. English ivy, honeysuckle, wandering jew, Algerian ivy and jasmine all provided a textural line framing the bases of the buildings and organically tied them to the landscape.

Details and ornamentation that continued the subtle horizontal theme were the horizontal orientation of wood planks in the patio enclosures, garages and drying yards, the second story siding on Type 2 buildings, horizontal piercings in brick entries to some bungalows, the ribbed glass in both the Administration Building and former Clubhouse, and the ribbed glass separating balcony spaces in Type 3, 4, 5, 7 and 8 buildings. Steps at the front of the Administration Building and the pair of steps flanking the brick wall in Garden Court 4/5 were the only formal steps in The Village Green and both were low, furthering the motif.

Today, most of the primary features emphasizing horizontality remain including residential and garage buildings and their ornamentation. Other features, including large swaths of groundcover in front of buildings and the hedges that organized gathering spaces, have mostly been removed diminishing the overall visual and spatial organizational.

Primary and Secondary Garden Courts were a primary organizing feature of the original design. Of the 17 garden courts, 13 are considered to be primary as they open to one of the three large greens. Four are considered to be secondary as they are not directly connected to one of the greens. Garden Court 4/5 is the most public of the garden courts due to its location along the north-south formal axis. The other primary courts also have roles and higher visibility as public spaces. Secondary garden courts, the four triangular courts – 8/9, 9/10, 10/11, 11/12, were less visible and more private.

Each garden court was similar in its visual and spatial organization — defined by residential buildings, connected to adjacent spaces, and with similar circulation and planting patterns. Each was also unique in some way, so that one court was easily distinguished from another. Methods of defining space included strategically placed clusters of trees near openings onto the greens to create a more intimate space within the garden court. Others included contoured plantings such as hedges and lines of smaller trees to define even smaller and more intimate outdoor areas, originally known as “sitting out” spots. These were generally geometric in form and paved with decomposed granite, and each had a unique character.

Today, the garden courts remain as they were originally. They all generally retain the original form, scale and space as the original design. However, some plantings including groundcover beds and clusters of trees have changed, which has changed the character of the experience.

Garage Courts were originally accessed from the exterior perimeter streets on three sides of the property or from an interior access road parallel to Rodeo Road. Sycamore Avenue was the only street that did not provide vehicular or pedestrian access into the complex. Today, the characteristic pattern and linear expanses of the garage structures appear much the same as when The Village Green was first built. Some original garage structures have been extended, and seven new structures have been built. These have replaced areas that were originally court-scaled social outdoor spaces. Nevertheless, the garage structures still contribute to the complex's spatial horizontality. The footprints of the garage courts have changed slightly in some places, but generally remain as they were originally.

Buildings within The Village Green consisted primarily of 94 residential buildings, two community buildings and one maintenance building. Residential buildings served as boundaries between garden courts and garage courts and defined the open spaces of the complex. The service side of buildings generally opened onto garage courts and the more formal side enclosed garden courts. Walkways between buildings, and sometimes through a building (e.g. the four pass-through buildings), connected formal and less formal areas. The Administration Building and the former Clubhouse, with a position at the center of a formal Beaux Arts arrangement, served as the "front door" to the complex. Originally, the Administration Building would be the first experience for the visitor, and a view out towards the former Clubhouse would be the next. Glass on the north and south sides of both of these buildings originally added to the effect of openness. The Maintenance Building occupied a triangular space on the least desirable corner of the property, an area that was developed to partially screen the residential buildings from the corner of Rodeo Road and Sycamore Avenue.

Today, all buildings throughout the property remain in their original footprints and retain the same form, scale and massing as they did originally. The exception is the Maintenance Building, which has had sheds added to the original building. Residential buildings continue to define large spaces and garden courts,

and continue to serve as separators between garden and garage courts. These significant buildings add elegance and contribute to the visual and spatial organization of the complex as well as provide the characteristic horizontality of the complex that maintains The Village Green at a human scale.

Tree Allées & Groves There were eight allées in different areas around the Green, as well as clusters of trees that added spatial interruptions and lent definition to garden courts. These clusters of trees added spatial interruptions and lent definition to garden courts. The allées served as compression points in the spatial organization to provide a more human scale experience. Sycamore and London plane tree allées connected the East and West greens with the Central Green. Instead of continuous open views and experience, the placement of the tree allées created a "compressing" and "expanding" of space. This design maintained the sense of the large open green spaces as a comfortable scale. Allées of olive trees connected the West Green with the secondary garden courts at the west end of the property. An olive tree allée also connected the Administration Building with the former Clubhouse. This arrangement complemented the formal layout of the semi-circular space and provided a studied interruption in the otherwise open area around the Administration Building. Other allées within the complex framed views inward through the two pass-through buildings on Coliseum Street and the western pass-through building on Rodeo Road. In garden courts, clusters of trees with an understory of shrub masses or groundcover were intentionally arranged to obscure entrances to 'interrupt' the linear spaces, which created a more intimate experience.

Seven of the eight allées are extant albeit with one or more trees missing or replaced. The exception is the olive tree allée between the Administration Building and the former Clubhouse, likely the most significant, which has only one original olive tree remaining, the other 11 are missing. Clusters of trees that defined the relationship of garden courts to the larger greens have mostly been diminished over the years.



View into the complex from one of the pass-through buildings, 1944. (Photo by Margaret Lowe, Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)



Agaves planted in olive tree allée in Garden Court 2/3, 2013. (Photo by Holly Kane)



Agaves planted in olive tree allée in Garden Court 2/3, 2013. (Photo by Holly Kane)

Views and Vistas

Within The Village Green, views and vistas are designed features that created a controlled range of vision. These included axial views and veiled views, as well as a borrowed view of the Baldwin Hills.

Axial Views consisted of two views that followed the two formal organizing axes. The view along the east-west axis encompassed all three large green, but was strategically compressed by the two tree allées, which connected the East and West greens to the Central Green. The strategic interruption of this view included the two triangular spaces separating the Central Green from these allées, which were planted with low shrubbery and groundcover punctuated by California sycamore trees.

Along the north-south axis, which originally stretched from the Administration Building through the original glass wall of the former Clubhouse, across the Central Green and through Garden Court 4/5, was a framed view of the Baldwin Hills. The view was orchestrated by a series of strategically planted olive trees, one at the south side of the Administration Building extending to the former Clubhouse, and another continuing south in which pairs of olive trees framed the view to the nearby hills.

Today, the north-south axis is generally obscured by the addition of new trees and the overgrown nature of original trees. In particular, the coral tree, planted in the center of the original water feature, and the removal of the glass wall due to the conversion of the former Clubhouse into residential use obscures this view.

The brick walls that enclosed the former Clubhouse patios, a later addition, now completely block the original intended transparency of the north-south axis that allowed visual access from the Administration Building through the former Clubhouse to the Central Green and upwards to the hills beyond. The view framed by the olive tree allée between the Administration Building and former Clubhouse is also compromised, as only one tree of the original 12 survives.

The views along east-west axis retain most of the original intent. The original design consisted of views compressed by two tree allées on each side of the Central Green, which connected the green with the East and West Greens. Plantings in the triangular spaces adjacent to the Central Green have changed over time and now include incompatible tree species and overly complicated shrubbery and flower masses. All have become overgrown and obscure the views.

Veiled Views were originally accomplished using allées of London plane trees to create a visual, but semi-transparent connection between the East and West Greens and the Central Green. These allées were paved with decomposed granite, and planted with linear rows of trees and shrubbery at each connection. The effect was of a compressed view between each of the greens, adding an element of surprise as one moved through the landscape. A similar effect was created with the original plantings at the connection of each primary garden court to the larger greens.

Today, the effect of the veiled view between the greens remains relatively intact even though the low shrubbery and hedges have been removed and replaced by lawn. A similar change has occurred at the connection of the primary garden courts to the larger greens. In general, due to many original trees that remain, the partially and deliberately obscured visual linkages between the smaller garden courts and the larger greens remain. However, newer random plantings of trees and understory plants confuse the intended veiled sight lines in the Village.

Borrowed View was a strategic idea meant to capitalize on the original setting adjacent to the Baldwin Hills. When The Village Green was originally built no buildings existed on the slopes of the Baldwin Hills, so the beauty of the hills served as a “borrowed” vista for residents. In Garden Court 4/5, a low brick wall was built with a raised terrace behind to accentuate this long vista. The wall and topography were placed squarely in the axial sight lines from the former Clubhouse and strategically emphasized the view upwards to the Baldwin Hills in the distance. This was the

only monumental view exploited by the architects in a traditional Beaux Arts manner.

Today, this view is not readily apparent, and the setting has changed to the extent that a view towards Baldwin Hills may no longer be aesthetically pleasing for residents, as single-family homes now dot the hillsides.

Controlled Views were built as part of four ‘pass-through’ buildings, which were oriented parallel to either Rodeo Road or Coliseum Street. These ‘pass-throughs’ offered focused glimpses of the interior park-like grounds to passersby.

The controlled views into The Village Green have been modified by changes in vegetation within the garden courts. Some modifications have obscured the views including the view in from Garden Court 2/3. The olive tree allée has been altered by the addition of agaves set along the central axis, now overgrown these interrupt the once open view and diminish the experience of moving through the allée. Views through the other three pass-through buildings are less compromised, though interior landscaping has become more simplified, with views of mostly lawn and trees.



View toward Baldwin Hills from Central Green, circa 1954. (Photo from Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Contemporary view to mountains on north/south axis, 2013. (Photo by Holly Kane)



Principle land uses include residential and recreation, 1944. (Photo by Margaret Lowe, courtesy of The Huntington Library, San Marino, California)



Residents use the greens for informal recreation, picnics and parties, 2013. (Photo by Holly Kane)

Land Use

The Village Green was originally designed for upscale living in modern Southern California, meant to accommodate residents in spacious apartments with plenty of parking for their automobiles. Aside from the obvious residential use of the land, a unique aspect of The Village Green was the abundance of outdoor space, both shared and private.

The original intent of the land use was of a landscape that complemented the architecture and fostered community with planned recreational amenities. This has been substantially diminished with the removal of all recreational features other than a putting green, especially within the garage courts, and due to the gradual loss of the gathering spaces originally associated with the garden courts. With the exception of the loss of recreational features, all other land uses remain. Though now condominiums, the primary land use is residential and accommodation of the automobile remains.

Residential – The principal use of the property was residential. Built as a multi-family rental housing complex, The Village Green originally consisted of 627 apartments in 94 buildings. At the time of construction, the management of Baldwin Hills Village reserved approximately two thirds of the units for families with children (starting with building 52 in court 10 and continuing clockwise to building 16 in court 3). As successive managements phased out families with children along with recreational features, the demographic of the community changed to older residents and younger single people.

In 1955, the former Clubhouse was converted into two apartments, bringing the number of residential units to 629. Between 1973 and 1978 under the ownership of Cela-Terr, Inc., all units were converted into condominiums. The CC&Rs of the VGOA at the time prohibited children under the age of 18, a rule struck down by the California Supreme Court in 1983.

Today, The Village Green is comprised of 629 individually owned units inhabited by a diverse demographic. Typical practical

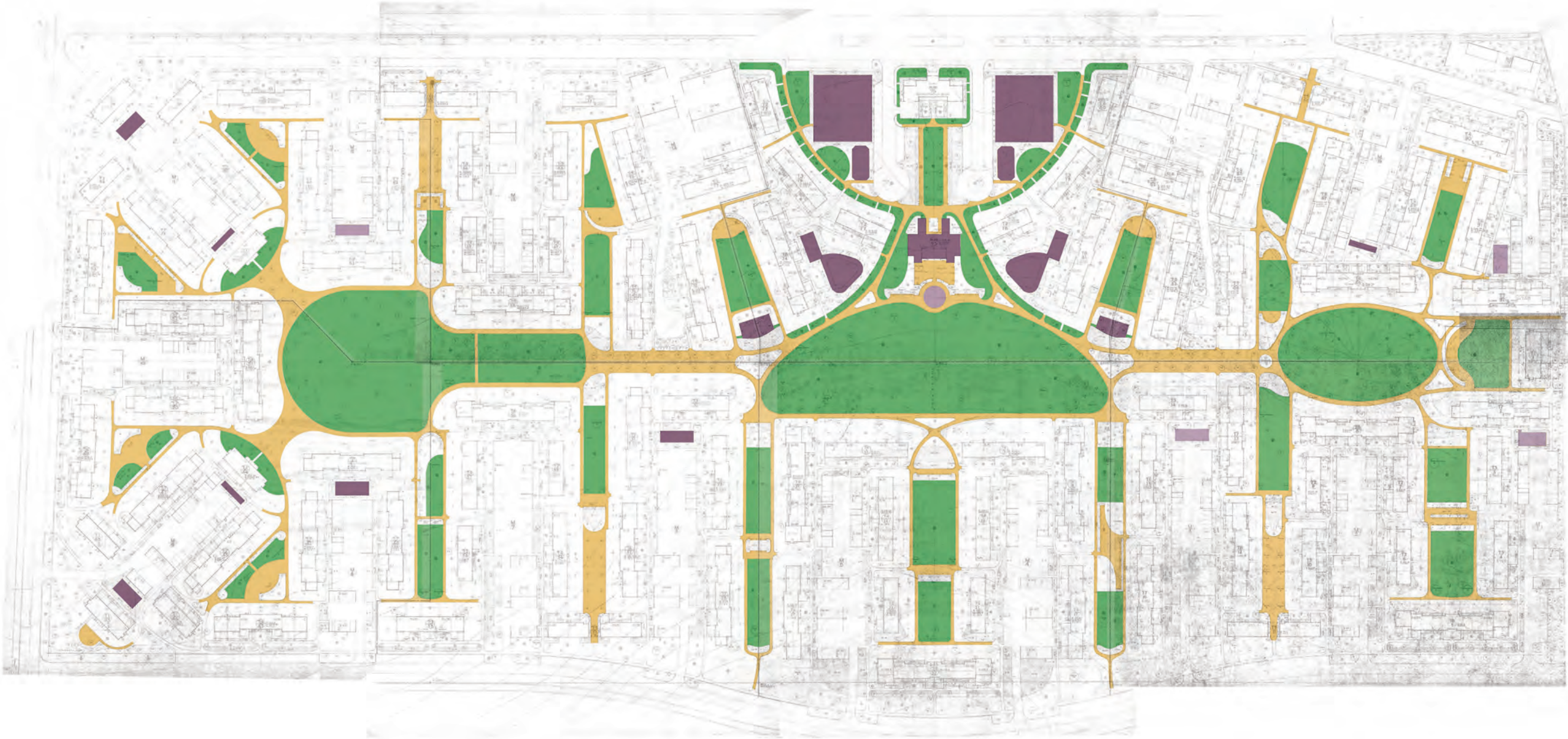
activities associated with residential use, such as laundry rooms, drying yards and trash enclosures are included in each garage court. Large trash enclosures accommodate dumpsters for trash and recyclables and were an addition to the garage courts; originally trash was picked up from each unit.

Accommodation of the Automobile was essential at the time The Village Green was planned and designed. Automobile usage was disproportionately high among Southern Californians and incorporating spaces for automobiles was essential. Each unit originally had an assigned, covered parking space in one of the long, low carport-like structures. Additional uncovered spaces located nearby were for additional cars or for guests. The garage courts were originally designed so that automobiles of the day had adequate space to turn around in order to exit the court.

Today, the extensive network of driveways, garage structures and parking areas still exists with little alteration. Additional garage structures have been constructed on the sites of the original tennis courts and some extant garage structures have been expanded. This required removal of original recreational areas that were once located in garage courts. These changes reflect the importance of the automobile to the community as well as the potential additional revenue that might be generated by renting garage structures to residents with more than one vehicle.

Private Outdoor Spaces were provided for each unit. Of the 627 original units, 450 were provided with private patios. Originally, all ground floor units were provided with patios, most of which were walled-in by redwood fences and the remainder separated from the garage courts by hedges. Patios ranged in size from 250 to 400 square feet. Outdoor balconies were provided for 126 of the upstairs units, and 40 upstairs units were provided with patios as well.⁹ These spaces served as a buffer between dwellings and garage courts.

Originally, only some units had enclosed patios. These enclosures proved to be quite popular and serpentine brick walls were



Active Recreation Areas (1942-1948)

■	Adults	■	Children
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South patio of original Clubhouse, circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Interior view of original Clubhouse, circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

added by the early 1950s to enclose patios for all of the remaining units. Though the work was performed outside the period of significance, the concept of individual private access to the outdoors was in line with Garden City principles, and these brick walls have gained importance in the landscape in their own right (see Small-Scale Features for more information). These private spaces retain their original footprints and fulfill the same type of use. Residents have used their 'private' outdoor spaces for a myriad of activities including sunbathing, gardening, play areas, barbecuing and for relaxing. Some patios have been elaborate tropical gardens, oriental gardens or areas reminiscent of the beach.

Recreation within The Village Green included many programmed uses supported by recreational features. The large greens served as informal space for larger group activities and as a pitch and putt green. Events could be held on the greens, where the entire community could gather in a central place. The smaller garden courts were more often used by residents of each court for casual outdoor activities (e.g. croquet, tag and picnicking). Since the majority of units opened directly onto garden courts, residents had a more immediate connection to these spaces and identified with their 'court.'

Recreational facilities were located in various areas around the property and included four tennis courts, two croquet courts, six badminton courts, three horse-shoe pitching areas, six play areas, a playground, and a wading pool just outside the nursery in the former Clubhouse.¹⁰ Because management, from the outset, made the decision to segregate families with children to Garage Courts 1 to 3 and 10 to 17, tot lots were built in four of these courts. These small play areas were paved with decomposed granite and surrounded by 4-foot tall wire fences and shrubbery. According to Clarence Stein in 1951, "there are a dozen (sic) or more small fenced and equipped play areas. These are generally placed just outside the ends of the enclosed garage courts, within sight, or at least hearing of mothers in their kitchens."¹¹ Play areas were equipped with sandboxes, slides, shelters, swings, seesaws, benches and tables.

The hierarchy of placement of recreational facilities corresponded with size and expected usage. Two tennis courts were placed symmetrically on either side of the Administration Building, and the largest playground was located in the triangular area just outside the former Clubhouse. Smaller recreational spaces were sited at the interior ends of garage courts, primarily used by those living nearby. Recreational facilities included the following:

- Former Clubhouse (originally called the Community Building) included a lending library, ping-pong tables, darkroom, reading lounge with fireplace, patio, large area used for dances, church services, and meeting space.
- Tennis Courts were located on either side of the Administration Building in the East and West Circles.
- A large playground was located near the former Clubhouse, just off the Central Green.
- Tot Lots (smaller fenced play areas) occurred in Garage Courts 1, 3, 12 and 17, in areas reserved for families with children.
- Badminton Courts occurred in the two triangular open spaces near the former Clubhouse. Four additional courts were located in Garage Courts 6, 8, 9 and 11, and were set aside for families without children. In Garage Court 6, badminton was located just south of building 30, and in Court 8 it was south of building 41. In Court 9 it was located just north of Building 44A, and in Court 11, just south of Building 54A. All had asphalt surfaces.
- Horseshoe Pits occurred in Garage Courts 9 and 11 on the west end of The Village Green. One was behind Building 46, another was behind Building 56, and the third was in Court 16 behind Building 88. All had earthen floors.
- Croquet Courts were located adjacent to, and south of, the tennis courts in the East and West Circles.
- Wading Pool was located just south of the former Clubhouse.
- Putting Green was in the open space of the Central Green.

One of the tot lots, circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Informal volleyball game on the lawn outside the former Administration Building, 2013. (Photo by Holly Kane)



The former Clubhouse, which was the heart of The Village Green activity, operated until 1955 when the New England Mutual Life Insurance Company, owners of The Village Green at the time, converted it into two additional rental units. At the time, fewer activities were being held in the former Clubhouse, and a potential for increased revenue was a likely motivation.

The large playground that included a badminton court, originally built in the triangular open space east of the former Clubhouse, was intended to serve as play space for all children residing in the complex. Due to its proximity to the nursery school, this playground was reserved for children enrolled in the school during WWII and immediately thereafter. The identical triangular open space (with companion badminton court) on the opposite side of the former Clubhouse was intended as one of a number of planned outdoor gathering spaces. An aerial photograph from 1944 shows this as open space, but by 1948 it was being used as a plant nursery. Both triangular spaces were surrounded by 4-foot tall wire fences, paved with decomposed granite and surrounded by two species of pine trees. Eventually all features were removed and now both triangular areas are lawn. Some mature Aleppo pine trees remain.

Though equipped with abundant recreational features at the time of construction, two of the original architects commented on potential additions. In his 1949 book, consulting architect Clarence Stein suggested that, “a well-equipped playground for boys and girls of all ages, in easy safe walking distance, preferably within the superblock, is needed. This could be added now, possibly in the Western Central Park.” He also remarked “a swimming pool is another addition that would probably have been very welcome at Baldwin Hills. The fact is, if I remember rightly, a swimming pool was suggested at one time, to be placed directly in front of the Community House.” Instead, a wading pool was built on the Central Green in front of the former Clubhouse. Shortly after construction, it was deemed unsafe and was filled with soil.¹²

Robert Alexander said in the early 1950s, “The play areas, scattered throughout the project, were equipped with sandboxes, slides, shelters, swings, seesaws, benches and tables.” He also noted that the inclusion of these smaller tot lots “was not contemplated until after construction, laundry drying facilities and playgrounds are considered inadequate in the children’s areas.”¹³ After the 1963 flood, only two small play areas remained, located in Courts 12 and 17. Today, no formal play areas remain.

With the exception of the putting green, all other recreational features – tennis courts, badminton courts, croquet courts, horseshoe pits, tot lots – were eventually phased out and have been replaced by parking spaces, driveways, garage structures or lawn. The former Clubhouse functions were moved to the Administration Building in 1978 when Terramics handed over full control to the Village Green Owners Association.

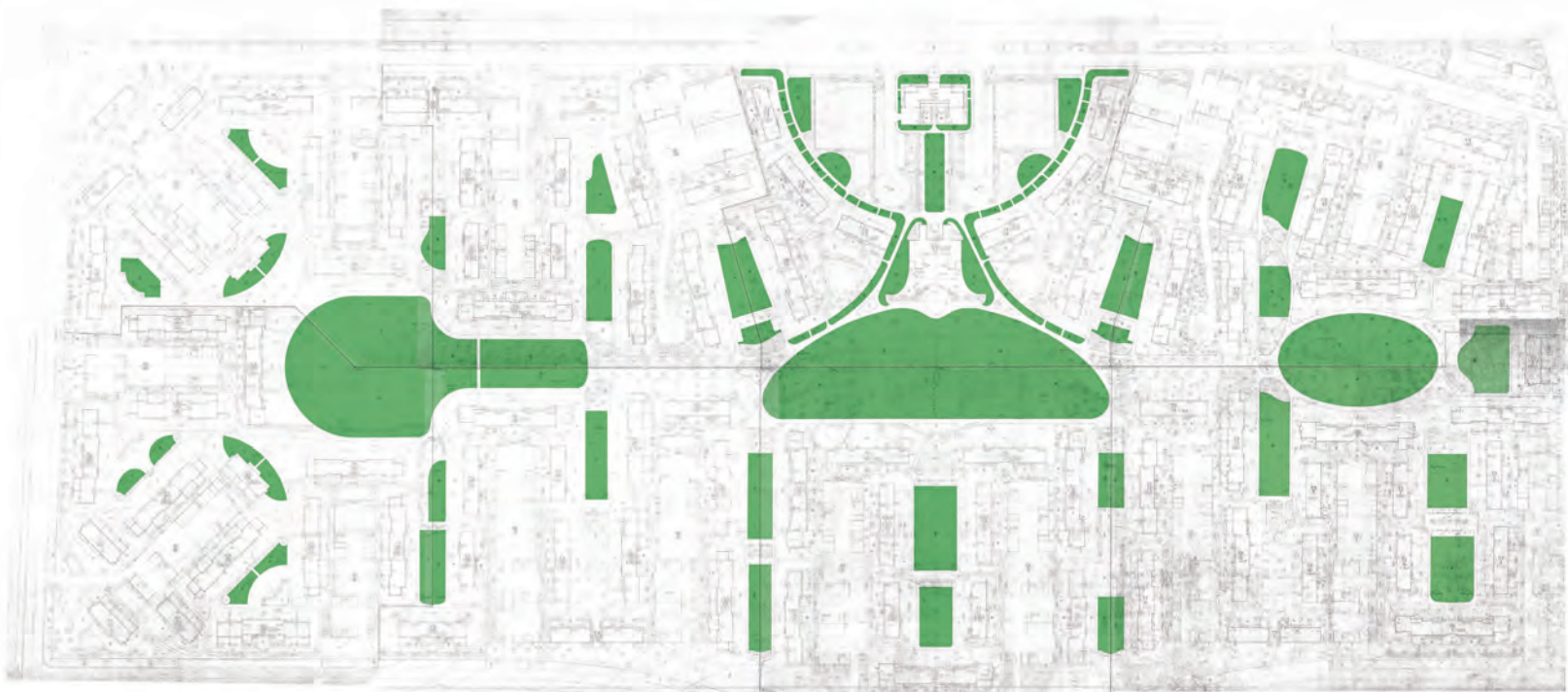
Utilitarian uses include the Maintenance Building, which was originally located on a small triangular piece of land at the corner of Rodeo Road and Sycamore Avenue, placing the least desirable functions (e.g., incinerator, maintenance equipment, etc.) in the least attractive corner of the property.

The Maintenance Building remains in its original location. Though no longer used to incinerate trash, other utilitarian functions are still present.

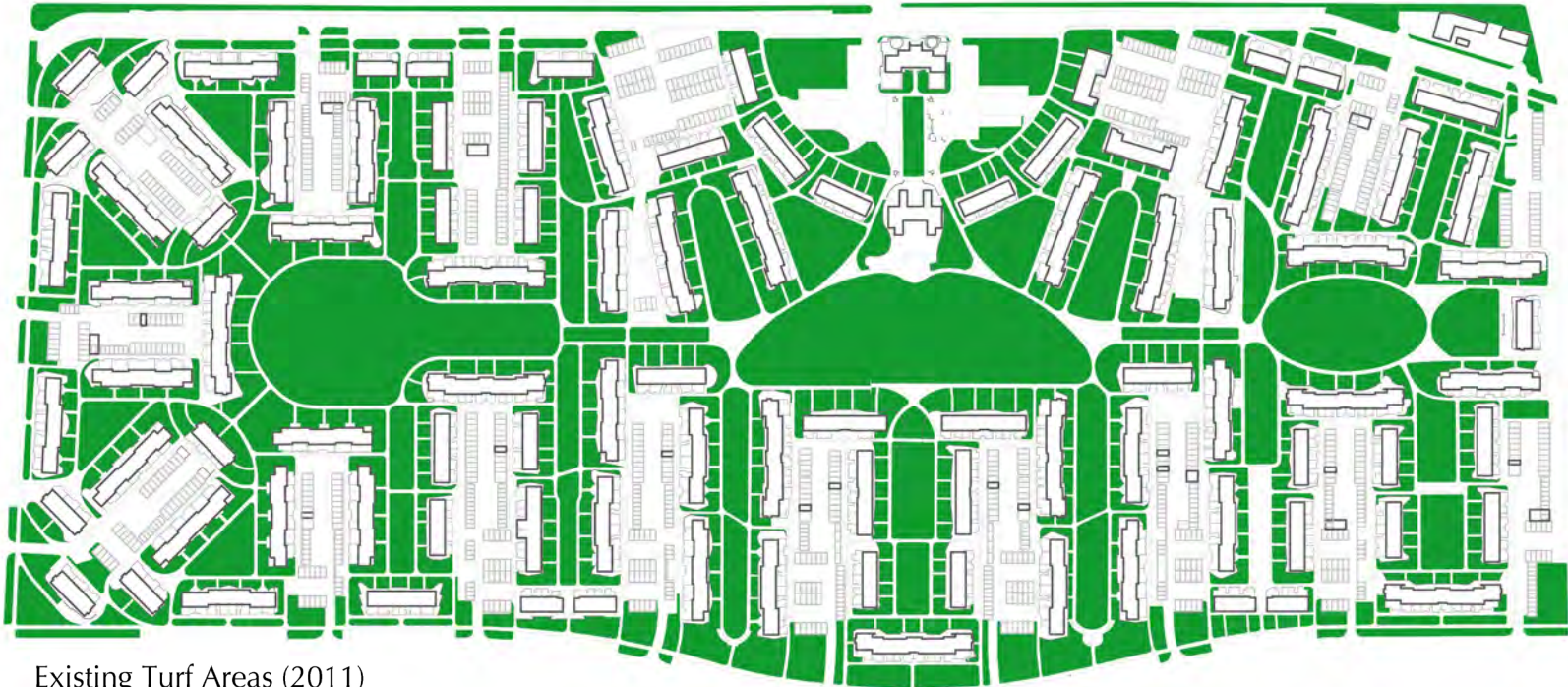
Topography

Topography consists of the “three-dimensional configuration of the landscape surface characterized by feature and orientation.”¹⁴ This is the contour and slope of the land. Prior to construction, the nearly level site was scraped clean of vegetation, and was a gently sloping site. Only one terrace in Garden Court 4/5 emphasized a slight change in slope.

Although the 1963 flood destroyed much of the understory vegetation, the topography in the Village remains relatively unchanged.



The Village Green
Lawn (1942-1948)



Existing Turf Areas (2011)

Vegetation

Of primary importance to a CLR is the use and characteristics of the vegetation chosen to impart a particular aesthetic to the landscape. The original designed landscape consisted of specimen trees, ornamental trees and shrubs, vines, groundcover and turf. The original palette of 77 plants devised by Fred Barlow, Jr. allowed for enough variation that each court could be identified by the combination of plantings to be found within. Norman Newton, in his book, noted that, "The garden courts differ considerably from one another, with enough variety of treatment to dispel any feeling of boring sameness."¹⁵ The plantings in the large greens consisted of lawn punctuated by trees.

The original plant key written on a paper separate from the plans has been lost. Diligent detective work, along with help from experts, allowed the committee to re-create some of the original plant list. Other large-scale landscape projects Barlow designed contemporary to his work at Baldwin Hills Village provided additional clues about plant species that may have been used. On the plans, Barlow listed by number 9 groundcovers, 24 shrubs, 10 vines, and 27 trees (not including specimen trees).

The overall plant palette, while restrained, included differing colors of greens and silvery olive trees, as well as purple leaf plums. Original flower colors were generally white, with bold spots of color in purple jacaranda flowers and boldly colored vines.

The greatest changes between the period of significance and present-day conditions are in the vegetation. Because of the passage of time, the catastrophic flood of 1963, and different landscape philosophies under various stewardships, the vegetation at The Village Green retains some of its original form and pattern but much of the original plant palette has been altered from the original design intent.

The plantings in the large greens still consist of lawn and trees, however, there are fewer trees now than originally planted, and

some later additions are now mature trees that have gained importance in their own right. While many original trees and original plant species still exist, some large-scale vegetation features have been lost.

The original palette, with its emphasis on native and Mediterranean trees and plant materials, and the organized hierarchy of plant materials and limited use of color was replaced by a much more complex and colorful palette in the Winans' plan in 1966, and by subsequent alterations.

Specimen Trees were an original component of the planting plan. The original landscaping budget included approximately four large specimen trees per acre.¹⁶ Species planted were: Blighia, Brazilian pepper, jacaranda, Koelreuteria, oak, olive trees, a rubber tree (however, a Moreton Bay fig was planted), sycamore, Tricuspidaria and Victorian box. These trees were referenced by name on the 1941 as-planted plans.

Specimen trees retain the most integrity due in part to the longevity of most species originally planted. Of the original specimen trees planted according to the Barlow plan, the following remain (as of 2013; listed by tag number): Brazilian peppers – 154, 158, 207, 208, 212?, 783?, 883, 1188?, 1658; jacaranda – 151, 203, 371, 769, 1324, 1363, 1371, 1652; Koelreuteria – 215, 1252, 1937; oak – 284, 323, 1858, 1922; olive trees – 53, 54, 55, 56, 69, 270, 272, 273, 274, 315, 317, 318, 320, 488, 517, 531, 538, 555, 595, 612, 683, 703, 722, 906, 930, 1031, 1073, 1109, 1110, 1122, 1218, 1307, 1340, 1358, 1379, 1407, 1443, 1461, 1479, 1501?, 1710, 1820, 1829; California sycamore – 684, 1848, 1850; Tricuspidaria – 786 (shown as Lily of the Valley Crinodendron patagua); Victorian box – 1564. (Note: those tag numbers followed by questions marks denote the correct species in a known historic location but with some doubt that the tree was original.)

Trees were an inherent component of the original design, meant to provide shade and to organize space. The original plans included 27 tree species (not including specimen trees) with

possible repeated species of different varieties. Trees served to define courts, separate and/or articulate spaces, serve as linear allées, provide character and definition to "sitting out" areas, and to add character, color and sculptural interest to the landscape. Architect Robert Alexander noted, "Trees were planned to form 'ceilings' over residential courts, or to separate large open areas, or to reproduce an early California scene in some cases."¹⁷

Today, some original trees (other than specimen trees) remain in the landscape. These include evergreen pears, carobs, Aleppo pines, sycamores, London plane trees, Brazilian peppers. Some original species, such as California peppers, black locusts, purple leaf plums and flowering peach have failed and have been removed. Successive managements planted trees in locations that were not compatible with the design intent. A Memorial Tree program instituted after The Village Green became condominiums, allowed residents to choose a tree and have it planted in a location of their choosing. Robert Alexander noted that in the early 1950s, management had added trees to the West Green to foil casual baseball games by young residents.¹⁸

Shrubs and Hedges were planted as horizontal visual accents with shrub hedges defining discrete spaces, such as an enclosure for play areas or a separation between walkways and asphalted garage courts. Alexander noted, "Hedges were designed to screen off conversation sitting areas from pedestrian circulation . . .," and to curve around decomposed granite areas in individual garden courts to provide privacy for conversational sitting areas.¹⁹ Small islands of flowers surrounded by low boxwood hedges were planted after the close of World War II in areas where walkways merged. They were also planted in front of the tennis courts and near the connecting walkway in the West Green. These hedges provided additional lines in the landscape, further reinforcing the horizontality. Shrubs were selected that flowered in white, and were planted to add a layer of texture, restrained color and often fragrance to the landscape.

Today, the plantings in the garden courts include, in addition to the trees and lawn, foundation plantings that act as borders to



Coral tree in former wading pool in front of original Clubhouse, 2013. (Photo by Holly Kane)



Moreton Bay Fig that has become an important feature of The Village Green landscape, the species intended for this location was an Indian rubber tree. (Photo by Holly Kane)



A garage court from the early condominium period exhibits a wide variety of plantings, 1974. (Photo from Shulman Collection, The Getty Research Institute)



Bougainvillea planted next to a garage, 2013. (Photo by Holly Kane)

the buildings, and random plants that are individual statements of color and texture added by the residents. Species vary widely but generally the foundation plantings and resident plantings are not original plants or species. The devastating 1963 flood and subsequent planting design by Winans appears to have removed most remaining vestiges of the original understory plantings. Documentation just prior to the flood is limited to a few historic photos making it difficult to ascertain what features still remained.

Maintenance considerations during the first decades of operation resulted in the removal of some hedges as they required regular trimming. Removals of recreational features, many of which had surrounds of chain-link fences with shrubbery, resulted in further loss of shrubbery and hedges.

The large swaths of groundcover in front of buildings, and the hedges that organized gathering areas and planting spaces, have been replaced almost uniformly by lawn, foundation shrubs and vernacular plantings by residents. Some examples of these newer planting materials are agapanthus, Indian hawthorn, juniper and Liquidambar styraciflua. Invasive species have also been planted or have volunteered.

Groundcovers originally provided a strong horizontality that reinforced the overall design. Linear beds of groundcovers originally fronted buildings and provided a complementary design element to building facades. Walkways were kept 20 feet from the front of the buildings to ensure some degree of privacy for the ground floor rooms, and groundcovers such as ivy, jasmine and honeysuckle were planted in these areas to discourage foot traffic. Architect Robert Alexander later said, "We avoided the customary 'base planting' used to soften buildings and substituted ground cover such as ivy in the minimum twenty-foot wide area between paths and buildings. The texture was a relief from broad panels of lawn, and the ivy tended to climb the walls, especially on the north side, merging the buildings into the land."²⁰ Two of the original groundcovers – jasmine and honeysuckle – would also have added a scent to the air when in bloom.

The use of groundcovers diminished during the years when New England Mutual Life Insurance owned the complex, and the 1963 flood and subsequent landscaping work cleared any remaining original groundcover. Today, patches of groundcover exist in front of various units, but not with the original structure and form. The loss of these swaths of groundcover, which provided a cohesive design element throughout the complex, marks the loss of an important landscape feature. Groundcover in front of unit 5276 is the best extant example.

Vines added color and texture to the architecture. Brightly colored flowering vines were originally planted at the foot of trellises and were intended to climb building facades, cross plain balcony fronts, and grow up trellises between front entries. Vines added distinctive color to garden courts as well as helped to 'tie' the buildings to the landscape.

Some vines remain in the landscape today. These include copa de oro and orange, violet and scarlet trumpet vines. However, most original vines disappeared by the time Winans' plan was introduced. Winans added rebar trellises to the landscape, though today only a few vines are trained to climb the trellises, losing the original design intent.

Lawn was originally used judiciously to provide areas of usable lawn within easy reach of residents. Each of the three large greens was planted with lawn, and within each garden court were one or two panels of lawn. Symmetrical panels of lawn framed the Administration Building and the former Clubhouse. The only lawn planted in an olive tree allée was in this location; all other olive tree allées had decomposed granite centers. In the garden courts, these panels of lawn were juxtaposed with decomposed granite areas framed by hedges and ornamental trees.

Today, lawn is the most prevalent planting, not only covering the original areas but also covering original areas of groundcover along buildings and where decomposed granite areas would have occurred in most garden courts. Other original vegetation

was slowly replaced with lawn up until the 1963 flood, when the understory plantings were destroyed. The Winans plan, implemented by 1966, specified lawn virtually everywhere except for foundation plantings along buildings, and in garage courts. Now many of the foundation plantings from Winans' plans are gone, leaving lawn up to most building facades, with some shrubbery and random plantings punctuating the foundations.



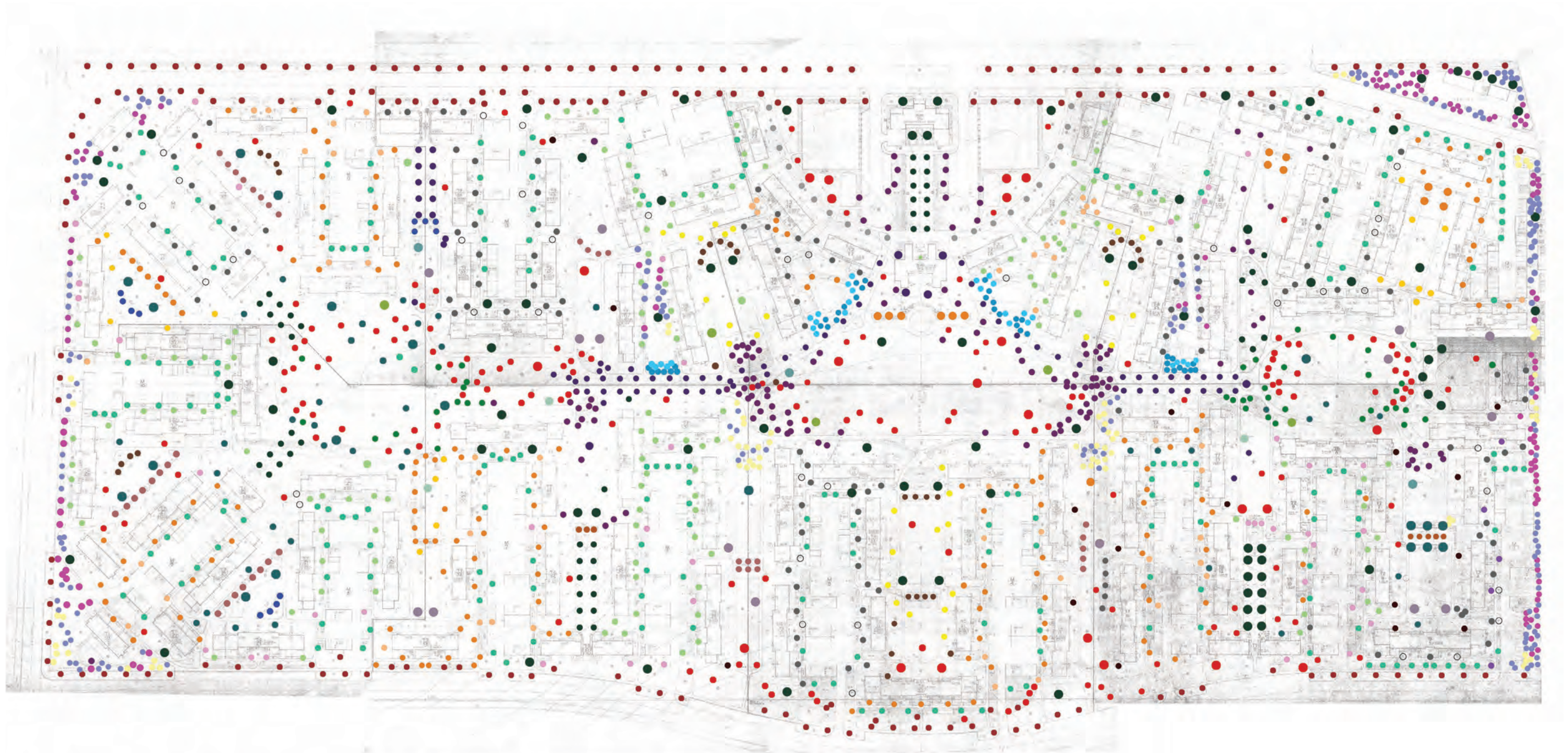
Low plantings in the triangular space adjacent to Building 83 assisted in "interrupting" the view between the allée and the larger greens on either side, while maintaining a veiled view, circa 1953. (Photo from Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



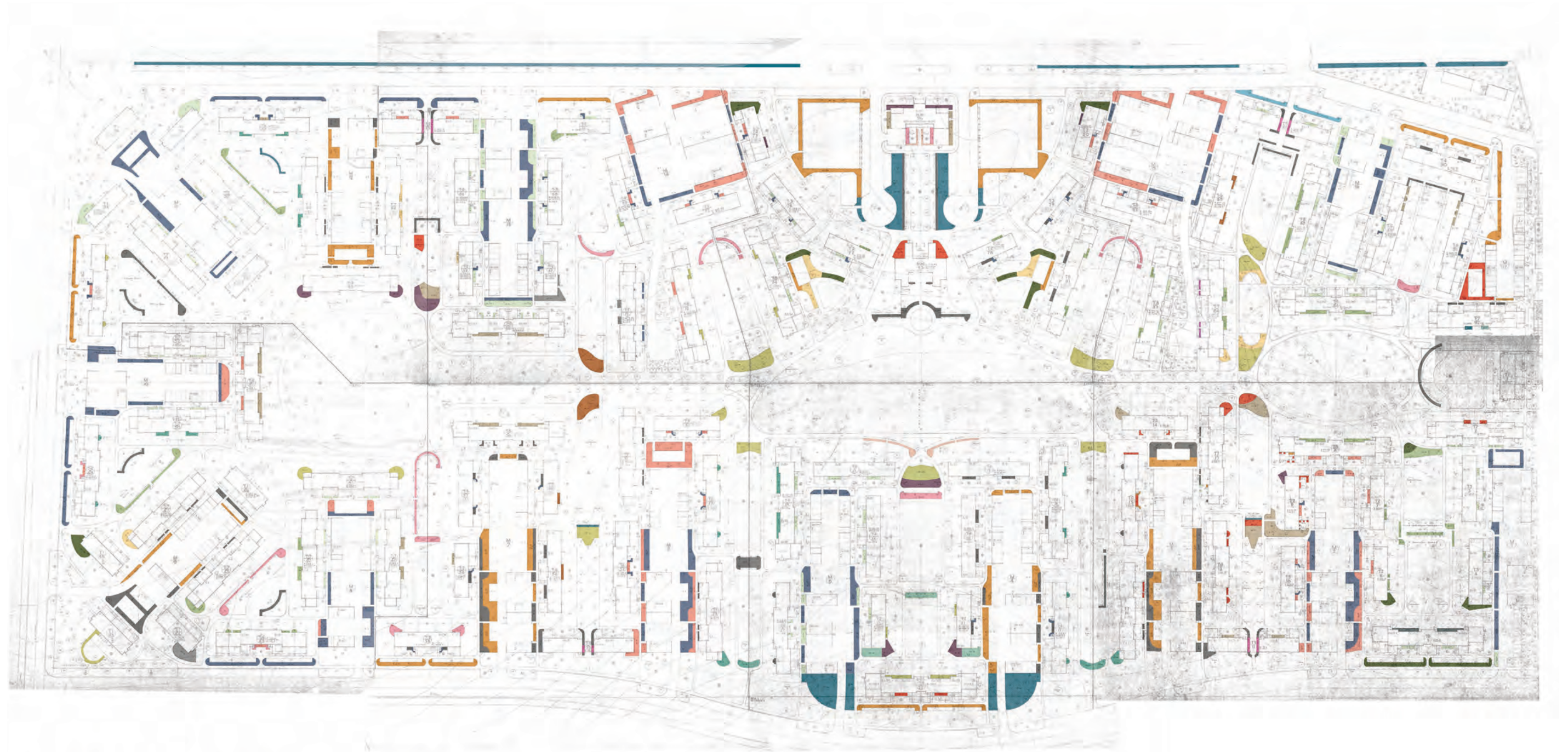
View toward Building 31 taken the day after the Baldwin Hills Dam flooded the area, note the north wall of the building was ripped open, 1963. (Photo courtesy of Bernie Altman)



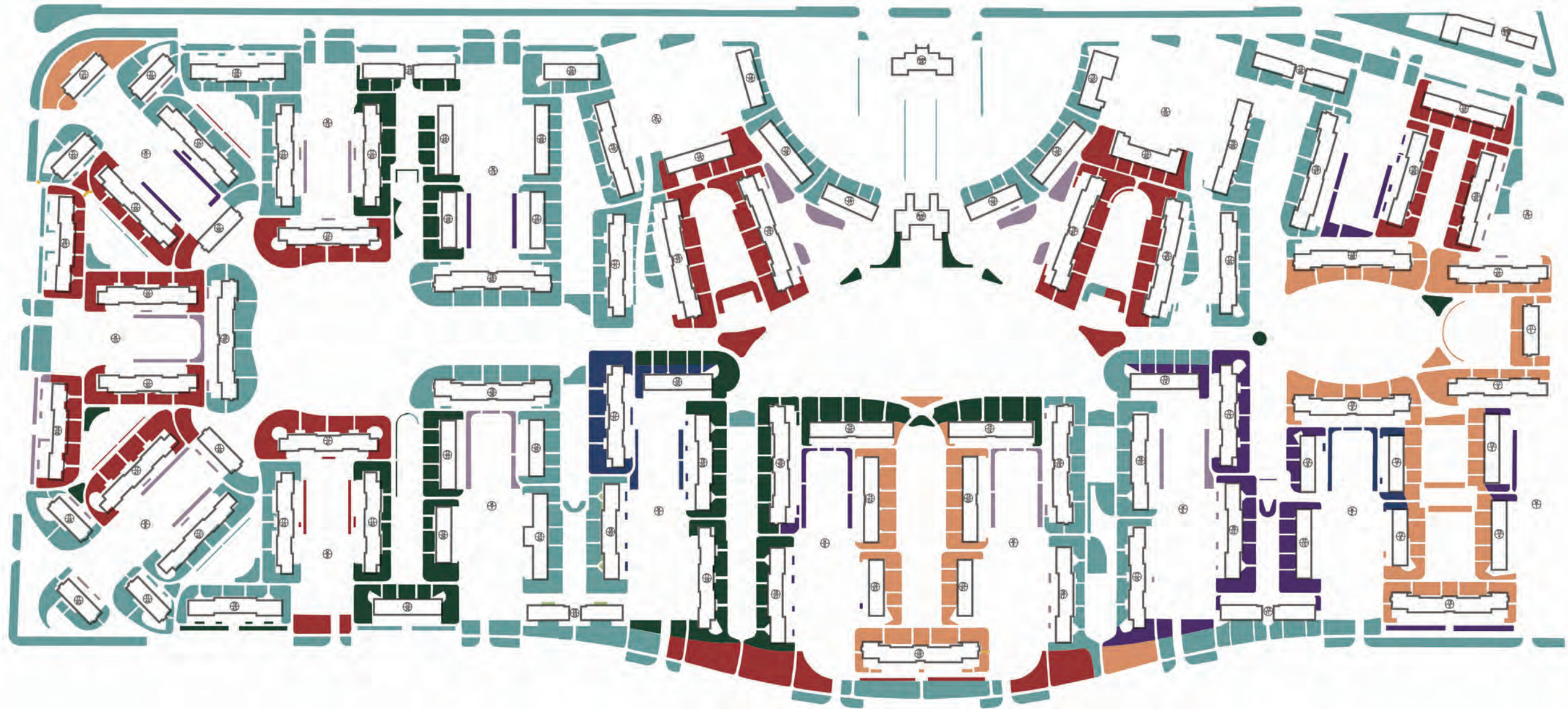
"Woodland scene" designed by Merrill Winans after the 1963 flood changed the character of the triangular space at the east end of the west allée, 1974. (Photo from Shulman Collection, The Getty Research Institute)



The Village Green
Trees (1942-1948)



The Village Green
Shrubs (1942-1948)

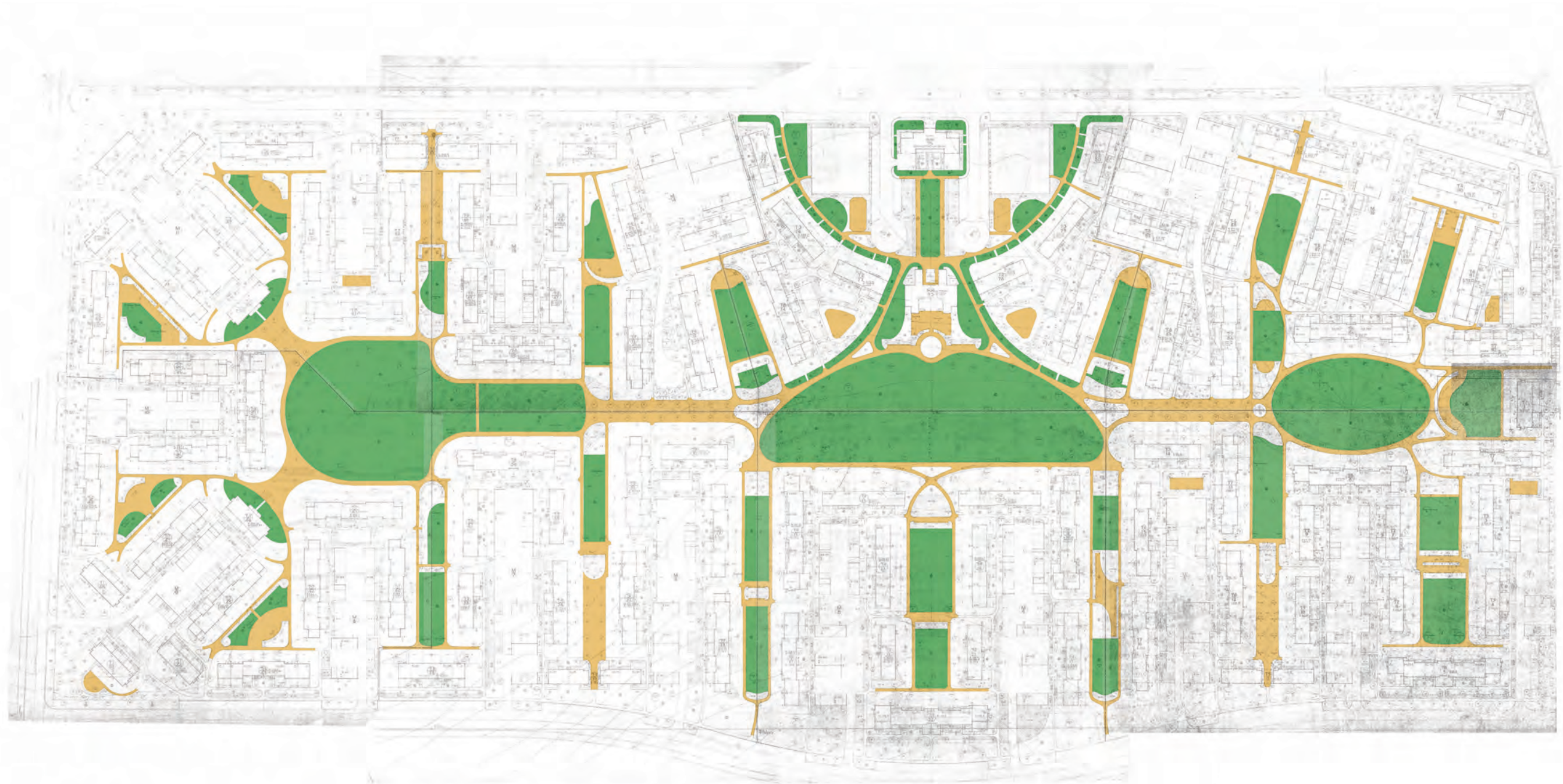


The Village Green

Groundcover (1942-1948)



The Village Green
Vines (1942-1948)



The Village Green

Decomposed Granite Walkways (1942-1948)

Circulation

Circulation encompasses the methods in which users move through a site, including vehicular and pedestrian movement. Separation of vehicular and pedestrian circulation was a key principle in the design of The Village Green. As with earlier Garden City developments on the East Coast, the architects endeavored to maintain a separation between automobiles and pedestrians, allowing pedestrians to access all parts of the complex without crossing a street or driveway. But they were also challenged by the Los Angeles car culture, which differed from older East Coast cities where public transportation existed prior to the introduction of automobiles. This required planning for multiple automobiles per unit, and resulted in a covered space for each unit plus an additional two spaces for parking per unit.

Automobile Circulation was uniquely designed for The Village Green. Because Rodeo Road was a busy road, an internal access road was designed to parallel the street, allowing safer access into garage courts. Garage courts connected to Coliseum Street and Hauser Boulevard were entered directly from each street. In total, 17 garage courts, originally paved with asphalt, served the needs of the complex. Courts 1 to 8 were entered from Coliseum Street, Courts 9 to 11 entered from Hauser Boulevard, and courts 12 to 17 enter from the access road along Rodeo Road. No garage courts extended to Sycamore Avenue as the designers hoped to keep the commercial strip accessible to pedestrians without a street intervening. None of the garage courts intersected one another. Garden courts extended nearly to the perimeter of the property on all sides, between the garage courts, relegating pedestrian and vehicular access to respective sides of most buildings.

The original automobile circulation patterns remain virtually unchanged today. One exception is the service yard outside the Maintenance Building, which originally had an exit to Rodeo Road. Sheds were added, blocking the exit, and egress was later reconfigured so that access was solely from the service drive in the interior of the block.

Some driveway configurations have changed, including the driveways on either side of the Administration Building. The driveways for Garage Courts 14 and 15, which extend almost to the allées connecting the large greens, have both been widened slightly, each leaving a small peninsula of land containing a mature tree extending into the driveway. Asphalt is still used as the paving material.

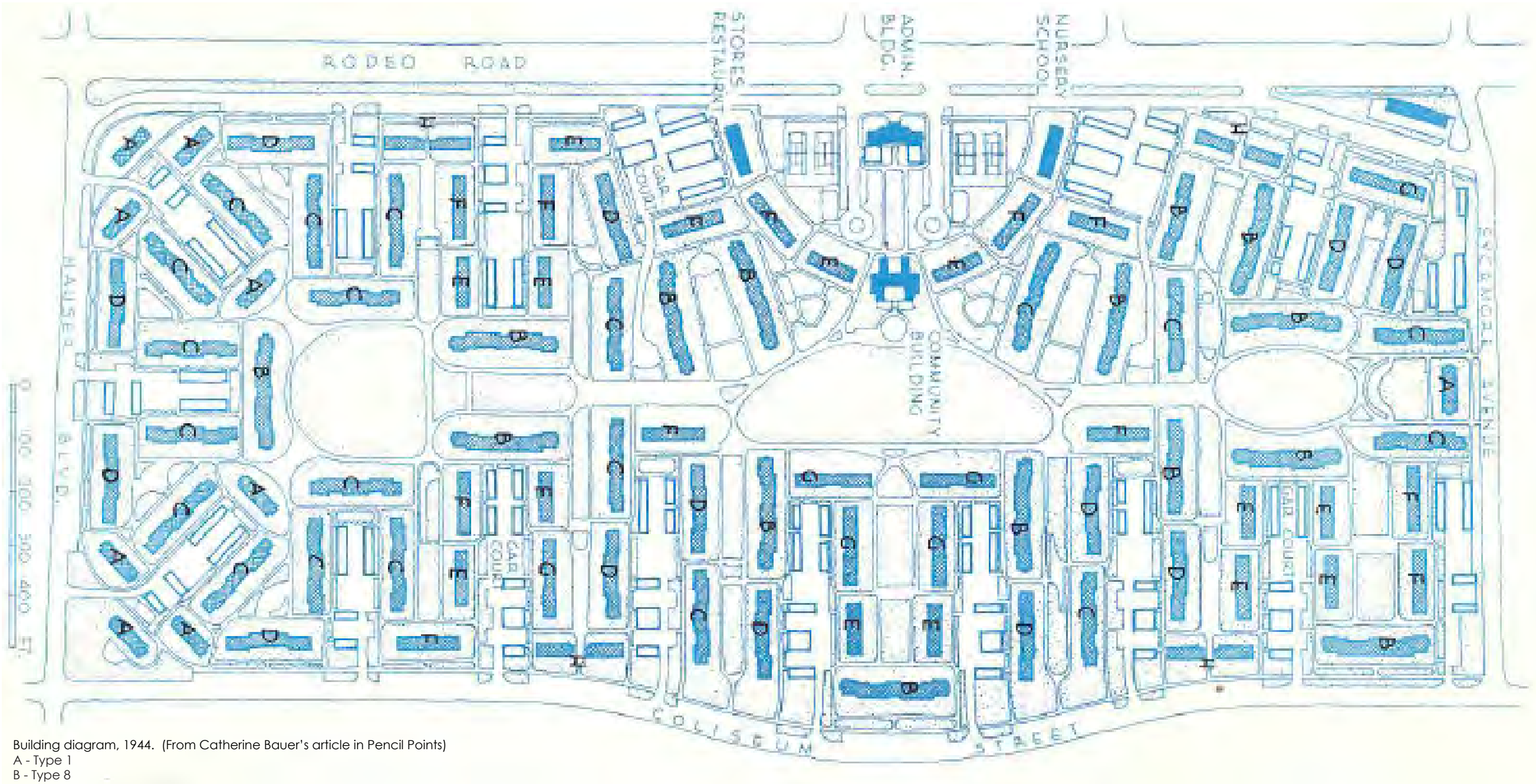
Pedestrian Circulation was along well-designed routes within the complex's grounds, allowing safe and easy access to fronts and rears of all units. Walkways of decomposed granite, often connected by central geometric shapes distinct to each court, gave residents convenient routes around The Village Green, without having to cross a street or driveway. These decomposed granite walkways served the formal garden court side of the circulation system. Concrete block paths were an important motif and signaled pedestrian connections to buildings. Upon stepping out of the Administration Building towards the former Clubhouse, the initial steps taken were on these staggered blocks. They were also used to connect front doors to the main walkways, and served as patio floors. These blocks also served a utilitarian function, if plumbing issues arose under patios, they were easy to remove and replace.

More utilitarian walkways – those connecting the inner garden courts to the garage courts – were paved with asphalt, as were all the walkways within the garage courts.

Pedestrian circulation patterns remain relatively unchanged today. Decomposed granite paving and asphalt have been replaced by concrete paving. In general the walkways follow the original alignment, and in some cases the widths of pathways have been narrowed, but are consistent with the original idea. Decomposed granite paving that originally helped define the allées connecting the three large greens has been removed. Two parallel concrete walkways now occur along the outside edges of the allées, significantly altering the intended design experience of the allée. In Garden Court 12/13, the walkway alignment has been moved to bypass overgrown roots of the Moreton Bay

fig tree (originally intended to be a rubber tree on Barlow's as-planted plan). A small walkway separating the little West Green from the West Green has been removed.

Some of the pedestrian circulation routes have been narrowed, particularly at intersections. Gathering areas, originally paved with decomposed granite and that were intended to have benches, have also mostly been removed with the exception of a gathering area in Garden Court 4/5 and the olive tree allée in Garden Court 2/3.



Building diagram, 1944. (From Catherine Bauer's article in Pencil Points)
A - Type 1
B - Type 8
C - Type 7
D - Type 6
E - Type 2
F - Type 3
G - Type 4
H - Type 5

Some of the buildings on this drawing are misclassified and should read:
Bldg 10 - F
Bldg 75 - E
Bldg 80 - E
Bldg 81 - B
Bldg 85 - D

Buildings and Structures

The buildings and structures at The Village Green provided a strong organizing element in the original design. The complex consisted of 97 buildings, 94 of which were for residential use. Three buildings – the Administration Building, the Clubhouse and the Maintenance and Storage Building – served residents and management of The Village Green.²¹

The mass, form and scale of the buildings remain unchanged today, and an effort has been made to have their exterior color schemes (walls and roofing) reflect the initial postwar years of operation. Initial paint quality and availability was affected by the outbreak of World War II, as building materials were directed toward defense needs. A color palette reflecting colors used on the buildings in the postwar period, while several of the original architects were in residence, has been devised and buildings are being repainted on a rotating schedule.

Administration Building served as the public entrance into the complex and was sited prominently in the formal half-circle entrance from Rodeo Road. Because Baldwin Hills Village was operated as rental housing, the Administration Building served as the offices of the management. The original symmetrical floor plan included offices and storage as well as a one-bedroom apartment for the manager. The original central space, used for tenant contact, had a high ceiling and ribbed-glass clerestory windows that gave a feeling of openness. Ribbed glass, horizontally arranged, was used in the front façade of the building, screening the view to the street, whereas plain glass was used on the opposite side of the building, facing the former Clubhouse.

The manager's apartment was later changed to the present-day management offices. When the condominium conversion was completed in 1978, the Administration Building was turned over to the Village Green Owners Association. Today the Administration Building is also known as the Clubhouse, and houses the management and security patrol offices, two meeting rooms, a library, kitchen, and restrooms. The smaller rooms are reserved for archival materials and for the board members and committee chairs' use.



Building 55, a Type 7 building, 2013. (Photo by Holly Kane)



A Type 2 building with horizontal board detail on the second story, 2013. (Photo by Holly Kane)



Building 90, a Type 4 building, showing vine growing on horizontal trellis, 2013. (Photo by Holly Kane)



Larger drying yard in Court 11, and an original lamp post with signage, 2013. (Photo by Holly Kane)



Maintenance Shed, Building 97, 2013. (Photo by Holly Kane)



Drying yard between two garage structure, Court 4, 2013. (Photo by Holly Kane)

Former Clubhouse, visually connected to the Administration Building via an olive tree allée, provided an interior social space. During World War II, when people were unable to leave the complex easily due to gas rationing, regular dances, debates, church gatherings and other activities kept the former Clubhouse busy. The former Clubhouse also had a library, darkroom, billiards, shuffleboard and ping-pong tables.²² Although this central building was originally designed to house a nursery school, at some point prior to full operation it was turned into a community clubhouse. The patio provided an enclosed outdoor experience for residents. Like the Administration Building, the former Clubhouse had horizontally oriented ribbed-glass on the side facing the Administration Building and plain glass on the side facing the Central Green.

In 1955 owner New England Mutual Life Insurance converted the former Clubhouse into two large rental units. Each consisted of six rooms and three bathrooms, two fireplaces and two patios.²³ These two units were converted into condominiums in the 1970s and remain privately owned residential units today. Because the use of this building as a community clubhouse was a significant aspect of the original plan, and because the transparency of the original building has been obscured with the addition of walls, thus obstructing the visual axis running from the administration building through the green and to the hills beyond, the integrity of the building and its interaction with the Administration Building has been diminished.

Maintenance and Storage Building, located in the northeast corner of the property, housed the equipment and supplies needed to maintain The Village Green. An incinerator was also located in this area, used to burn trash. A service yard was located on the south side of the building with exits onto both Rodeo Road and the service drive.

The Maintenance and Storage Building remains today, slightly modified with shed-like additions placed on the west end of the building, and continues to house equipment and supplies.

The incinerator originally used to burn trash has been removed. Otherwise this building is still used for its original purpose.

Residential Buildings consisted of 94 buildings, containing 627 units. Although cohesive in appearance, the residential buildings consisted of eight discreet building types, each of which exhibited subtle variations with stepped facades, varied rooflines (both one and two-stories, with some mixed), different lengths, two styles of balconies, trellises, stucco versus brick, and horizontal wood siding on some buildings. Roof overhangs extended 2 ½ feet from building facades, creating a horizontal linear shadow, which added to the cohesive look of the complex.

All of the original 94 residential buildings occupy the same footprint and serve the same purpose today as when they were designed.

Garages were an essential use originally, accommodated as linear rows of covered garage spaces and were arranged in each garage court. Originally open structures, management offered residents the option to enclose them with wood siding and a wooden door once rationing for World War II had ended.

Of the original 85 garage buildings, 64 remain unchanged. An additional 12 were extended when recreational features, such as tot lots and horseshoe pits, were removed. After World War II, residents could request to have their spaces enclosed as a garage with a door for an additional \$1 per month in rent. This was followed by enclosure of all garage stalls.

Some of the original garage structures were destroyed in the 1963 flood and have been rebuilt using the same footprint, massing and design, with the exception of the siding, which was done in stucco not wood. Seven additional garage buildings were added in areas that had contained either recreational features or open space. These replaced the tennis courts, and in Garage Courts 3, 14, and 15 they replaced groves of trees and a play area.

Laundry Rooms were an important facility for residents since few units had interior laundry areas. Most washing was done in one of the 17 laundry buildings located within each of the garage courts.

Today, laundry rooms remain in the original locations and with the same exterior appearance as originally constructed.

Drying Yards were originally open-air spaces with clotheslines, and were located within each garage court. Hooks were installed inside carports for wet weather drying. Garage Courts 4 and 7 had open drying yards spanning the space between two garage structures, the remaining garage courts all had fenced drying yards.

Drying yards remain today in all courts, however, the walls around the drying yard in Garage Court 1 have been removed, and it now functions as a community garden space with raised planters. Original clotheslines are extant within the remainder of the drying yards. Because dryers have been installed in the laundry rooms, drying yards are only occasionally used by residents.

Trash collection areas have been added in the garage courts as trash is no longer collected from individual units. These enclosures contain bins for recyclables and household waste and are surrounded by tall painted wooden fences, which aesthetically blend with the original redwood fences and maintain much the same appearance as drying yards.

Constructed Water Features “utilize water for aesthetic or utilitarian functions.” The Village Green had both, a wading pool and an irrigation system.²⁴ Though a swimming pool was included in early plans, it was never built.²⁵ Instead, a small circular wading pool was installed adjacent to the former Clubhouse patio, overlooking the Central Green. Early photographs show a fountain with aquatic plants growing in the pool and inquisitive children at the edge. Reginald Johnson’s Kodachrome film circa 1943 shows water in the pool. However, by 1944, Catherine Bauer described “a pool, waterless until someone figures out a way to keep babies out of it”²⁶ The complex included irrigation sprinklers with water supplied from a well on the property.

Wading Pool was an original feature of The Village Green. Possibly because of a perceived hazard, the original circular wading pool located in the Central Green adjacent to the former Clubhouse was filled with soil fairly soon after the complex opened. The pool shape remained, but was converted to a planter and the mature coral tree now occupying the circular container was planted after the 1963 flood.²⁷ This tree, though not historically significant, has gained importance in its own right as a well-recognized feature of the landscape. Children play around and on it, and caregivers with strollers gather to watch children play and interact, fulfilling one of the intended functions of the complex, albeit not in quite the way the original designers envisioned it.

Irrigation is provided through an updated, though outdated, irrigation system in place today. Valves are hand-cranked to be turned on and off. Deep divots dot the landscape where the level of turf has risen inches above sprinkler heads. Functionality has decreased and water usage is not managed well. Breakdowns in the pumping apparatus cause The Village Green Owners Association to rely on city-supplied water on occasion.



The aesthetic water feature at The Village Green was a wading pool outside the original Clubhouse, 1944. (Photo by Margaret Lowe, Clarence Stein papers, #3600. Division of Rare and Manuscript Collections, Cornell University Library)



Some time in the 1940s, the wading pool was filled in, circa 1946. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

Small-Scale Features are “elements that provide detail and diversity combined with function and aesthetics” in the landscape.²⁸

Lamp Posts were original components of the design. Cast-metal lamp posts, painted green, with segmented curved glass lanterns, were strategically placed in the landscape. Usually located at junction points of walkways, these lamp posts were the only freestanding site lighting within The Village Green. Approximately 148 were installed originally. Each unit also had a front and rear porch light with the exception of the upstairs units, which only had a rear entrance.

The original lamp posts are still operational and are believed to still be in their original locations. However, as they do not provide adequate lighting levels for contemporary needs, additional lamp posts, nearly identical in appearance to the originals, have been added. These lamp posts can be distinguished from the originals by two stamps found on the bottom circular metal part of the lamp, one is a number “2” and on the opposite side are “CSI” enclosed in a diamond-shaped outline. The addition of lamp posts was necessitated for safety reasons and the compatible appearance of newer lamps is compatible with the complex.

Benches were originally intended to be placed in clusters, located in “sitting out” areas. They were not installed, possibly due to wartime restrictions or to funding stipulations from the FHA, thus minimizing the architects’ intent for functional areas meant to foster community.

Today, eight benches are located within the complex. Two are in each of the three large greens and two are in Garden Court 2/3 where the gathering area has been repaired including the addition of decomposed granite paving. None of these benches, however, are original to 1941; they are recent additions. Two wooden benches are located outside the Administration Building, installed in 1979. The design is not compatible with the style and materials of the original benches Barlow would have used. As a



Early view into Court 9/10, circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Underside of new lamp posts shows distinguishing features: a number 2 and CSI enclosed in a diamond shaped box, 2013. (Photo by Holly Kane)



Historic lamp post with possible historic sign and modern sign, Court 11, 2013. (Photo by Holly Kane)

reference point, Barlow installed benches at the Harbor Hills multi-family housing project in 1941 that were simple and made from slat steel. As this was a project contemporary to the design of The Village Green, the appearance of the Harbor Hills benches is an indication of what benches might have looked like had they been installed originally.

The lack of benches diminishes the concept of gathering or "sitting-out" areas where residents could gather, one of the key features of community in a Garden City development.

Signage was originally simple and unadorned, and was used to inform tenants and visitors of the garage court number as well as the unit numbers to be found in it. Since unit numbers were not usually visible from the street, by the 1950s signs were posted around the perimeter near garage court entrances to identify units accessible from that entrance.

Modern signage within The Village Green informs users which units are located in each court, and a large sign adjacent to the Administration Building proclaims The Village Green's status as a National Historic Landmark. All original signage has been removed. However, the current signage that provides directions to garage courts and identifies unit numbers is compatible with the original design and does not detract from the integrity. The large sign posted by the Administration Building is not in an original location, nor is it compatible with the look and feel of the complex, however, it is easily reversible.

Fences originally included those that enclosed patios and others that provided separation within garage courts. Original enclosed patios had painted redwood fences. The fences were detailed with boards arranged in a horizontal pattern. Chain link fences were used in several ways, mainly to prevent residents or children from cutting through hedges and to enclose recreational spaces. Four-foot tall fences enclosed many of the recreational areas, and two-foot tall fences in garage courts separated walkways from driveway areas. These fences all had vegetation growing around them, effectively concealing them.

The original horizontal redwood fences enclosing patios remain today, as do the serpentine brick walls added ca. 1950, though repairs have been made and rotted wood has been replaced as needed. Some brick walls are unstable and the mortar is cracked. Both maintain their original appearance.

Chain link fences are extant in some garage courts though usually these fences are concealed by shrubbery. Most of the original chain link fences have been removed, especially those fences that were associated with removed recreational features.

Trellises were originally included on building facades. All buildings had some type of trellis to encourage flowering vines to grow up the building facades or along a horizontal trellis. Some were on the sides of the buildings, and others were perpendicular to front doors where vines could also be trained to grow, provide privacy, cooling and spots of color. Horizontal trellises were located on the front facades of building Type 4, allowing flowering vines to further emphasize the horizontal lines so prominent in the landscape. Simple grid-shaped trellises were on the north side of the former Clubhouse.

Most of the trellises on buildings remain today but are not generally used for the boldly flowering climbing vines Barlow introduced to add color and court identity. The wall mounted pipe trellises on Type 6 buildings have for the most part been removed. While mostly extant, these features are not serving their original purpose and their integrity has been diminished.

Wall, one decorative terrace wall was built in Garden Court 3/4 to emphasize the view upwards towards the Baldwin Hills. This 59 ½ foot long by 3 foot tall wall was originally symmetrically flanked by four steps on either side, corresponding to the decomposed granite paths leading up to them. The wall was built with long narrow cast concrete bricks measuring 32 inches long x 1 ¾ inches high, echoing other horizontal lines found in the buildings and vegetation and of the Baldwin Hills in the background. The ground behind the wall is approximately 17 inches below the top of the wall, further suggesting the wall was



Original signage helped visitors find their way, circa 1942. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Two-foot high chain original chain link fence mostly concealed by shrubbery in Garage Court 9, 2013. (Photo by Holly Kane)

designed as an aesthetic element in the landscape, rather than for purely utilitarian purposes.

The cast concrete block retaining wall in Garden Court 3/4 remains unchanged and is a contributing feature.

Cast Concrete Pavers formed the walkways that accessed front doors as well as patio floors. These pavers were different sizes, all rectangular, and were laid in a staggered pattern. These were designed for easy access to work on sewer lines under patios, when necessary.

Some of the original rectangular cast concrete pavers remain today in their original locations. These include pavers in patios and in walkways leading to front entrances, though many original pavers have been subjected to concrete infill to increase stability and evenness, and to diminish 'trip-and-fall' hazards. Most pavers have been replaced with concrete paving, diminishing the original staggered look of the paver walkways.

Important Character-Defining Features Outside the Period of Significance

Although the Period of Significance is defined as 1935 to 1942, with a possible amendment to include early operation up to 1948, some features in the landscape that fall outside that period acquired importance to the original design and life at The Village Green. Some of these important features are included here.

Serpentine Brick Walls were built by 1950 to enclose originally open private spaces at the rear of the buildings. Some of the original architects designed and supervised construction of these new walls, built of standard red bricks and mortar in a curved pattern.²⁹

Mature Trees located throughout the complex are in locations and of a species that is compatible with the original design intent, and as such have gained importance. Species include ash, Dawn redwoods, and the Moreton Bay fig. Others, such as the deodar cedars, however, alter the spatial design intent at heart of the Village.

The coral tree that was planted in the former wading pool has attained importance as an important feature of the landscape as well as a play place for children and a gathering place for adults.



Fenced patio, private outdoor space, circa 1940s. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Pavers in patio and patio entrance in Garage Court 4, 2013. (Photo by Holly Kane)

Endnotes

1 Robert R. Page, Cathy A. Gilbert and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, process, and techniques*, U.S. Department of the Interior, National Park Service, Washington, DC., 1998.

2 Robert R. Page, Cathy A. Gilbert and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, process, and techniques*, U.S. Department of the Interior, National Park Service, Washington, DC., 1998.

3 The Village Green Historic Structures Report, 2010.

4 Stein, *New Towns*, 180. Alexander also mentioned this in his papers: "Extraordinary storage space and stainless steel kitchen sinks and counters were Johnson pets." Reminiscence of Robert Alexander, 1977 from Cornell University archives collection #3087, box 120, 11. Reginald Johnson was known for his work on mansions prior to Baldwin Hills Village and his insistence on "luxury" items can be attributed to that.

5 NPS National Register Bulletin 15, "How to Evaluate the Integrity of a Property." Accessed online April 15, 2013. www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm#seven%20aspects

6 *A Guide to Cultural Landscape Reports*, 53.

7 Alexander, Baldwin Hills Village letter, 6. This letter was included in the 1975 Historic Cultural Monument application for The Village Green.

8 *Design on the Land: 1929-1948 US Town Planning*, 511.

9 Bauer, *Pencil Points*, 53. Although confusing, originally the two bedroom units in T7 buildings did have dedicated patio spaces, alternating fenced patios and patio areas with hedges. These areas with hedges were later enclosed with serpentine brick walls. The units that did not have private patios were all the remaining units that now have serpentine brick enclosures.

10 Letter to Board of Directors, Feb 25, 1941.

11 Stein, *New Towns*, 185.

12 Stein, *New Towns*, 185. Alexander also mentions a planned swimming pool in "Tenant Reactions to Baldwin Hills Village," 1.

13 Alexander, "Tenant Reactions," 1.

14 *A Guide to Cultural Landscape Reports*, 53.

15 *Design on the Land*, 509.

16 Letter to Board of Directors, Carl A. Koch Library, Cornell University.

17 Alexander, Baldwin Hills Village letter, 7-8.

18 Alexander, Baldwin Hills Village letter, 9.

19 Alexander, Baldwin Hills Village letter, 7-8.

20 Alexander, Baldwin Hills Village letter, 7.

21 A Historic Structures Report has been produced for The Village Green and can be consulted for greater detail.

22 "Villagers Afforded Many Recreational Facilities for their Exclusive Use," *The Villager* 1, no. 10 (December 15, 1943).
"New life injected into our community activities by the thorough organization of the The Villagers into various action groups throws a strong spotlight on the many splendid recreational facilities proved by the Baldwin Hills Village management.

Numerous Villagers have enjoyed the advantages provided for the exclusive use of tenants of this deluxe apartment development. Such features include the four fine tennis courts, our free bus service, The Clubhouse with its well furnished meeting rooms, library ping pong and pool tables, bridge tables and sun patio, badminton and croquet courts, the nursery school, maid service, telephone switch boards, and the administration building to care for tenants needs. In addition, there are the landscaped surroundings, lawns and play yards, the walks and open vistas, and similar attractions found in no like area anywhere."

23 "Display Ad," *Los Angeles Times*, Dec 4, 1955, D15.

24 *A Guide to Cultural Landscape Reports*, 53.

25 A *Los Angeles Times* article from December 27, 1942, A13 stated, "Plans have been made for swimming pool at rear of the structure after the war. There is now more than 97 per cent occupancy" Robert Alexander also stated that "Originally a full sized pool was proposed in the area between the Clubhouse and the Administration Buildings; however, due to wartime restrictions it was never built." "Tenant Reactions to Baldwin Hills Village," 1. Stein also mentions it in *New Towns*, 185.

26 Bauer, *Pencil Points*, 59.

27 Excerpted from Steven Keylon's article "Playgrounds . . . , 7.

28 *A Guide to Cultural Landscape Reports*, 53.

29 It was likely Robert Alexander. By this time he was partners with Richard Neutra and Neutra's Nesbitt House has similar walls.



Appendices



APPENDIX A: BIBLIOGRAPHY

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APPENDIX B: AWARDS AND RECOGNITION

Baldwin Hills Village, now known as The Village Green, has received numerous awards and designations since its construction, culminating in its designation as a National Historic Landmark in 2001.

1944 New York Museum of Modern Art – one of twelve well-designed communities included in a special traveling exhibit called “Looking at your Neighborhood”

1946 New York Museum of Modern Art – one of 47 outstanding examples of contemporary architecture for exhibition “Built in U.S.A. 1932-1944”

1946 Southern California Chapter of the AIA Distinguished Honor Award

1947 Award to Baldwin Hills Village, Ottava Triennale Di Milano, Italy

1972 National AIA Twenty-Five-Year Award

1977 Cultural Heritage Board of the City of Los Angeles declares Historic Cultural Monument No. 174

1989 Selected by the Los Angeles Urban League and Crenshaw Neighbors, Inc. for its Community Beautiful Award

1993 National Register of Historic Places

2001 National Historic Landmark

2012 Los Angeles Conservancy Preservations Award for “preserving on the nation’s great cultural treasures”

The Village Green was acknowledged in the *Congressional Record* of the U.S. House of Representatives on April 20, 1993. Congressman Julian C. Dixon entered this officially in the *Congressional Record* upon the listing of The Village Green in the National Register.

APPENDIX C: LIST OF SITE, LANDSCAPE AND EXTERIOR SUBCONTRACTORS,
1941-42 CONSTRUCTION PHASE

- Anchor Fence & Post Co., fences
- Barber Bridge Drilling Corp., water well
- Wm. H. Barnsdall, sprinkling system
- B. B. Bell Co., lighting fixtures
- Brooks & Co., sprinkling system parts
- Byron-Jackson, deep well pumping plant
- California Hardware Co., finish hardware
- Consolidated Rock Products Co., truck mixed concrete, sand, cement, gravel, rock
- Dames & Moore, foundation engineering
- Ben Fallgren, plastering and lathing
- Fielding Electric, underground conduit
- William Gelfan, painting
- Hoegee & Sons, awnings
- Hood Construction Co., tank fittings and pipe
- Hunt Process, concrete curing
- R. W. Hamsher, plants and plantings
- Kurt Haas, pre cast steps and garbage receptacles
- Michel & Pfeffer, steel sash
- National Cornice Works, sheet metal work
- Pacific Clay Products, ceramicweld pipe
- J. E. Porter Corp., playground equipment
- Republic Glass Co., glazing
- Robinson Roof Co., roofing
- Spicer & Thompson, streets, walks, excavations, and backfills
- E. H. Wilkholm, brick masonry

*Source: "Foundation Problem at 'Thousand Gardens"

APPENDIX D: EARLY SITE HISTORY

Early Site History

The first known people to occupy the gently sloping land at the foot of the Baldwin Hills were the Tongva Indians. Archeological evidence and state historical records indicate that the Tongva Indians have lived in the Los Angeles area for thousands of years; in 1994 the State of California recognized the “Gabrielino-Tongva Nation as the aboriginal tribe of the Los Angeles basin” area. The Gabrielino-Tongva settled up and down the Los Angeles basin coast and inland to the San Bernardino Mountains. Their settlements included a thriving community, Saa’ang na, near the present day location of Playa Vista and the Ballona wetlands, approximately five and a half miles southwest of Village Green. The present day course of Ballona Creek, which feeds the Ballona Wetlands, runs within three-quarters of a mile of Village Green. The Gabrielino-Tongva’s first contact with Europeans came in 1542 when Juan Rodriguez Cabrillo, a conquistador under the Spanish crown, landed in San Pedro Bay.¹

Spanish domination in the basin area began in 1781 and lasted until circa 1822, when Los Angeles evolved from a Spanish town to a Mexican town. Eleven families of Spanish, Native American, Mexican, African and Caucasian descent founded El Pueblo de Los Angeles in 1781. Comisionado Jose Vicente Feliz was the first recognized government official. In 1784, the Spanish government instituted the rancho system to help establish title to the land, and many Spanish citizens received land grants in exchange for their military service. The hills above Village Green were parceled into three large ranchos: Rancho La Ballona and Rancho Rincon de los Bueyes in 1839, and Rancho La Cienega O’ Paso de la Tijera in 1843. The land later chosen for the site of Village Green belonged to the Rancho La Cienega O’ Paso de la Tijera.

In 1843, Rancho La Cienega O’ Paso de la Tijera, consisting of 4,408,105 acres, was granted to Vicente Sanchez. The name of the rancho was derived from local landmarks. ‘Cienaga’ is Spanish for swamp or marshland. There were marshes in the area between Beverly Hills and the Baldwin Hills. ‘Paso de la Tijera’ is Spanish for ‘Pass of the Scissors,’ which referred to the pass

through the nearby hills, which had the appearance of an open pair of scissors. The boundaries were as follows:

“A line following the same route as Exposition Boulevard between La Cienega Boulevard and Third Avenue formed the northeast boundary. From Exposition Boulevard and Third Avenue the line headed due south to Vernon Avenue. At Vernon it jutted east a few blocks to Arlington Avenue and continued south along Arlington until it reached Slauson Avenue. The southern boundary, commencing at Slauson and Arlington, traversed westward to a point just west of La Brea Avenue. From here a line angled in a northwesterly direction to Stocker Avenue in Baldwin Hills. A westerly line roughly paralleled Stocker to a site just west of La Cienega Boulevard. From here the western boundary started northward and followed the course of La Cienega back to Exposition Boulevard.”
(Kielbasa, 116)

Vicente Sanchez was a colorful character. In 1822, he was imprisoned in irons in Santa Barbara for reasons unknown, but was released and became alcalde (essentially the mayor) of the pueblo Los Angeles in 1830. He was imprisoned again in 1831 and again elected alcalde in 1845. In 1846, Vicente Sanchez’s son, Tomas A. Sanchez moved into the La Tijera adobe on the Rancho. (Kielbasa)

By decree from Mexico, the pueblo of Los Angeles became the capitol of Alta California, then a Mexican territory, on May 23, 1835. In 1849, after the conclusion of the Mexican American War, California became part of the United States and Los Angeles was incorporated with a population of 3,530.

Vicente Sanchez died in 1850 and his son, Tomas, took over operations at the Rancho. Like his father, Tomas Sanchez was involved in politics, serving as tax collector for Los Angeles in 1843 and as sheriff from 1860 to 1867. He also served in the California forces led by General Pio Pico during the Mexican-American War and fought at the Battle of San Pasqual in 1846. He did not

maintain a strong interest in ranching, and gradually sold off parts of the Rancho beginning in 1874.

Andrew Joughins, a blacksmith, purchased 360 acres from Tomas Sanchez in 1874 for \$6,000. In 1875, Sanchez sold the remainder of the Rancho for \$75,000 to four men, F. P. F. Temple, Arthur J. Hutchinson, Henry Ledyard, and Daniel Freeman who divided the purchase into quarters, each getting a share with the agreement that any sale of land must first be offered to the other partners at a fair market price. In 1875, Temple, who owned the Temple and Workman Bank, appealed to Elias J. “Lucky” Baldwin for a loan to shore up his failing bank. Baldwin agreed to loan him \$300,000 with all of Temple’s land holdings as collateral, and an agreement that Temple and Ledyard would sell their shares of the Rancho to Baldwin. Baldwin paid \$35,000 for the two quarters and received the deed on December 2, 1875. Hutchinson later bought Daniel Freeman’s share and the 360 acres that Andrew Joughins had purchased, uniting the other half of the Rancho. In 1886, Hutchinson sold out to Baldwin for \$60,000, reunifying Rancho La Cienega O’ Paso de la Tijera.

By 1880, E. J. Baldwin owned more than 35,000 acres of land in Southern California. His acquisitions were well timed; a land boom started soon after 1880 giving credence to Baldwin’s moniker “Lucky.” Many towns were developed on Baldwin’s lands including Rosemead, Monrovia and Arcadia. Rancho La Cienega O’ Paso de la Tijera, however, remained largely undeveloped. Despite the fact that E. J. Baldwin’s cousin, Charles Baldwin, eventually started a successful dairy on the land, E. J. Baldwin did not consider the land profitable and used it primarily as grazing land for sheep. After Baldwin acquired the Rancho, the hills on the western side of the property became known as the Baldwin Hills.

Despite Baldwin’s attitude about the Rancho, when he died in 1909 his estate listed Rancho La Cienega O’ Paso de la Tijera as his most valuable asset. In the year before his death, the Rancho was estimated to be worth \$7 million.

¹ Kenneth Hahn State Recreation Area General Plan. Congressional Record, Vol 139: 50, April 20, 1993.

In the early 20th century, the city of Los Angeles was beginning to spread outward and development followed public transportation lines. The Redondo Electric Railway and the Southern Pacific Railroad both crossed the Rancho, fueling the demand for residential development. Whereas E. J. Baldwin had had no desire to develop or sell the property, his primary heirs, his daughters Anita Baldwin and Clara Baldwin Stocker, were prepared to sell the entire Rancho for \$2,225,000 shortly after his death. When the estate executor, Hiram Unruh, protested the sale maintaining that the property would increase in value, the sisters divided the land into large parcels and sold some of the parcels while retaining others. Anita Baldwin kept the land that was later to become the site of Baldwin Hills Village. One of the other parcels was purchased by the Angeles Mesa Land Company who developed the Angeles Mesa area, currently part of the Ladera and Crenshaw areas. This land was annexed by the city in two phases in 1922.

A parcel retained by the Baldwin heirs was leased to The Sunset Golf Corporation in the 1920's. This parcel included the La Tijera adobe building, which was incorporated by the corporation into their clubhouse building. The sloped lands that had up until now served as grazing pastures became the south Sunset Fields public golf course. After World War II this parcel was subdivided for development as a residential neighborhood and the clubhouse became the home of a women's club. In 1972 the Consolidated Realty Board purchased the building.

In 1917, oil was discovered in the Baldwin Hills leading to the establishment of the Inglewood Oil Field. Oil was continuously pumped from the hills until 1960, causing the hills to sink at least ten feet. This geologic condition is known as subsidence, and is thought to have contributed to the collapse of the earthen Baldwin Hills Dam in 1963.

The 1932 Olympics were held in Los Angeles and many of the athletes were housed in areas near the yet-to-be-built Baldwin Hills Village. More than 600 two-room houses constructed for the athletes in the hills west of Crenshaw and south of Vernon; the houses were demolished shortly after the event. The location's role in the Olympic event is commemorated in the names of Olympiad Drive and Athenian Way.

APPENDIX E: ARCHITECTS’ BIOGRAPHIES

Robert E. Alexander, FAIA (1907-1992)

Alexander earned his B.A. in Architecture from Cornell University in 1930. Following his graduation, Alexander studied at Académie Beaux Kinds in Paris, as well as in Italy and Spain. He moved to Los Angeles in the summer of 1930, moving back to Cornell briefly in 1933 to act as head coach for the freshman football team, and then came back to California to work as a set designer at the United Artists Studios during the height of the Great Depression.¹

After being hired by Wilson and Merrill, and by working on and completing ten house designs over the next couple of years, Alexander was able to obtain his architect’s license in 1936. He then immediately demanded a partnership in the firm, which became known as Wilson, Merrill and Alexander. Alexander was listed as Architect and Production Manager for the firm and stayed until 1941.

By the mid 1930s, Alexander was increasingly interested in concepts of housing and observed that upon moving to Los Angeles “the Southern California scene I found was based on mid-western ideals of a farm house reduced by side yard, rear yard and front yard zoning to ridiculous “ranch houses” cheek by jowl. The picture glass window facing the public street invaded family privacy. A man could shake hands with his neighbor while shaving. The garage was relegated to the back yard. I dreamed of turning the whole scene inside out, putting the automobile and the entrance in their proper places, minimizing the useless “front yard,” and maximizing the joy of the private and secluded inner life. A beautiful but hybrid monster resulted, acclaimed by the outside world.”

In terms of the role architecture had versus the role of civic planning, according to Alexander, “houses for the rich were for the birds and that ‘housing’ was a vast social and economic problem that might be solved by technology and economic manipulation and that my professional life work would be more effective tackling these problems.” He also wrote that, “The form

of the house is absolutely unimportant. In the field of form the community plan is the only important thing. It must have a head, a heart, a soul and a purpose... Tomorrow’s client is the people and it is not a beast. We must take architecture to the people.” Later, in writing about the fact that Baldwin Hills Village was created in a spirit of investment rather than speculation, he said that, “we were investing in the common good, in architectural innovation, in the future of Los Angeles. We weren’t out to turn a gigantic profit.”

In addition to Baldwin Hills Village, Alexander was affiliated with Estrada Courts, and the unbuilt Elysian Park Heights project in Chavez Ravine, in collaboration with Richard Neutra, with whom he formed a partnership from 1949 until 1958. Like the rest of the Baldwin Hills Village design team, Alexander moved into the Village with his family, staying until 1951.

Fred Barlow, Jr. FASLA (1902-1953)

The landscape architect most prolific and passionate about garden apartment communities was Fred Barlow, Jr., who was born in Colorado Springs, Colorado in 1902. Moving to Hollywood, California with his family at age 11, he later got his landscape degree at the University of California, Berkeley. From 1926-29 he worked for landscape architect Paul G. Thiene, and in 1930 began a 13-year collaboration with landscape architect Katherine Bashford. He became partner in the firm Bashford and Barlow in 1936, after nearly two years working for the Civilian Conservation Corps at Yosemite. Bashford and Barlow became widely known for their restrained and often contemporary landscapes for some of the Southland’s most impressive homes built during the Great Depression. Collaborating through the 1930s most frequently with architect H. Roy Kelley, the team of Kelley, Barlow and Bashford won many awards from the Southern California Chapter of the American Institute of Architects (AIA). Fred Barlow, Jr. was also instrumental in the creation of the Southern California Chapter of the American Society of Landscape Architects (ASLA), which was formed in 1937.

For many years beginning in the late 1930s, Barlow worked almost exclusively on the landscape designs for garden apartment communities in Southern California. Barlow, in collaboration with Bashford, designed the landscapes for six USHA garden apartments: Harbor Hills, Ramona Gardens, Rancho San Pedro, Aliso Village, Avalon Gardens, and Normont Terrace. Fred Barlow, Jr. (without Bashford) designed the landscapes for several more garden apartments: Baldwin Hills Village, Dana Strand Village, Rancho San Pedro extension, and the Estrada Courts Extension. He also designed thirty temporary defense housing projects, including Portsmouth Homes and the Wilmington Hall Dormitories. Barlow was so invested in garden apartments that he moved into Baldwin Hills Village upon completion, living there with his family from 1942 to 1948.

Later in his career, Barlow focused on large-scale community planning and was most widely known for the landscapes he created for Harbor Junior College, UC Riverside and Hollywood Park racetrack. Barlow served as Vice-President of the National ASLA from 1951 until his death in 1953. He was posthumously elected a Fellow of the ASLA.

Frederick William Edmondson, Jr. (unknown)

Fred Edmondson, Jr. was a Fellow of the American Academy in Rome (Rome Prize) and a graduate of Cornell University with a Bachelors in Landscape Architecture in 1936. According to Alexander’s oral history with Marlene Lasky, Fred Edmondson was a landscape architecture student at Cornell when he won the Prix de Rome. Customarily the winner was sent to Italy for further study but since Mussolini was in power, Edmondson was sent to Mexico instead. On his way back, he stopped in Los Angeles to visit his uncle, well-known architect Myron Hunt. Alexander picked him up at the train station and convinced him to work on the Baldwin Hills Village project for “ten days and ten evenings on specific paths and shrubbery and tree massing that changed the whole aspect”² In any case, his name was listed as a Chief Assistant Architect in the Wilson, Merrill, and Alexander

organizational chart (see page 16) on the Baldwin Hills Village project. He went on to work with the Federal Works Agency and designed Linda Vista, a large defense housing project in San Diego, California.³ He later taught landscape architecture at Cornell starting about 1949.⁴

Reginald D. Johnson, FAIA (1882-1952)

Reginald Davis Johnson was the son of Bishop Joseph Johnson of the Episcopal Diocese of Los Angeles. Born in New York, he moved with his family to Pasadena in 1895. Reginald Johnson went back to the East Coast for college: he attended Williams College and later got his B.S. at Massachusetts Institute of Technology (M.I.T.) in Boston in 1910. After graduating, Johnson travelled to Europe to study first-hand the Old World architecture, with a view to adapting these styles to the needs and modes of modern day America. By the time he returned to Pasadena to open up his architectural practice in 1912, he was well-grounded, and his practice was a success from the start.⁵ His partnership (1921-25) with Gordon Kaufmann and Roland Coate produced some of Southern California's finest buildings. During his more than 25 years in architecture, he created houses, businesses, churches, and grand hotels of great distinction and elegance, including the Miraflores estate in Montecito, St. Paul's Cathedral in Los Angeles, the Hale Solar Laboratory at Caltech University in Pasadena, and the Biltmore Hotel in Santa Barbara.

By the mid-1930's, after a long and successful career designing some of the grandest estates in Southern California, Reginald Johnson planned to retire at age 53. He accepted one last commission, for the Santa Barbara Post Office. According to fellow architect Robert Alexander, "[Johnson] had won all the honors to which most professional men aspire. He felt that this was the end of a satisfying professional life, but, in the end, he found a new beginning. He grew young." This "new beginning" was his profound involvement in the housing movement.

A few years earlier, around 1934, after visiting his friend Clarence Stein on the East Coast, Johnson visited the slums in Washington,

D.C. and became interested in the housing movement. He was appalled by what he saw, and soon became involved with "public housing, slum clearance, urban rehabilitation, and became a convert to contemporary design."⁶ Upon devoting his energies to improving these horrific conditions, the work gave him a newfound purpose. "For the first time, Reg[inald] saw people in architecture, and a subjective, universal social need for better homes. Humanity became his client."⁷ Returning to Southern California, and partnering with architect Lewis E. Wilson, he took a very active role in the "social, economic and political disputes" of these explosive times. After studying the problems of housing, he became convinced that a public housing program "was the soundest immediate solution for the most neglected segment of the housing need," personally investigating the local slum conditions, and leading groups on tours of the slums, hoping to gain their allegiance. "With steadfast conviction, he provided leadership and inspiration in the never-ending battle to clear slums and provide housing for people at the opposite end of the economic scale from his former clients."⁸

Based on what they had seen studying Stein's communities for the middle class on the East Coast, Johnson and Lewis Wilson realized early on that that these same concepts could be used to create finer ways of living for the middle classes on the West Coast. In the middle 1930s they began planning such a development, which became Baldwin Hills Village.

Catherine Bauer and William Wurster said of Johnson that, "in the whole international arena of housing and community planning, there has been no single leader more attractive, more creative, or more devoted than Reginald Johnson. In a movement fraught with bitter controversy and too-facile dogma, his humane idealism and basic freedom of spirit were particularly significant qualities. His influence will endure through everyone who knew him and worked with him."⁹ Gregory Ain later said that he considered Johnson "a most extraordinary man, somewhat like Thomas Jefferson: civilized, cultivated and great social responsibility."¹⁰

Reginald D. Johnson worked on the designs for Harbor Hills and Baldwin Hills Village (with Clarence Stein), in addition to Rancho San Pedro for HACLA. Though he didn't become actively involved in the design of later garden apartment developments, he remained active and encouraging in the movement through the time of his death in 1952.

Edwin Ellison Merrill (1890-1964)

Merrill was born in Albany, Oregon, and received BS in Architecture from the University of California at Berkeley in 1913 and another BS in architecture from MIT in 1915. From 1915 to 1923 he worked in architectural offices and with the U.S. Navy, in 1924 he formed the partnership with Lewis Wilson that would define the rest of his career.¹¹ Another project he worked on was the Bakersfield Theater Project in Bakersfield, California.

Clarence Stein, FAIA (1882-1975)

Clarence S. Stein, one of the 20th century's most profound visionaries, led groundbreaking innovations in urban planning. Though trained as an architect, he was also a persuasive writer. Born, raised and educated in New York, Stein was primarily considered an East Coast figure, though he did have strong and early ties to Southern California. After studying architecture at Columbia University and the École des Beaux-Arts in Paris, Stein returned to the United States in 1911, joining the firm of Bertram Goodhue in New York. Goodhue sent Stein to Southern California, where he worked as chief designer on several large-scale projects, including the 1915 Panama-California Exposition in San Diego, California, and the master plan and individual buildings for the California Institute of Technology in Pasadena (where he met Reginald D. Johnson).

Stein moved back to New York in 1919 and in 1921 began a long and fruitful collaboration with architect Henry Wright (1878-1936). This charismatic partnership would produce some of the most innovative urban planning in the history of the United States. In 1923, at Stein's initiative, the Regional Planning Association of America (RPAA) was formed, in collaboration with Henry Wright,

and other members including Lewis Mumford, Benton MacKaye, and Alexander Bing. The goal of this group was to “connect a diverse group of friends in a critical examination of the city, in the collaborative development and dissemination of ideas, in political action and in city building projects.”¹² The RPAA had a profound influence on urban development through the prolific and effective writing of its members.

Stein’s most notable projects outside of California include Sunnyside Gardens in Queens, New York; Radburn, New Jersey; Chatham Village, Pittsburgh; and Greenbelt, Maryland. Due to the national acclaim of these early developments, in 1938 Stein was hired by the Housing Authority of the County of Los Angeles to serve as the consulting architect on its first two projects: Carmelitos and Harbor Hills. Concurrently with this work, Clarence Stein was also acting as consulting architect for Baldwin Hills Village in the Baldwin Hills neighborhood of Los Angeles. These three housing developments, which still exist, are significant examples of the work of Clarence Stein on the West Coast.

Wilson, Merrill & Alexander (1936-1941)

The firm of Wilson, Merrill & Alexander began in Los Angeles in 1924 when Lewis Wilson formed a partnership with architect and engineer Edwin Merrill, creating the firm of Wilson and Merrill. Wilson was listed as Chief Architect and Engineer in the firm, while Merrill was Architect and Office Manager. After being hired by Wilson and Merrill in 1934, and by working on and completing ten house designs over the next couple of years, Robert Alexander obtained his architect’s license in 1936. He then became a partner in the firm, which was then known as Wilson, Merrill and Alexander. Alexander’s role was listed as Architect and Production Manager for the firm, and he stayed until 1941.

Lewis E. Wilson, AIA (1900-1957)

Lewis Eugene Wilson, trained and licensed as both an engineer and architect, was known less for his own architectural designs than he was for his innovative thinking and infectious enthusiasm for and success at motivating others. Additionally,

he was admired for his fierce determination in fighting for the advancement of architecture and planning as social responsibility.

Lewis Wilson came from a family with a strong architectural background. His father George W. Wilson had been an architect in Pawhuska, Oklahoma, and both Lewis and his younger brother Adrian worked from early boyhood through high school in their father’s office before Lewis continued on to college at the University of Arkansas. Lewis’ brother Adrian Wilson went on to enjoy a long successful career as an architect, both in Southern California and abroad, and worked on the garden apartment communities of Pueblo Del Rio, Hacienda Village and Victory Park.

In Los Angeles in 1924, Wilson formed a partnership with architect and engineer Edwin Merrill, creating the firm of Wilson and Merrill. Wilson was listed as Chief Architect and Engineer in the firm, while Merrill was documented as Architect and Office Manager.

Wilson was involved in the fight for responsible housing from the beginning. In 1933, he submitted the first Limited Dividend Housing project for the city of Los Angeles, the PWA Garden Homes, which was a \$3,000,000 development, which remained unbuilt. He spent five months in Washington, D.C. in 1933 and 1934, representing the Beaudry Housing Project, a \$5,000,000 proposed PWA development, in collaboration with Reginald D. Johnson, Allison and Allison, Gordon B. Kaufmann, Donald B. Parkinson, and Sumner Spaulding. (Though not successfully built at that time, the project ultimately became Ramona Gardens with a modified design team). During his time in Washington, he made exhaustive studies of housing projects on the East Coast. Most importantly, he assisted in the initiative to pass the Wagner-Steagall Act (the 1937 Housing Act) – which facilitated the creation of local housing authorities - from its inception in 1934 through its adoption in 1937.

In 1940, Wilson became a member and Vice-President of the Citizen’s Housing Committee, a privately funded public interest group formed to promote the creation of better housing, for both public and private ownership. Reginald Johnson was also a member, along with architect Eugene Weston and housing reformer Frank Wilkinson. Wilson was also affiliated with the Los Angeles Housing Committee and the Metropolitan Housing Council, in addition to other national housing organizations. He was later the President of the Home Owners’ League of America, in addition to serving as consulting architect to the Los Angeles Housing Authority.

During these years he frequently lectured on the benefits of the housing movement and garden cities to community groups and on the radio. Highly regarded for his dogged perseverance and good business sense as well as his affable, good-natured disposition, Wilson was a popular and well-respected advocate of the emerging housing movement and went on to be affiliated with the Harbor Hills, Aliso Village and Ramona Gardens housing projects in Los Angeles, as well as Baldwin Hills Village and the temporary defense project Wilmington Hall. During World War II, Wilson was the War Housing consultant for HACLA.

After World War II, Wilson designed the Baldwin Theatre adjacent to Baldwin Hills Village, and collaborated with Clarence Stein on an unbuilt shopping center nearby. Wilson, who had moved into Baldwin Hills Village in 1942, died there in 1957.

Merrill Waite Winans (1907-1994)

Born in New Jersey on Christmas Eve 1907, Merrill Winans was the youngest of three children born to Frederick and Matilda Winans. Frederick, apparently an alcoholic, left the family shortly after Merrill was born, leaving Matilda to raise Merrill and his siblings, Mabel and Clarence.¹³ Matilda, who ran a boarding house, was also an excellent seamstress with a wealthy clientele. Bringing young Merrill along to her client’s estates, Matilda often sent Merrill out to play in the grand gardens. It was here that he developed an interest in gardens and landscape design.¹⁴

Merrill suffered from respiratory problems aggravated by New Jersey’s cold winters, so in 1916 the family moved to California. It has been said that Merrill studied at the “Atelier de Beaux-Arts Institute in Los Angeles,”¹⁵ but searches of Los Angeles City Directories and the Los Angeles Times turn up no such school. It is more likely that Winans attended Polytechnic High School in downtown Los Angeles, which by 1914 was offering courses in architecture, the curriculum being provided by the Society of Beaux-Arts Architects of America.¹⁶ After graduating high school, Winans began working as an architectural draftsman for several of the prestigious architects of the day, and by 1926 worked for a few years with Baldwin Hills Village architect Reginald D. Johnson.¹⁷ For a year beginning in 1928, Winans moved to Hawaii to serve as draftsman for architect Ralph Fishbourne. He married Elsie Marlette in 1930. Elsie’s father Robert was a skilled carpenter, so when work as an architectural draftsman became scarce during the early years of the Great Depression, Winans survived by assisting Robert Marlette doing carpentry work on homes.¹⁸

By the middle 1930s, Winans was working as a gardener for landscape architects Florence Yoch and Lucile Council.¹⁹ He became interested in plants and landscape design, and, apparently encouraged by Reginald Johnson and other architects with whom Winans may have worked, by the late 1930s Merrill Winans began working as a “landscape designer.” Some of his early clients were composer Oscar Rasbach and illustrator Pruett Carter.²⁰ The only landscape project published prior to World War II was the residence of Mr. and Mrs. W. Hubert Tappan (of the Tappan Stove company) in Arcadia, in collaboration with architect H. Roy Kelley.²¹ During World War II, he served with the U.S. Army Engineers, developing camouflage to hide gun emplacements at Point Loma, San Diego. After the war, Winans resumed his work as a landscape designer, creating the landscapes for several properties constructed for Baldwin M. Baldwin adjacent to Baldwin Hills Village. For the first of these in 1948, Winans created a tropical and sub-tropical indoor/outdoor landscape for Hody’s Coffee Shop, which was designed by architects Wayne McAllister

and Lewis E. Wilson.²² The following year, again with Lewis Wilson, Winans designed the lushly dramatic tropical landscape for the Baldwin Theatre.²³ He was also responsible for the landscape of the Baldwin Hills Shopping Center by architect Robert E. Alexander.²⁴

In the 1950s, Winans was active in the California Landscape Contractors Association (CLCA), serving as secretary-treasurer for the Association’s first term. As the chair of the CLCA State Education Committee, he began working with the state of California to bring vocational training to inmates at San Quentin as they were preparing to re-enter society.²⁵ After licensing for landscape architects became a requirement in 1953, Winans obtained license #729.²⁶ He was also a member of the American Society of Landscape Architects (ASLA), serving as President of the Southern California Chapter in 1967 and 1968.

In the 1960s, Winans created the landscapes for the Atlantic Richfield Research Center in Anaheim, the Memory Garden Memorial Park (in collaboration with Cornell, Bridgers and Troller), and J.C. Penney Distribution Center in Buena Park. He also created the landscape for a large resort residential project for Atlantic Richfield company executives near La Paz, Baja California.²⁷

After the devastating Baldwin Hills Reservoir disaster in December 1963, Baldwin M. Baldwin hired Winans to create a new landscape for Baldwin Hills Village, which had sustained significant damage. Though Winans returned periodically to advise the management on the landscape maintenance, by the time of the condo conversion plant material had been allowed to become overgrown, and Winans’ landscape vision was eventually diminished.²⁸

In the late 1960s he began a 20-year involvement with Heritage Square in Los Angeles, a museum collection of relocated Victorian-era buildings. Its aim, he said, “is to save buildings that would otherwise be destroyed. Eight endangered structures

have so far been moved to the site – everything from a railroad depot to a Pasadena church.”²⁹

For the last fifteen years of his life, Winans served as landscape architecture consultant for the Development Review Board for the City of Lakewood.³⁰ Merrill Winans died in Los Angeles on July 21, 1994.

Endnotes

1 “Villager of the Month,” Robert E. Alexander, The Villager 4, no. 5, (May 1, 1946).

2 Robert E. Alexander, Architecture, planning, and social responsibility, an oral history conducted 1986-87, Oral History Program, University of California, Los Angeles, 1989, tape 3, side 2, October 2, 1986.

3 From the 1942 Cornell alumni magazine.

4 Steen from Steven Keylon.

5 Mock, Built in USA, 119.

6 <https://digital.lib.washington.edu/architect/architects/610/> Pacific Coast Architecture Database (PCAD) copyright 2005-2012 Alan Michelson, accessed February 1, 2012. This information was quoted from Johnson’s obituary in Architectural Forum January 1953, 53.

7 Robert Alexander, “Reginald Davis Johnson, F.A.I.A., 1882-1952.”

8 Robert Alexander, “Reginald Davis Johnson, F.A.I.A., 1882-1952.”

9 Letter to F. A. Gutheim, AIA, from Catherine Bauer Wurster and William Wurster, December 15, 1952.

10 Denzer, Gregory Ain, 121.

11 Mock, Built in USA, 120.

12 MacKaye, “Regional Planning,” 293-299.

13 <http://www.coping-with-life.com/2009/07/my-great-uncle-wallpaper-hanger.html>

14 <http://cwcfamily.org/articles/family/nthp.htm>

15 Baldwin Hills Village National Historic Landmark Nomination, 30.

16 “Class in Architecture,” Los Angeles Times, October 5, 1914, I2

17 The Los Angeles City Directories for 1926 and 1927 list Merrill Winans as draftsman for RD Johnson. Larry Winans has claimed that Merrill worked for Johnson, Kaufmann and Coate, but that partnership was disbanded by 1925, when Merrill was just eighteen, so it seems unlikely.

18 <http://cwcfamily.org/articles/family/nthp.htm>

19 Two-page biography created by Winans’ wife Elsie at the time of his death.

20 Elsie Winans’ two-page biography; The 1940 census lists Winans as landscape designer, with salary for the year of “0.”

21 H. Roy Kelley was the architect Bashford and Barlow collaborated with most frequently in the years 1930-42. Kelley’s office was in the Architect’s Building in downtown Los Angeles, which also housed the offices of Reginald D. Johnson (Winans worked there in the 1920s) as well as Bashford and Barlow. The landscape for the Tappan Residence shows the influence of Fred Barlow, Jr., in contrast to the post-WWII work Winans is known to have done with an emphasis on tropical and sub-tropical plant species.

22 “A Guide to Contemporary Architecture in Southern California,” Frank Harris, Weston David Bonenberger, Watling, 1951, 53. Winans is credited as “Merrill Wynans.”

23 Architectural Forum 91 (1949): 98.

24 “Shopping Centers Re-studied: Emerging patterns” James Ross McKeever, Community Builders’ Council, Urban Land Institute, 1957, p. 127.

25 <http://www.clca.org/clca/about/history/50.php>

26 Elsie Winans’ biography.

27 Elsie Winans’ biography.

28 Larry Winans lecture at Village Green, October 21, 2000. Tape recording courtesy Gailyn Saroyan.

29 <http://cwcfamily.org/articles/family/nthp.htm>

30 Elsie Winans’ biography.

The Village Green

Cultural Landscape Report Part I

Site History, Existing Conditions, Analysis and Evaluation



The Village Green

Cultural Landscape Report - Part II Treatment Guidelines

Prepared for
The Village Green Owners Association

Prepared by
Mundus Bishop Denver, Colorado
*in consultation with the Cultural
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December 2013

Acknowledgements

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THE VILLAGE GREEN COMMUNITY

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1.0 Concept Vision

PREFACE

These Landscape Treatment Guidelines assist in managing change within The Village Green national Historic Landmark that recognizes it as a significant cultural landscape that has developed over the course of more than 70 years, and that continues to evolve to meet contemporary use.

The purpose of the Landscape Treatment Guidelines is to promote good design for all hardscape (paving and features) and softscape (horticultural elements), and to encourage participation by all parties to meet the vision presented herein. These Treatment Guidelines provide guidance on materials, sustainable practices, methods for rehabilitating historic features, and design of new improvements.

The Landscape Treatment Guidelines focus on providing a vision, rather than a restrictive set of rules, for the compatible repair of plantings, and for the compatible design of new elements. It is intended that all proposed modifications, and the review of those modifications, will consider these Treatment Guidelines. Existing conditions are not subject to these Guidelines unless an unsafe condition exists.

- These Guidelines promote the preservation and rehabilitation of those landscape features and patterns that contribute to the significance of this national Historic Landmark.
- These Guidelines incorporate ecologically-based landscape planning as a means of improving the quality of The Village Green while reducing maintenance requirements and life-cycle costs.
- These Guidelines are intended to advance collaboration and sustainability at The Village Green. They are meant to inspire and provide direction for board members, owners and residents.

- These Guidelines establish guiding principles for protection and preservation of existing vegetation; installation and maintenance of new planting including street trees, trees, shrubs and other plantings; and modifications to the site.
- These Treatment Guidelines serve as a companion to The Village Green Cultural Landscape Report Part 1 Site History, Existing Conditions, Analysis and Evaluation.

A professional arborist, horticulturist or other landscape professional should be consulted as needed to assist in the review process, to explain a guideline, and/or to describe how guidelines relate to existing conditions.

INTRODUCTION

The Village Green was planned, designed and built as an innovative complex according to the urban planning principles of the Garden City movement. Originally known as Baldwin Hills Village, the 627-unit housing complex was designed by Clarence Stein, the national expert on garden city design, in collaboration with Southern California architects Reginald D. Johnson, Lewis E. Wilson, Edwin E. Merrill and Robert Alexander of the architectural firm Wilson, Merrill and Alexander, and landscape architect Fred Barlow Jr.

From its inception, the multi-family housing development was intended to serve as inspired housing with quality of life emphasized along with access to abundant green space. Together, the buildings, site and plantings created a cohesive campus with a unified architectural character, a park-like setting and modern living accommodations.

The Village Green remains very similar to the utopian setting intended by the original designers. The significance and integrity of the buildings and site, a rare example of the Garden City movement, is recognized by the designation of The Village Green as a National Historic Landmark. More importantly, The Village Green continues to be a unique and wonderful place to live. However, in the years since the original construction, The Village Green has undergone modifications, some compatible with its historic and architectural character and others that are not. In addition, some features have deteriorated due to the effects of time.

Clear and practical direction is needed to ensure the longevity of The Village Green as a significant designed landscape, and to ensure it continues to meet contemporary and future needs of its residents. The purpose of these treatment guidelines is to provide the current and future management, board members and homeowners of The Village Green with clear concepts and guidance for the care and stewardship of this remarkable place.¹

¹ The recommendations of the Historic Structures Report completed in 2010 should be used in tandem with these treatment guidelines to establish a cohesive approach to future maintenance and rehabilitation decisions.



View of West Green looking northwest towards Court 11, 2013. (Photo by Mundus Bishop)

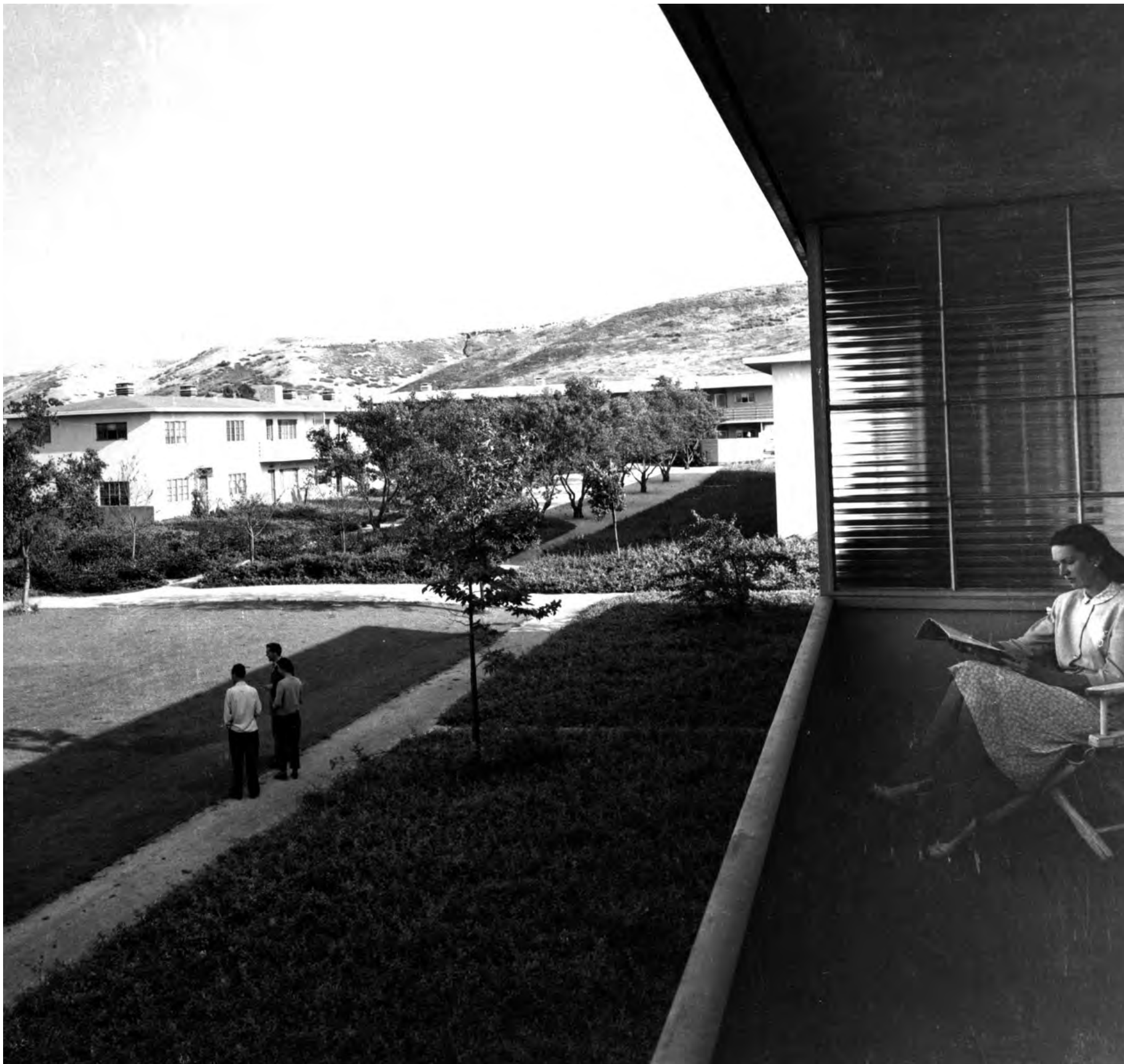
SIGNIFICANCE

The Village Green is a National Historic Landmark with a period of significance of 1935 to 1942. These Treatment Guidelines also consider important events that occurred in the The Village Green after 1942, as identified in Part I of this Cultural Landscape Report. The Village Green is significant for social history, community planning and development, architecture and landscape architecture for the property's association with the Garden City movement.

The National Historic Landmark (NHL) identifies the site plan, 97 buildings and 64 structures as contributing. The 97 contributing buildings include all of the residential buildings, the former Clubhouse, Administration Building, and Maintenance and Storage Building. There are 28 non-contributing structures; these are garage structures, 21 that were modified and 7 that were later additions.²

The Village Green is significant for its social history, which manifested in the design alternative to the physical and social problems of other urban communities, many of which were seen as a result of the Industrial Revolution. The Village Green offered solutions to the negative side 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 increased housing.

The Village Green is significant for following the design 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 collective work of talented individuals who sought to solve the physical and social problems of cities. 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. The Village Green is arguably the most highly-realized expression of community design by the proponents of the Garden City movement in the country.



Balcony in Building 13 overlooking landscaping in Garden Court 2/3 circa 1944.
(Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

² The 2010 Historic Structures Report recommended that the Maintenance Building is non-contributing due to extensive modifications, and all of the garages in their original footprints were called out as contributing.

HISTORIC CONTEXT

A Grand Vision

The Village Green is a master-planned complex that balances buildings with abundant green space. During the 1930s, an awareness of social responsibility to provide better housing led the designers of The Village Green to incorporate Garden City principals into their plans for the complex. These principals included the notion that well-designed communities would provide residents with improved access to jobs, schools, community services and green space. As a product of these ideals, The Village Green is a quality, multiple-family housing project on nearly 68 acres at the foot of the Baldwin Hills. The complex provided the promise of a finer style of living with plenty of green space, located within a country club atmosphere.³

Planning and Design (1935 to 1940)

Featuring elements typical of the Garden City movement, plans for the Village Green are notable as being the culmination of the ideas and work of Clarence Stein. He collaborated with local architects including Fred Barlow, Jr., the lead landscape architect. Planning began in 1935 and was designed to be low-scale, low-density housing with an emphasis on outdoor living that integrated architecture and landscape. Known during development as “Thousand Gardens” and later as “Baldwin Hills Village,” the complex was composed as one large superblock in which homes faced communal green spaces and relegated vehicular traffic to the perimeter of the development.

The deliberately simple horizontal buildings were arranged around linear garden courts linked to three larger greens by pedestrian paths. The architects designed the garden courts as communal spaces: within each garden court was a gathering area of decomposed granite, originally intended to have benches and enclosed by a backdrop of trees and shrubs. The plant palette within each garden court varied, but the design generally included low groundcovers between building façades and walkways with shrubs as large massings and hedgerows. Colorful vines on trellises adorned building façades at select locations. Tree planting followed a simple pattern of denser

planting at opposite ends of the garden courts with the center of the court remaining an open expanse of lawn. This same tree pattern was used on the three large greens. Vehicular traffic and parking was located behind the residences, within the garage courts. Garage courts were designed with shrubs along the walkways, providing a barrier between pedestrian and vehicular spaces. Additionally, every garage court had a laundry facility with adjacent enclosed drying yard, and recreational areas were provided within several of the garage courts. Facing the garage courts, the majority of apartments had private patios enclosed by wood walls or hedges.

With the U.S. entering World War II in 1941, an influx of defense workers to the Los Angeles area created the need for additional rental housing. While the Village Green was already under construction, the war increased the need for this housing type while also interrupting available construction materials. This affected the final designs of the Village Green, in which some aspects of the original plan were never constructed.

Implementation (1941 to 1962)

The first residents moved to The Village Green in December 1941. With the exception of Clarence Stein, the design team and their families lived at The Village Green for various amounts of time to experience their vision firsthand.⁴

Originally two-thirds of the units were reserved for families with children. The designers provided active recreation for residents including play areas, badminton courts, and horseshoe pits that were located within the garage courts. A large playground was also located near the former Clubhouse. These play areas were removed beginning in the early 1950s by the New England Mutual Life Insurance Company and additional garages were added. This was presumably because it was more profitable to rent out garage spaces than maintain recreational features. A wading pond was built to the south of the former Clubhouse but was drained as it was thought to be a hazard to children.



Garden Court 15/16 circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Water feature south of the former Clubhouse circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

³ Baldwin Hills Village Brochure, 1941.

⁴ HCM #174 Village Green, 5112-5595 Village Green



Winans's landscape design included a diverse, bright plant palette. (Photo from Shulman Collection, The Getty Research Institute, 1974)



Winans's landscape design. (Photo from Shulman Collection, The Getty Research Institute, 1974)

In addition to the residential buildings, a clubhouse was built to promote communal activities; it was converted to two living units in 1955. The Administration Building, centrally located at the northern perimeter of the property and across an olive tree allée from the former Clubhouse, acted as a rental office. Tennis and croquet courts were located to the east and west of the Administration Building, they were removed in the 1950s and garages were added to these areas. In the 1950s, additional wood and stucco garages were built, and some extant structures were expanded to provide more parking spaces. Between 1949 and 1952, brick serpentine walls were added to enclose patio spaces that originally did not have wood walls. In the late 1950s turf began to replace the groundcovers in front of some units and concrete paths began to replace the original decomposed granite paths.

Baldwin Hills Flood (1963)

On December 14, 1963, the dam at the Baldwin Hills Reservoir broke and flooded the entire grounds of Baldwin Hills Village. The most heavily impacted structures were garage structures in Courts 4 through 7. Buildings 30, 31, 32, 33 and 35 were also damaged with the ends ripped off buildings 32 and 33.

The flood damaged some trees, but the understory vegetation such as shrubs and groundcover were mostly destroyed or negatively impacted. A new landscape architect, Merrill Winans, was hired to oversee the revitalization of the landscape. Winans's plan incorporated a more diverse and colorful plant palette from the original design, reflecting a typical suburban aesthetic of the 1960s. Any remaining decomposed granite walkways were replaced with concrete sidewalks. The low swaths of groundcovers were removed and replaced with lawn. It is likely that during this time the decomposed granite gathering areas within each garden court were removed. Despite these changes, the original architectural design and spatial arrangement of the complex was retained.

In the 1970s, the Village Green was converted to condominiums. In 1971, the Baldwin estate sold the property to a company that redeveloped properties as condominiums. The conversion process took place between 1973 and 1978, and Baldwin Hills Village officially changed its name to The Village Green.

Today

In 2001, The Village Green was designated a National Historic Landmark. Today, the complex retains integrity, and has significance in site planning, architecture and landscape architecture.⁵

The Village Green is notable as being home to a wide array of residents with varying ethnic, social, and economic backgrounds. The complex is varied in ages as well and has residents of all ages including many young families with children. As originally envisioned, the complex is a unique and special place to reside with a great sense of community. As such, communal activities have become customary.

⁵ Dorothy Fue Wong, Robert Nicolais, Michael Tomlan. *NHL Nomination Form, Baldwin Hills Village*. U.S. Department of the Interior, National Park Service, Washington, DC, 2001.



Looking east across the Central Green, 2013. (Photo by Mundus Bishop)

GUIDING PRINCIPLES

The treatment guidelines inform the rehabilitation of The Village Green, providing specific guidance on the preservation of historic features and spaces, removal of non-contributing features, and appropriate design for features, plantings, and materials.

Rehabilitation is the treatment approach for The Village Green as it will encourage actions to stabilize, preserve, repair or reestablish contributing and important features and patterns, and will allow sensitive alterations or additions necessary for contemporary use.

- 1) Reveal the historical and architectural character of The Village Green by respecting the original site plan and those qualities that contribute to its significance.
- 2) Protect the inherent qualities that give The Village Green its 'wow-factor:' automobiles at the edge, an internal pedestrian campus, large public greens and garden courts.
- 3) Preserve the complex as a cohesive landscape that aesthetically, functionally and socially respects its important past and meets the needs of its future.
- 4) Promote environmental sustainability with measures for water conservation, composting and recycling, use of native, hardy and drought tolerant plant species, and use of compatible alternative energy sources.
- 5) Integrate new features in a manner that respects the integrity of the Village Green.
- 6) Repair, and keep in good working order, infrastructure needed to support the complex (e.g. automated irrigation, a clean water source, and central lighting system).
- 7) Promote a healthy urban forest by retaining important mature trees, and by respecting the original tree pattern.
- 8) Recognize the importance of select later modifications along with changed demographic of The Village Green.

CONCEPT VISION

The rehabilitation of The Village Green will preserve the integrity of this nationally significant complex. The original architectural, site, and planting designs from 1935 to 1942 will provide the foundation for the treatment guidelines for all aspects related to managing this historic landscape.

The rehabilitation of the Village Green will be accomplished in a manner that meets the purpose of the original design, where the multi-family housing complex inspires a high quality of life in a unique setting, and in a way that provides for contemporary use. Those extant qualities that contribute to the individualistic character of The Village Green will be preserved such as the complex's park-like setting, unified architectural character in a distinct arrangement, and the unique separation of automobile and pedestrians. Missing elements that once graced the grounds may be reestablished, and features that are not compatible with the setting may be removed over time as they fail or as opportunities arise.

Certain features added after 1942 have gained importance as well and are identified in the guidelines. These features may remain if desired, and some may be replaced in-kind where noted. Others such as mature specimen trees that are an amenity today but obscure or diminish original features may be removed at the end of their lifespan or when they become hazards and might not be replaced. To fully appreciate the rare qualities of The Village Green, those elements noted as not compatible with the complex, of which many are modifications made after 1942, may be removed.



Legend

- Pedestrian Circulation
- Vehicular Circulation

- Groundcovers
- Shrubs
- Lawn

- Extant Compatible Tree to Remain
- Extant Original Tree to Remain (to be replaced in-kind)

- New Tree
- New Evergreen Tree
- Mature Specimen Tree to Remain

CONCEPT VISION

TERMINOLOGY / DEFINITIONS

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, all future work planned for The Village Green will be accomplished according to the highest standards of care for its preservation and long-term stewardship.

All work will be guided by The Secretary of the Interior's Standards for the Treatment of Historic Properties – Historic Landscapes. The terms preservation, rehabilitation and restoration are used regularly in the treatment guidelines to describe actions to be undertaken in the rehabilitation of The Village Green.⁶

Consider - This is to carefully think about, and to undertake the specific action as noted in these treatment guidelines.

Intent - This refers to that which was originally intended as part of the original purpose of the design of The Village Green.

Introduce - This action is the addition of new, non-historical features that are compatible with the historic landscape, or may include replacement of a missing historic feature.

Maintain/Protect - These are measures that sustain the existing form, integrity and materials of contributing and important features. Actions focus on stabilizing features and protecting extant resources rather than replacing missing elements.

National Historic Landmark - This is a nationally significant historic place designated by the Secretary of Interior Standards because the property possesses exceptional value or quality in illustrating or interpreting the heritage of the United States. This distinction has been granted to fewer than 2500 historic places within the nation.

Period of Significance - This is the discreet timeframe in which the designed landscape was planned and installed according to the principles and plans for which the property is deemed significant according to the National Register of Historic Places criteria.⁷

Preserve - This means to apply measures necessary to sustain the existing form, integrity and material of a historic feature or the historic property.⁸ Preservation allows for limited and sensitive upgrading of systems and code-related work to continue a historic property in a functional condition.

Reestablish - This is the act of returning a feature to an earlier and better condition, returning a landscape space to have an appearance of an earlier and better condition.

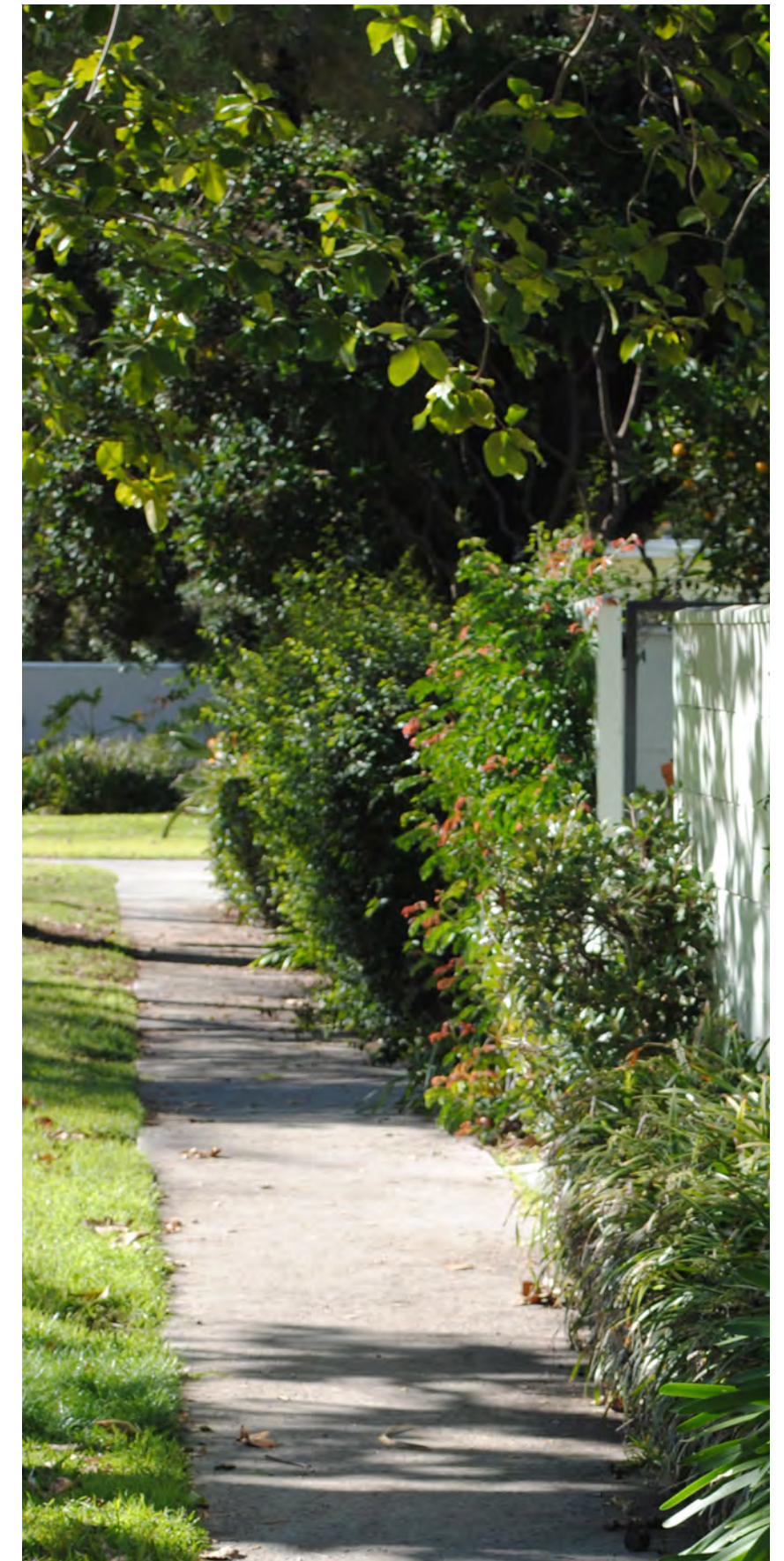
Rehabilitate - These are measures that repair contributing and important features or replace these features if deteriorated. Actions that alter or add to the setting to meet continuing or contemporary uses are also considered rehabilitation as long as they retain historic character.

Repair - These are measures that are necessary to sustain a feature with methods that are more extensive than regular maintenance. It allows for undertaking work necessary to bring a contributing feature or area to a good condition.

Restore - These are measures that accurately depict form, features or character as it appeared during the period of significance. Actions may include accurate reconstruction of missing features (with substantial physical and documentary evidence) or removal of features that detract from the historic character or are outside the period of significance.

Significance - This is determined by relating a landscape's history and existing characteristics and features to its historic context. The features, materials, patterns, and relationships that contribute to its historical significance must be present and have integrity.⁹

Stabilize - These are measures that require more work than standard maintenance practices, and that are necessary to prevent the further deterioration, failure or loss of contributing features.



Garage Court Walkway, 2013. (Photo by Mundus Bishop)

⁶ Adapted from The Secretary of the Interior Standards for the Treatment of Historic Properties as amended and annotated 1995.

⁷ Secretary of Interior Standards, U.S. Department of the Interior, National Park Service

⁸ Page et al. *A Guide to Cultural Landscape Reports: Contents, Processes and Techniques*.

⁹ NPS-28: *Cultural Resource Management Guideline*, Appendix A: Glossary



2.0 General Guidelines



INTRODUCTION

This section, 2.0 General Guidelines, presents guidelines for the entire complex to assist the community and board in making decisions in the planning, design and management of The Village Green.

These general guidelines are presented by landscape characteristic and include guidance for the rehabilitation of spatial organization, land use, circulation, small scale features and vegetation. Rehabilitation will include preserving the original buildings, reinforcing the site composition of open, closed and transitional spaces, repairing the pedestrian circulation system to reflect original patterns and alignments, reestablishing the tree canopy through select pruning and tree removal and planting of new trees, and reestablishing the cohesive planting composition of shrubs, groundcovers and vines.

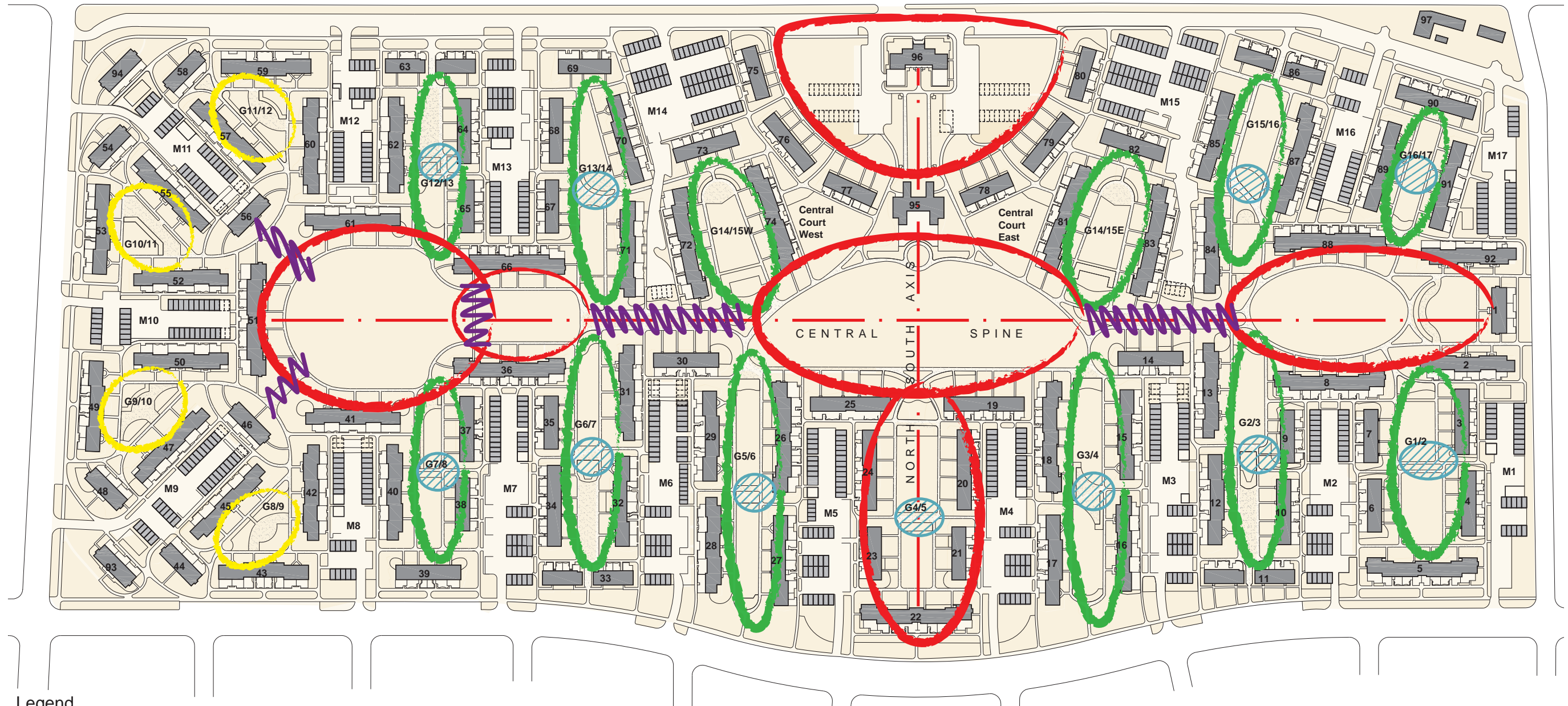
More detailed guidelines for the Central Spine - Central, East and West Greens and tree allées, garden courts and garage courts are presented in Section 3.0 Guidelines by Area. These two sections should be used in tandem when making decisions regarding the treatment for these areas.

The General Guidelines provide guidance on undertaking maintenance, repair and new construction to preserve and rehabilitate original features, spaces and materials while adopting and promoting present-day sustainability measures.

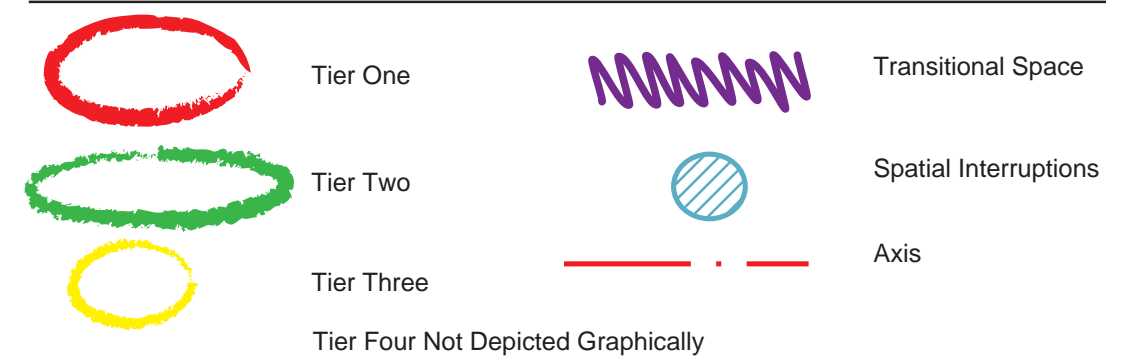


Garden Court 4/5, 2013. (Photo by Mundus Bishop)

Photo previous page: West allée, 1958. (Photo from Shulman collection, The Getty Research Institute)



Legend



SPATIAL ORGANIZATION

SPATIAL ORGANIZATION

The Village Green's characteristic setting is the result of its original design in which the site is arranged along two primary axes as a hierarchy of spaces. An east west spine organizes the public greens, and community buildings are placed along the north south axis. The complex is arranged as a series of building clusters organized around garden courts and separated by garage courts. This spatial organization maintains vehicular circulation to the edges of the site with pedestrian circulation at the center.

The central spine organizes the internal open spaces composed of three large greens—West Green, Central Green and East Green, separated by transitional spaces of tree allées and groves. Building clusters extend outward from the greens, each with a central garden court. Residential buildings are the primary elements that define each of these spaces and are complemented by intentional plantings of tree groupings, allées and groves.

The spatial organization of the Village Green will be rehabilitated to preserve the form and arrangement of the site. This will be accomplished by preserving features that define each space, maintaining or reestablishing the planting composition to reinforce key spaces, and by removing non-compatible features that diminish the clarity of these spaces. The following describes the hierarchy of spaces.

Tier One - The most public of spaces, generally defined as those oriented along the central spine including the three greens, tree allées and little greens, and garden court 4/5 oriented along the north south axis.

Tier Two - Garden Courts that radiate from the Tier One spaces and areas associated with the perimeter of the site.

Tier Three - Garden Courts not immediately adjacent to Tier One spaces (e.g. smaller, triangular Garden Courts on the west end); garage courts, and transitional spaces leading to garage courts.

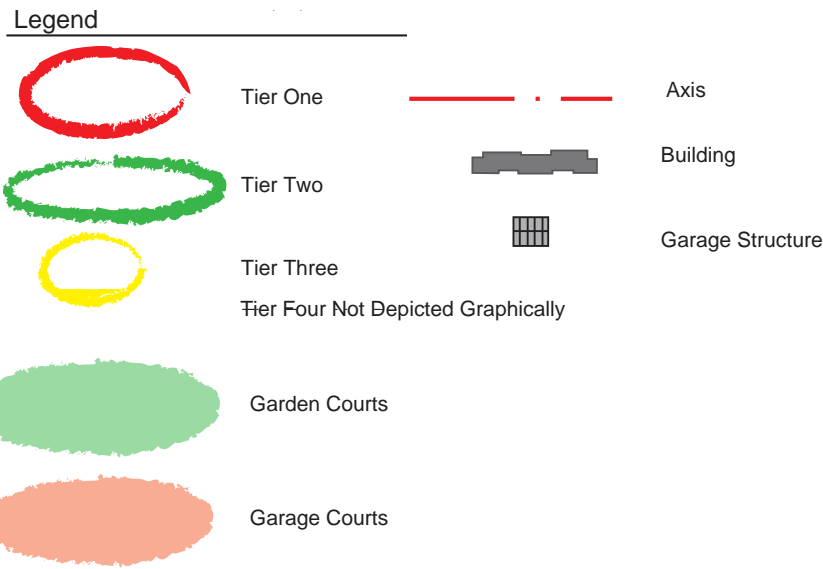
Tier Four - Patios, and areas immediately adjacent to patio walls.



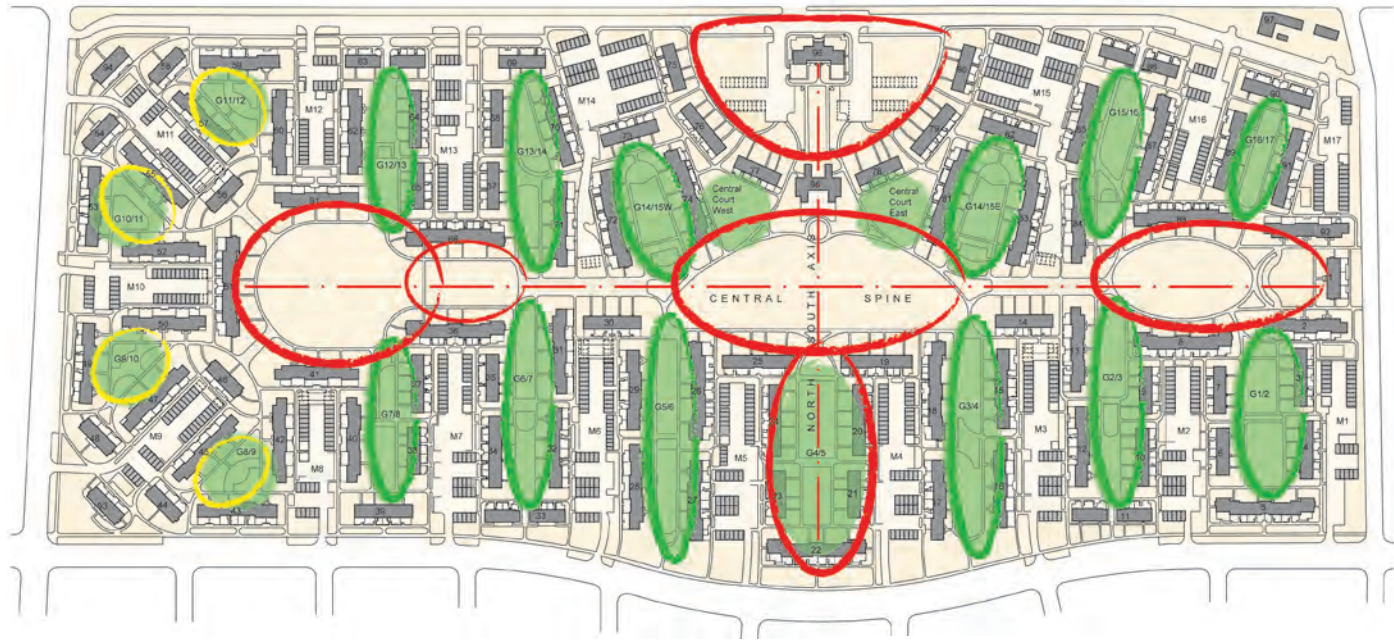
Garden Court 9/10, 2013. (Photo by Mundus Bishop)



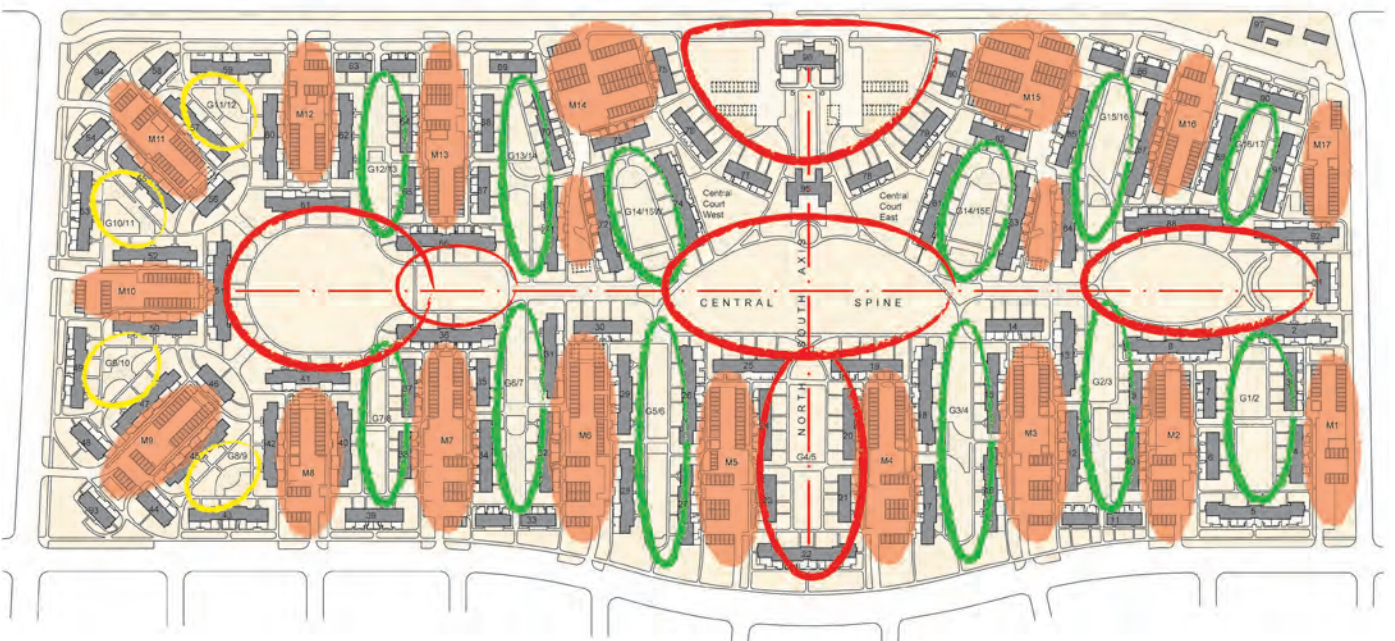
West Green, 2013. (Photo by Mundus Bishop)



Public Spaces - Tier One and Tier Two



Garden Courts - Tier One, Two and Three



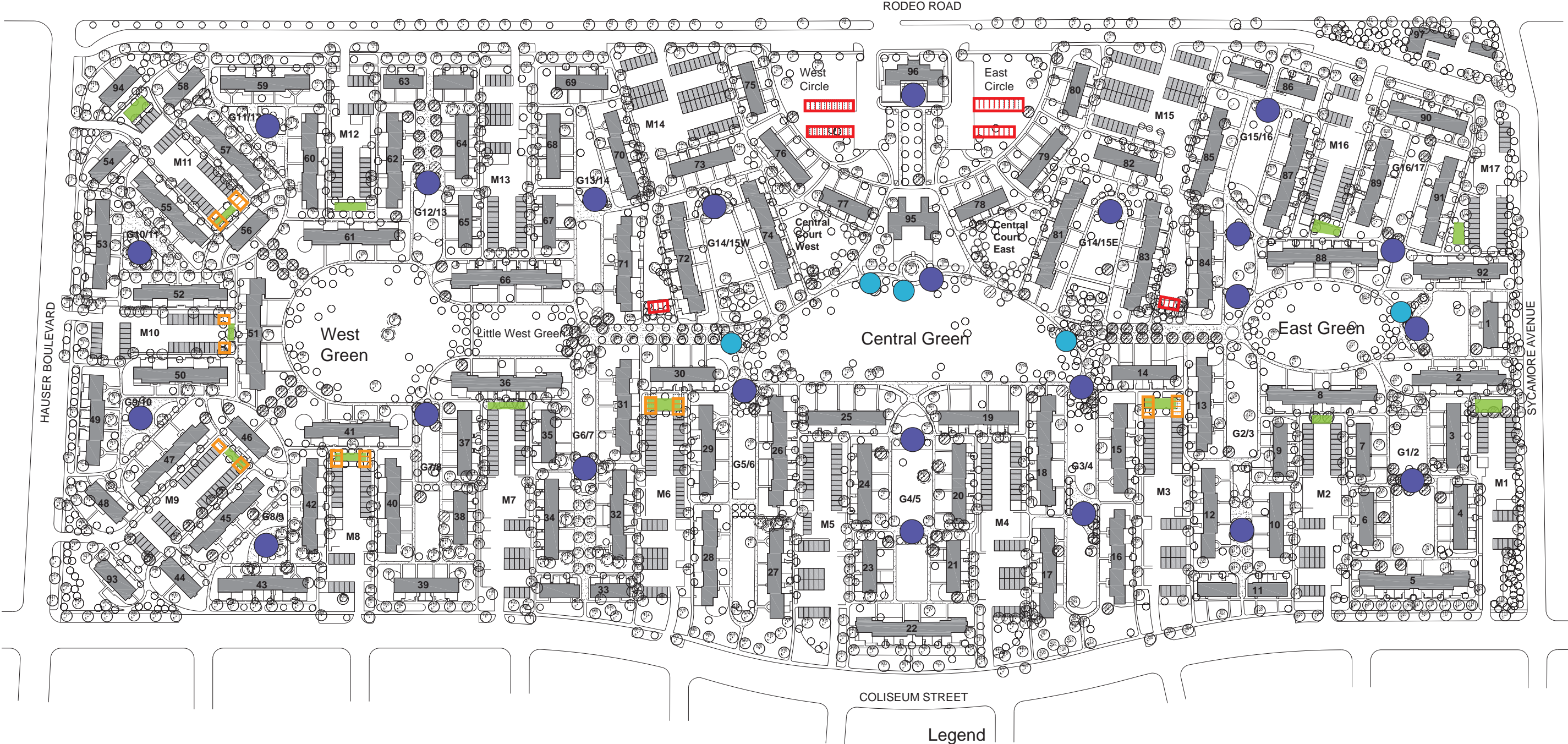
Garage Courts - Tier Three



Garden Court 4/5, 2013. (Photo by Mundus Bishop)

- Preserve the spatial organization of The Village Green as a cohesive designed community reflective of its original Garden City design.
 - Preserve the axial arrangement of two primary axes—the central spine and the north south axis (extending through Garden Court 4/5).
 - Preserve the hierarchy of spaces and their relationship to one another to reflect the original sophisticated arrangement. This hierarchy consists of large public greens separated by tree allées, individual garden courts extending from each public green, and garage courts with small recreational spaces. Preserve features that assist in defining these spaces: buildings, tree groves, walkways.
 - Establish Rodeo Road as the front door into the complex, preserving its semi-circular arc with the Administration Building at the center, flanked by large open spaces.
- Preserve the arrangement, scale and organization of the central spine, consisting of three public green spaces.
 - Preserve the scale and form of the three public greens: West Green, Central Green and East Green.
 - Repair features that assist in defining their spatial organization—buildings, trees, walkways, tree allées or groves and shrub beds at garden court connections.
 - Reestablish the open quality of each green by introducing new trees in a planting pattern influenced by the original design, and interspersed with mature specimen trees.
 - Repair the tree allées along the central spine to reestablish the original hierarchy of spaces and orchestrated experience of moving from space to space.

- Preserve garden and garage courts, and their relationship to one another.
 - Repair features that assist in defining their spatial organization.
 - Garden Courts: buildings, parallel walkways, horizontal plantings, and transitional spaces.
 - Garage courts: buildings, garage structures, walkways, patio walls, laundry rooms, drying yards, garbage enclosures, parking areas and shrub hedge rows and plantings.
 - Repair the spatial organization of each garden court to reflect its original individualistic design and role within the overall site arrangement.
 - Repair garden courts to include gathering spaces, tree patterns, walkways and groundcover and shrub planting characteristic of the original composition.
 - Repair the spatial organization of each garage court to allow the full range of spaces as originally intended.
 - Consider recreational uses in original locations for play, respite, active courts, gardens or other community uses. Allow residents to identify activities / facilities within their courts.
- Preserve private spaces at each unit and the relationship of these spaces to public areas.
 - Preserve individual private patios as part of the original architecture.
 - Preserve the relationship of front doors to the garden courts.
 - Repair original features that contribute to each unit: walls, gates, concrete pavers.



LAND USE

LAND USE

The Village Green was designed and built as a garden city inspired multi-family rental housing. Today, the complex is multi-family housing, but now with individually owned units managed by a homeowners association. Over the years internal land uses have changed as the residential community has evolved in response to ownership changes, particularly the New England Mutual Life Insurance Company, due to the 1963 Baldwin Hills Flood, and as infrastructure has deteriorated over time. The greatest change to land use has been the loss of original recreational spaces, tot lots, and community gathering spaces.

The land use of The Village Green will be rehabilitated to ensure the complex continues as a multi-family community that meets current and future needs of the residents. Opportunities for gathering, recreation and play will be reestablished as originally envisioned, and to include compatible contemporary uses. The introduction of these uses will be accomplished by repairing spaces originally built or set aside for these uses. Non-contributing features may be removed as opportunities arise.

- Preserve the hierarchy of public and private spaces and associated land use.
 - Preserve the three large greens as primary public open spaces as originally intended and currently used — day-to-day green space and as spaces for larger community events such as music, picnics, and movies.
 - Repair the West and East Circles as public open space as originally intended. Consider removal of five non-contributing garage structures and associated drives to reestablish the original size of the open space.
 - Preserve the land use of residential building clusters — buildings and courts including parking garage structures, laundry, drying areas, trash enclosures.
 - Preserve the community use within the Administration Building.
 - If the two housing units at the former Clubhouse become available, consider acquiring these and rehabilitating them for public use.

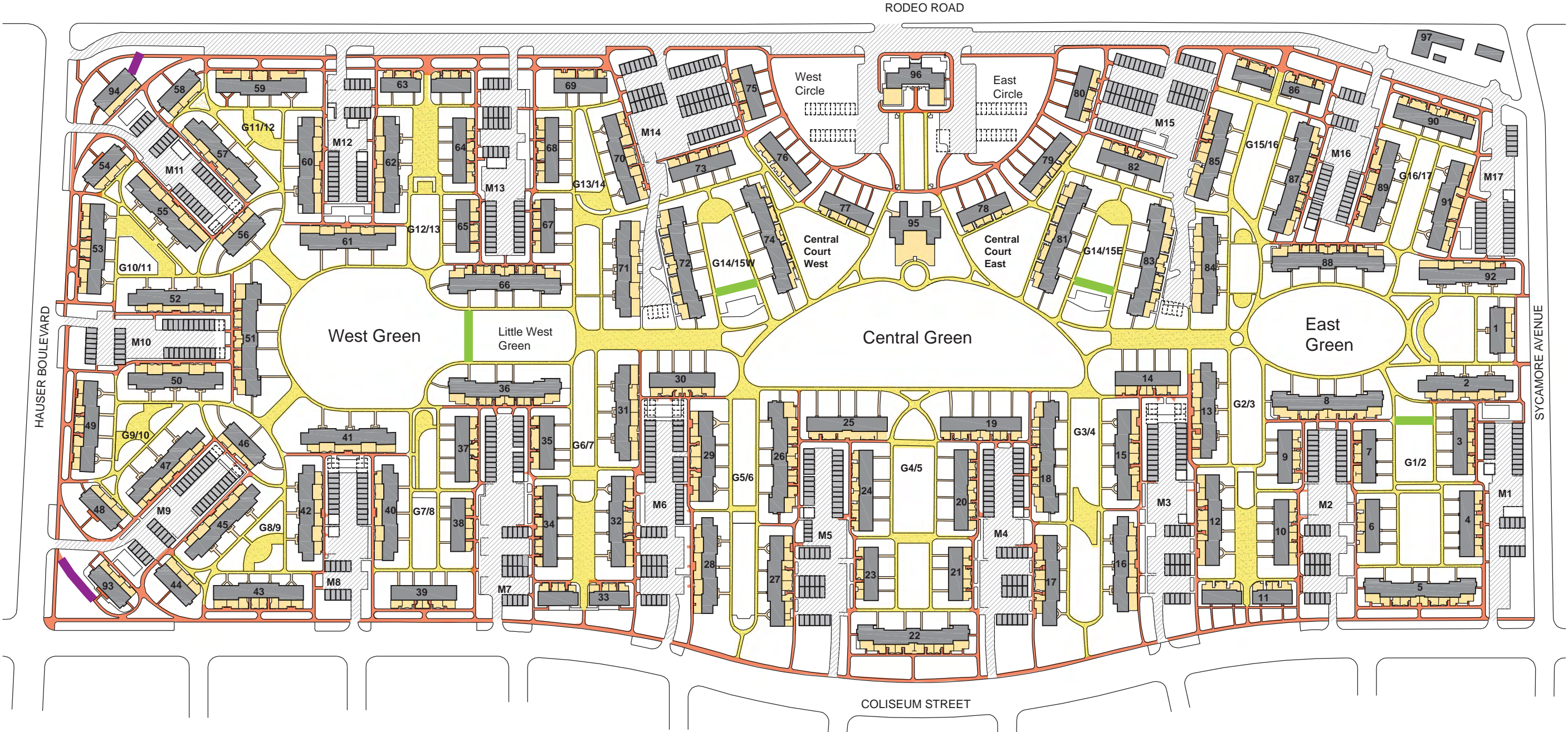
- Consider introducing recreational, amenity and gathering spaces in areas originally intended for these uses.
 - Consider contemporary uses such as play spaces for tots and children, productive gardens or dog parks.
- Introduce gathering spaces within garden courts in areas where originally intended. Refer to Garden Court guidelines.
 - Introduce recreation amenity spaces within garage courts where originally intended. Allow removal of additional garage spaces in select garage courts to create community-shared spaces. Refer to Garage Court guidelines.
 - Create opportunities for play by enhancing select areas with minor elements such as boulders or plantings that encourage safe interaction.
 - Consider using places where children already play, or gathering areas and recreation/amenity areas where reestablished.
 - Include seating, encourage fluidity of play, and ensure improvements preserve original materials and character.
 - If structured play equipment is desired, integrate this into recreation areas within garage courts where agreed to by residents, or consider a play area within the West or East Circles where active recreation occurred originally. If contemporary equipment is used in the West or East Circles, provide screening from residential areas and from Rodeo Road.
 - Consider movable play environments that can be easily transported to desirable locations and set up for temporary play.
 - Consider policies to accommodate changing needs of the residents to determine acceptable land uses.









Informal play opportunities occurred historically, within the greens circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Accommodate informal and formal gathering areas, 2013. (Photo by Mundus Bishop)



Legend

	Decomposed Granite Walkway		Walkway to Remove
	Concrete Paver Walkway		Walkway to Introduce
	Concrete Walkway		Motor Court Paving

CIRCULATION

The Village Green reflects its Garden City influence most notably in the circulation system in which the automobile is relegated to the perimeter, creating a pedestrian-friendly garden-centric design for the housing complex. The orientation of parking and vehicular circulation at the edges and within garage courts provides a clear separation between cars and pedestrians where a resident can walk between units and into green space without ever crossing a driveway or street. This unique aspect of The Village Green is even more important when viewed in the context of the automobile- centered city of Los Angeles.

Walkways, driveways and roads assist in defining the site's spatial organization and hierarchy. Walkways extend throughout the complex, connecting greens with residential building clusters and garage courts with residential units. Driveways connect the site with perimeter streets and access garage courts. Most original vehicular and pedestrian alignments remain, but some modifications have occurred over time. Many gathering spaces are missing, as are a few walkways. Changes have occurred in materials, primarily where soft surfaces have been converted to concrete paving.

The circulation system will be rehabilitated as an essential characteristic of The Village Green. The original system of external roads and internal driveways, garage courts and pedestrian walkways will be preserved. Repair of individual features such as driveways, walkways and gathering areas will be undertaken to meet the intent of the original design composition and to accommodate contemporary use including universal accessibility.

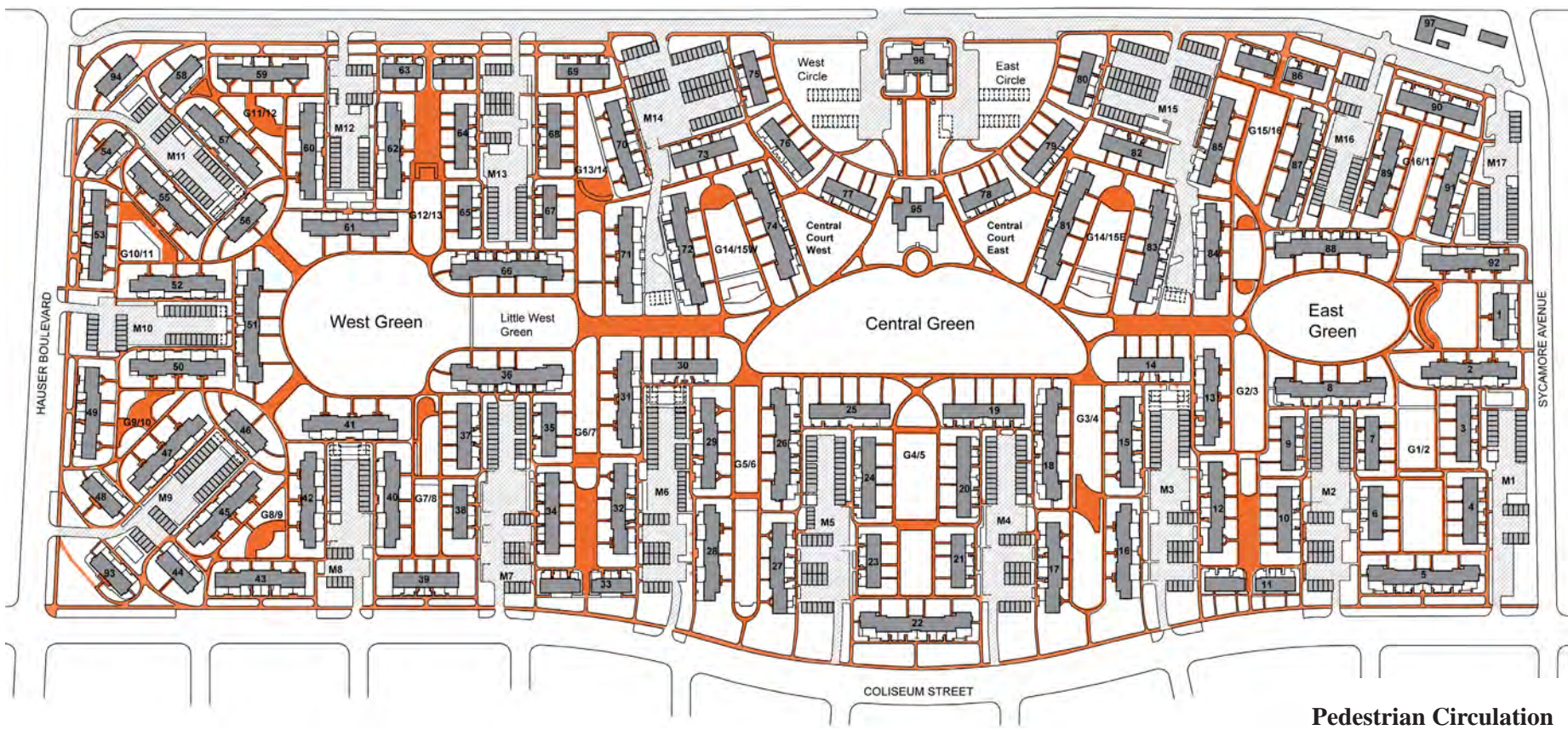
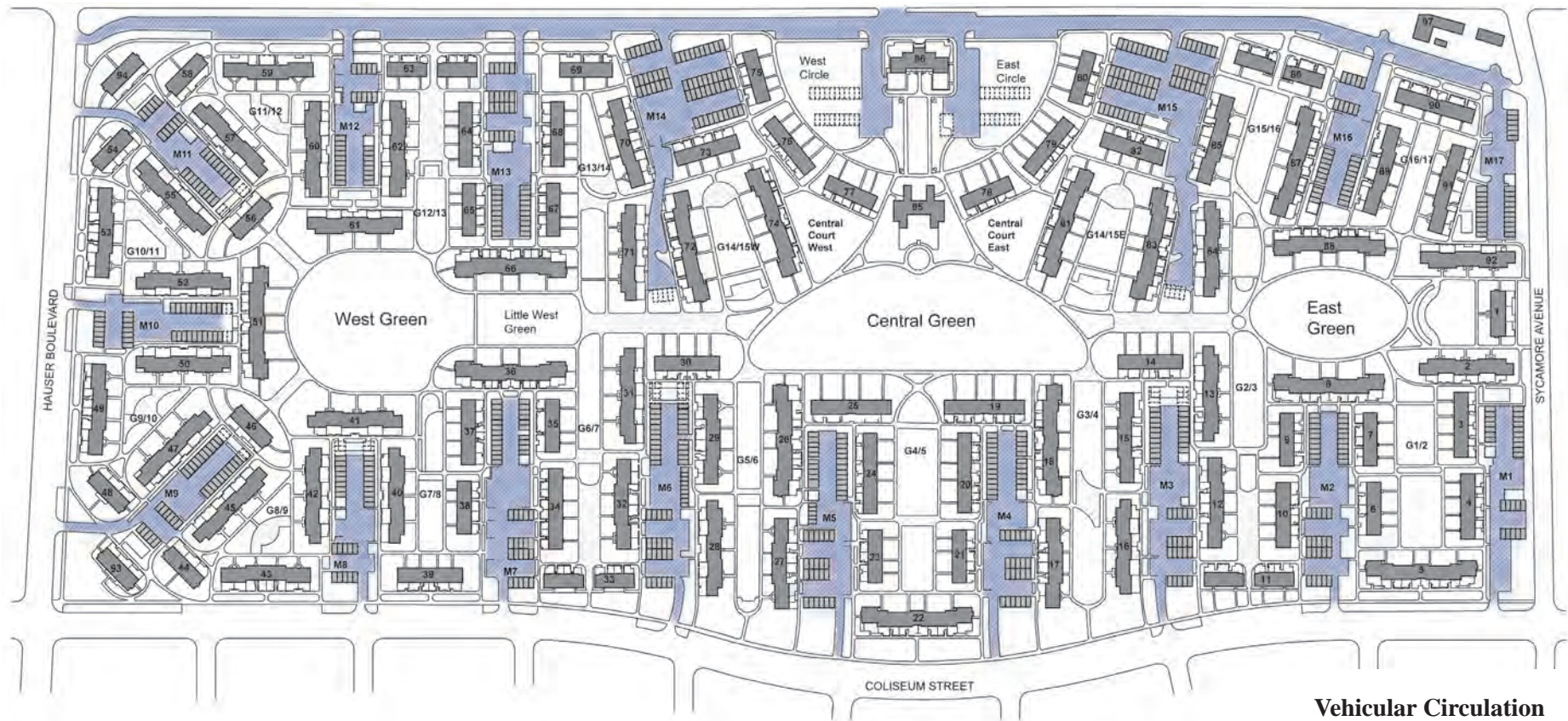
- Preserve the circulation system as a hierarchy of external roads and internal driveways, garage courts and pedestrian walkways that provide separation of vehicular and pedestrian movement and a rich pedestrian experience.
 - Introduce gathering spaces, connections and walkways using the original design composition to inform locations for new walkways, gathering areas, and connections.
 - Preserve extant historic materials through on-going care and minor repair.

Vehicular Circulation






- Preserve the arrangement of roads and driveways as system of vehicular circulation oriented to the edges of the complex, and separated from internal pedestrian-oriented spaces.
 - Preserve widths and alignments of extant roads and driveways.
 - Allow removal of non-original extant roads and driveways if the associated use changes (i.e., if a reduction of parking is desired at some future date, both parking spaces and routes may be removed).
- Repair extant roads and driveways as asphalt paved routes.
 - Repair asphalt surfaces in vehicular lanes and parking spaces as needed.
 - Repair ancillary features associated with the roads and driveways such as connections to surrounding streets, storm drainage infrastructure, or curb and gutter improvements.
 - Allow the use of asphalt paving and ancillary concrete elements such as curb and gutter at road connections and driveways for ease of maintenance.
 - Consider replacing asphalt paving with permeable paving to promote absorption of rain water, temporary storage of stormwater, improved water quality, and increased groundwater infiltration.
 - Consider porous asphalt paving, structured porous gravel paving or permeable asphalt pavers.
- Preserve the garage courts as integral spaces and features of the original vehicular circulation system. Preserve the arrangement, connections and characteristics of the garage courts.
 - Repair asphalt paving in vehicular lanes and parking spaces as needed.

Pedestrian Circulation

- Reestablish the hierarchy, pattern and function of the pedestrian circulation system to reflect the original design intent of interior, perimeter and garage court walkways, gathering spaces, building entries, and patios.
- Repair walkways, gathering spaces and patios to reflect the original design intent, to meet current use and to comply with current codes and universal accessibility standards. Undertake repair using materials similar to original materials in color and texture.
- Repair interior walkways (greens and garden courts) to reflect the original paving in arrangement, pattern, color and texture.
 - Use decomposed granite paving with a binder to provide universal accessibility in repair of extant paving, and replacement of missing walkways.
 - An alternative pavement type of colored asphaltic concrete paving may be considered for use if the paving reflects the original material in color and texture.
 - A second alternative pavement type of a sand textured concrete paving with a color and finish that reflects the original material may be used.
 - Repair of paving should be comprehensive using one material for all interior walkway surfaces, and undertaken so that sections are repaired at one time.
 - Allow interior walkways to be widened slightly to accommodate current use and universal accessibility.
 - Only one pavement type should be used for all walkways.
- Introduce gathering spaces in areas where they occurred originally, and repair those that are extant.
 - Use decomposed granite paving, stabilized with a binder to prove universal accessibility, for all repair and new gathering spaces.
 - Lawn may be used for certain gathering spaces as noted in the Garden Court section.
 - If desired introduce gathering spaces in Central Court West or Central Court East.



Legend

	Vehicular Circulation		Building
	Pedestrian Walkway		Garage Structure
			Removed Garage



Example of decomposed granite paving



Example of colored asphaltic concrete paving

- Repair the paving within the tree allées to reflect the width, material and character of the original design.
 - Use decomposed granite paving.
 - Consider replacing trees in each tree allée at the same time paving is installed.
- Repair perimeter walkways to reflect the original paving in arrangement, pattern, color and texture.
 - Use concrete paving for repair of perimeter walkways and for replacement of missing walkways.
 - New concrete paving should be similar in color, texture, pattern and finish to the original material.
 - Walkways should be repaired to maintain the same width as the original paving.
- Repair garage court walkways to reflect the original paving in arrangement, color and texture.
 - Use asphaltic concrete paving for repair of garage court walkways and for replacement of missing walkways.
 - New asphaltic concrete paving should be similar in color, texture and finish to the original asphalt material.
 - An alternative pavement type of sand-finished concrete paving may be considered and should be similar in color, texture and finish to the original material.
 - Only one pavement type should be used for all garage courts.
- Repair the concrete pavers at the building entries and on private patios.
 - Repair extant pavers to reflect the original intent as a paver set in low groundcover. Where concrete pavers are missing or have been extensively modified, replace with individually cast concrete pavers to match the original in size, color, and texture. Allow an option for a single poured concrete walk, formed in a pattern to reflect the historic pattern.
 - Preserve and repair extant concrete pavers in private patios as noted in VGOA regulations. Replace missing pavers with new pavers of a similar size, color, and texture as the original.



Wood-framed walls enclose patios, circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Horizontal wire trellises circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



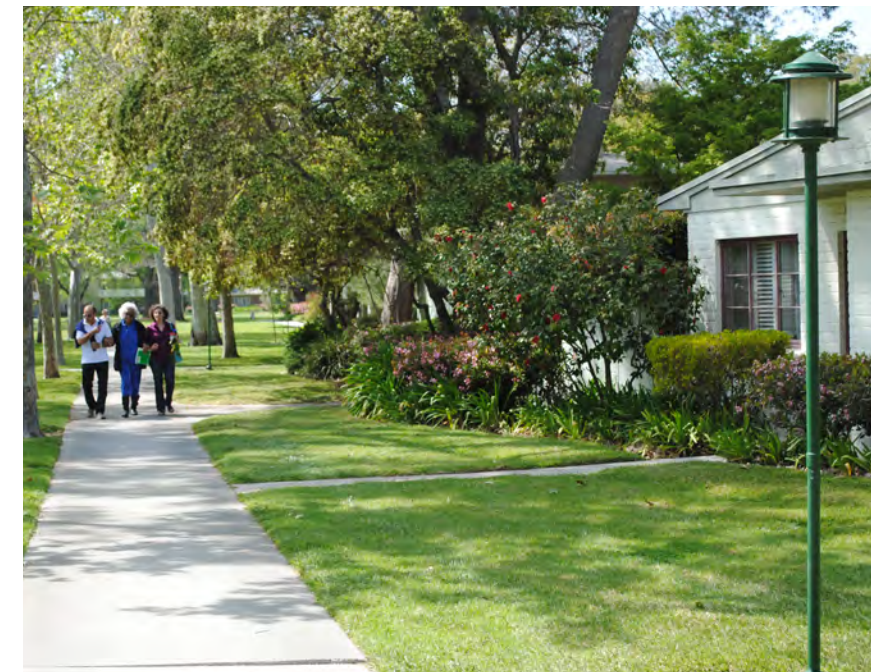
Original lamp post, circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Preserve wood-framed and brick walls, 2013. (Photo by Mundus Bishop)



Preserve extant wire trellises and introduce new trellises where missing, 2013. (Photo by Mundus Bishop)



Preserve extant original lamp posts and repair as needed, 2013. (Photo by Mundus Bishop)

SMALL SCALE FEATURES

Small scale features at The Village Green provide a human-scaled quality to the complex in addition to providing privacy, safety and security. These features include walls, lamp post, fencing, site furnishings, signs and a water feature, and were originally sited for function and to enhance the livability of the complex. Pedestrian lighting is set along walkways at key spots, signage occurred at the perimeter of the complex, and fencing delineates spaces and provides privacy. Benches were planned, but never installed, for the ‘sitting out’ (gathering) spaces within garden courts, and on interior walkways including those within the greens. Within some garage courts, chain-link fencing separates pedestrian walkways from parking and wood-framed and brick walls defined private courtyards.

Small scale features will continue to be important component of The Village Green. Extant lamp posts, and wood fences and brick walls will be preserved, and new features will be added to assist in creating a quality living environment.

- Provide efficient safe lighting for the entire complex, installed in a manner compatible with the original design.
 - Preserve extant original lamp posts, and repair as needed to keep in good working order and aesthetically pleasing. Allow replacement of lamp posts if original features are too damaged to repair. Install replacement lamp posts to follow the original arrangement while assuring well-lit, safe walkways.
 - Allow newer lamp posts to remain. If additional lamp posts are needed locate these in respect to the original intent, ensuring no disruption to the spatial organization or planting patterns. Distinguish new lamp posts using a date stamp as is done currently.
 - Complement this extant lighting with the addition of a central lighting system. Consider lighting that is associated with building entries that can be controlled automatically through a centralized system.

- Preserve the water feature.
 - Preserve the form, shape and material of the water feature, keeping it in good condition. Undertake repairs as needed.
 - Allow the Coral Tree to remain until it has reached the end of its natural life or becomes a hazard.
 - Consider repairing the water feature for reuse as a wading pool once the tree is gone.
- Repair the chain link fences along the perimeter of the complex along Sycamore Avenue.
 - Preserve extant original chain link fences and repair as needed. If extant fences are beyond repair, replace the fence in a similar height, style and material as the original fence.
- Preserve the horizontal wood fence that encloses the maintenance yard.
 - Preserve extant original materials and repair as needed. If materials are beyond repair, replace with materials that are similar in style, profile, color, and texture of the original materials.
- Preserve extant wood fences and gates and serpentine brick walls that define private outdoor courtyards, and wood fences that enclose laundry and garage yards.
 - Repair extant features as needed using materials compatible with the original materials. Follow the recommendations of the Historic Structures Report for repair (i.e. fixing settling foundations and rotting posts, and paint wood-framed features,¹ and those that are tilted or turned from their foundations.²
 - Preserve extant wood gates, and consider replacing metal, steel or other gates with new gates that are compatible with the original gates.
 - Preserve extant original horizontal wood fences that enclose the drying yards and garbage enclosures.

- Repair the chain link fences within the garage courts.
 - Preserve extant original chain link fences that occurs between parking and the walkways, and repair as needed. Preserve extant vegetation associated with the fences or if the plant material is beyond repair, replace in-kind. Consider replacing missing chain link fences to locations where they occurred originally.
 - If extant fences are beyond repair, replace the fence in a similar height, style and material as the original fence.
 - Allow new chain link fences to enclose new activities in the garage courts using a fence in a similar height, style and material as those that occurred originally.
- Introduce benches to gathering spaces (originally described as ‘sitting out’ areas), and consider adding other furnishings such as movable tables and chairs.
 - Introduce benches with gathering areas as noted under the Land Use section. Install a bench similar in style and materials to that which was originally intended.
 - Allow backless benches in locations where views in two directions are important.
 - Consider using a commercially available steel bench with a back or backless, depending on the individual gathering space.
 - Consider adding movable tables and chairs in gathering areas.
- Repair trellis structures on building façades in locations where they existed originally.
 - Preserve extant original trellis structures, and repair as needed.
 - Introduce missing trellis structures on buildings were they existed originally.
- Continue with a signage system that is simple, informative and compatible with the character of The Village Green.
 - Maintain extant site signage with a consistent style and appearance.

1 Consult Village Green Historic Structures Report for full treatment recommendations for fences and walls.
2 Village Green HSR



Legend



Groundcovers
Shrubs
Lawn



Extant Compatible
Tree to Remain
Extant Original Tree to
Remain
(to be replaced in-kind)



New Tree
New Evergreen Tree
Mature Specimen Tree
to Remain

VEGETATION

VEGETATION

The planting composition is an essential characteristic of the Garden City design of The Village Green. The original planting design used trees, shrubs, groundcover and vines to define spaces, provide a cohesive aesthetic with individuality by area, and to complement the architecture.

The planting composition will be rehabilitated to preserve the historical and architectural integrity of the complex, and to meet contemporary needs. The original planting composition will serve as a the basis for plant locations and patterns, and species selection for form, habit, color, texture and bloom. Rehabilitation is not intended to restore each and every plant or planting bed, but will instead reestablish the original character and intent in mass, form and scale. Extant original trees will be preserved and replaced in-kind. Missing plantings will be introduced. Extant mature specimen trees will be allowed to remain and some may be replaced. New plant species will be integrated with the original species,

The intent of the original composition will be reestablished as an intentional palette of trees, shrubs, groundcover and lawn organized to complement the architecture and to define green space. Plantings at the base of buildings will be reestablished to emphasize the architectural horizontality. Allées, groves and bosques of trees that defined gathering spaces, walkways and public greens, and served as transitional features will be reestablished. Shrubbery will be introduced as accents and as large masses or hedgerows at select locations, and in combination with trees and groundcovers as visual buffers. Vines, with supporting trellis structures, will be introduced to grace front façades on long linear trellises, at canopies over doors, covering facades of balconies, and as trained v-shaped sculpture.

- Rehabilitate plantings and planting patterns to meet the original design intent and to fulfill environmental and sustainable measures.
 - Use the composition and palette of the original design to inform locations for new plantings, to select plant species, and to identify vegetation for removal.
 - Preserve extant vegetation from 1935 to 1942 (or up to 1948 if the period of significance is extended). Of these, replace any that have deteriorated with the same species or with in-kind species if the original is inappropriate due to disease or other factors.
 - Remove plantings from after 1942 (or 1948 if the period of significance is extended) that detract from The Village Green’s historical and architectural character.
 - Preserve mature specimen trees that add to the significant character of the complex and replace in-kind where appropriate.
 - Establish a plant palette that emphasizes Mediterranean species, and augments these with native, hardy or water conserving and drought-tolerant species, species that attract birds and animals, and species that allow for ease of maintenance.
 - Allow in-kind species for replacements plantings when the original species is inappropriate due to disease or other factors. Ensure in-kind species reflect the original palette in form, habit, growth rate, texture, leaf and bloom color.
- Remove extant exotic, invasive plant species including but not limited to palm trees, *morea*, *equisetum*.
 - Undertake day-to-day maintenance in a manner that eliminates problem vegetation and provides monitoring.
 - Confine colorful, but damaging vegetation such as bougainvillea and others to private patios.
- Reestablish plantings within the most public spaces—the three greens and garden courts that extend from each green to their original planting patterns.

- Rehabilitate garden court plantings to reflect each court's original individualistic design. This includes horizontal panels of lawn and groundcover, allées, groves and bosques of trees, shrub beds and trees as backdrops and entry accents. Refer to Garden Court within this Vegetation section for more detailed guidance.
- Reestablish plantings in the West, Central, and East Greens to be broad open lawns defined by deciduous and evergreen trees and anchored by low groundcover masses at building edges.
 - Reestablish plantings within the most public spaces—the three greens and garden courts that extend from each green to their original planting patterns.
- Rehabilitate plantings in each garage court to reflect the original design including shrub and groundcover barriers between walkways and parking, canopy trees, and plantings associated with recreational spaces. Refer to Garage Court in this Vegetation section for more detailed guidance.
- Encourage individualistic plantings within the confines of private patios, ensuring that plants do not encroach into public spaces. Allow broader diversity of species—citrus trees, edible landscapes, etc.—within private patios.
- Rehabilitate plantings along property boundaries at Sycamore Drive, Coliseum Street and Hauser Boulevard to reflect the original design intent.
 - Repair plantings along Sycamore Avenue to provide an aesthetically pleasing screen that offers security and that allows removal of overgrown vegetation and invasive species. Consider using more flowering species and allow fewer trees than planted originally.
 - Repair plantings along Coliseum Street and Hauser Boulevard to reflect the original design intent and in compliance with the City of Los Angeles street tree standards.



Legend

- | | |
|---|--|
|  Extant Compatible Tree to Remain |  New Tree |
|  Extant Original Tree to Remain (to be replaced in-kind) |  New Evergreen Tree |
| |  Mature Specimen Tree to Remain |
| |  Tree to Remove |

TREES

Trees

The trees within The Village Green are the most recognizable features of the complex. A variety of tree species, organized in a cohesive pattern, provides a distinctive park-like character that is unique to The Village Green.

The original palette included more than 28 species of deciduous shade, ornamental and evergreen trees. A hierarchy of trees were planted in intentional patterns using select species. This concise palette was artfully repeated throughout, providing a cohesive aesthetic for the entire complex and accomplished in a manner that individualized each area. Primary and secondary species such as oaks and Brazilian pepper defined open spaces. Specimen trees such as olives and jacarandas created allées, and individual spots of interest.

The tree patterns and composition will be rehabilitated to reflect the original composition using original species in combination with new native, hardy and drought-tolerant species. Selection of species should consider providing interest for wildlife and birds. Extant trees are organized into four categories.

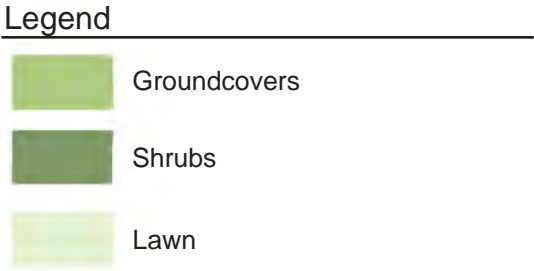
- **Extant Original Tree to Remain** are extant Barlow trees from 1948 from original as-built plans.
 - **Extant Compatible Tree to Remain** are trees planted after 1942 that are compatible with the original tree pattern and design intent.
 - **Mature Specimen Tree to Remain** are trees planted after 1942 that provide amenities (i.e., shade) or offer an individual sculptural interest to the landscape and do not encroach upon an important original designed space. These trees will not be replaced once they have reached the end of their natural life.
 - **Tree to Remove** are non-original trees that are hazardous, in declining health, overgrown or weedy or invasive species, and are not compatible with the tree pattern.
- Preserve extant original trees.
 - Replace original trees with the same species. Allow in-kind replacement if the original species is no longer available, prone to disease or is considered invasive.
 - Consider replacing all trees within groves, allées or bosques at one time to provide the intended consistent aesthetic.
 - Preserve extant mature specimen trees that complement the original tree patterns and composition or assist in defining the complex's spatial organization. Remove these trees once they reach their lifespan or become hazards and do not replace.
 - Preserve the coral tree in the water features (former wading pool) at the former Clubhouse.
 - Preserve mature specimen trees in the greens and garden courts.
 - Allow extant compatible trees to remain as these trees complement the original pattern and composition. Examples include the magnolia trees in Garden Court 6/7 planted as an allée after the original olive trees were damaged by the Baldwin Flood in 1963.
 - Preserve these trees until they reach their lifespan or become hazards.
 - Replace with the same or an in-kind species, or consider replacing with the originally intended species. Ensure that proper spacing is provided for the species selected.
 - Allow removal of trees that are hazardous, prone to disease, invasive, causing damage to buildings or structures or in locations in conflict with rehabilitating the tree composition.
 - Undertake removal of trees in a phased manner to ensure the complex retains its urban forest and park-like setting.
 - Replace original trees with original species and manage for form and size. Do not replace trees that are not original.
 - Reestablish tree patterns to reflect the original composition and individualistic quality of areas.
 - Install new trees to reestablish the original tree pattern and composition.
 - Many original trees are missing, others are nearing maturity or in declining health. Install new trees in patterns that reflect the original composition while also ensuring proper spacing for the species selected.
 - Refer to 3.0 Guidelines by Area for detailed guidelines for the Central Spine, West, Central, and East Greens, Tree Allées, Garden Courts and Garage Courts.



Olive Tree allée connecting the West Green with the garden courts, 2013.
(Photo by Mundus Bishop)



Central Green, 2013. (Photo by Mundus Bishop)



SHRUBS, GROUNDCOVERS, LAWN

Shrubs

Shrub plantings originally complemented the buildings as geometric forms along some facades and as naturalistic drifts or geometric mass plantings at some building corners. Large masses of shrubs assisted in defining spaces at garden court entries and within transitional spaces. Shrubs helped give a human-scale to the complex and added interest.

The original shrub palette included more than 24 species, predominantly white-flowering varieties in mounded and upright forms, and as specimens. Species included boxwood and viburnum as hedges, borders and screen plantings, and white-flowering hibiscus, oleander and natal plum as accent plants. Hedge and screen plantings provided a cohesive aesthetic throughout the complex, and an individualistic character to each garden court. Over time, other shrubs were installed, mainly in patterns that do not complement this original intent. The exact species of the remaining original shrubs is not known and more research is needed.

The shrub planting patterns will be rehabilitated to reflect the original composition using original species in combination with new native, hardy and drought-tolerant species. Selection of species should consider providing interest for wildlife and birds.

- Reestablish shrub plantings where they occurred originally to provide a cohesive aesthetic and to reestablish an individualistic character to areas and garden courts.
 - Reestablish shrub plantings at walkway intersections, between public greens and garden courts, in gathering areas, as edges to lawn panels and within groundcover masses at the base of buildings.
 - Allow extant shrubs to remain until they fail where they complement the original shrub pattern and are in good condition.
 - Conduct further research to determine original shrub species. Consider referring to other Barlow-designed landscapes for use of species, such as toyon, California cherry, *Pittosporum tobira* and *Arbutus unedo*.

- Allow removal of shrubs that conflict with rehabilitating the shrub composition or that are hazardous, prone to disease, invasive or causing damage to buildings or structures.
 - Undertake removal of diseased, invasive or damaging shrub species as soon as possible.
 - Coordinate removal of lawn with new plantings to maintain the lush park-like setting of the complex.
- Install new shrub plantings to reestablish the shrub patterns of the original composition.
 - Use the composition and palette of the original design to inform locations for new plantings, to select plant species, and to identify vegetation for removal.
 - Consider the use of a simple mass planting of low mounding shrubs of one to three species in transition areas.
 - Ensure proper spacing for the species selected. Replace original shrubs with original species and manage for form and size.
- Establish a plant palette that emphasizes the simplicity of the original palette, augmented with the use of new native, hardy or water conserving and drought-tolerant species, and those species that attract birds and animals.
 - Use the original planting plans and lists to inform the selection of new plantings.
- Follow maintenance best practices to maintain shrubs true to form and character of each species.
 - Maintain shrubs true to form and habit, and minimize or eliminate ‘shearing’ of shrubbery into geometric hedges unless this was the original design intent.
- Refer to 3.0 Guidelines by Area for detailed guidelines for the Central Spine—West, Central, and East Greens, Tree Allées, Garden Courts and Garage Courts.



Shrubs originally defined spaces at garden court entries and at transitional spaces, 1958. (Photo from Shulman Collection, The Getty Research Institute)



Extant shrubs between the Central Green and the West Tree Allée, 2013. (Photo by Mundus Bishop)



Groundcovers originally formed drifts at the base of building façades, 1958. (Photo from Shulman Collection, The Getty Research Institute)



Extant lawn and shrubs at building façade, 2013. (Photo by Mundus Bishop)

Groundcovers

Groundcovers originally complemented the tree and shrub composition by providing a low horizontal layer of planting full of texture, fragrance and seasonal color. Massings of groundcovers were planted at the base of buildings throughout the complex to assist in emphasizing and complementing the horizontality of the architectural design, and to provide a cohesive aesthetic. The groundcover massings provided privacy to residential units as the plantings separated buildings from pedestrian walkways and public spaces. The use of groundcovers within shrub beds provided edges and screens within transitional spaces and gathering areas. While there were several species planted within the complex, the groundcover species were all of a low-mounding form with primarily green foliage. Some were white flowering. The exception was trailing ivy geranium, a pink-flowering species planted for additional accent and color.

The original groundcover palette was six species with one additional species planted in select locations. English Ivy and Wandering Jew were used sparingly, primarily within garden courts 10/11 and 11/12. Algerian ivy, jasmine and honeysuckle were the primary species, and were planted throughout the complex. Trailing ivy geranium was added at garage courts, under olive tree allées, and at the Administration Building.

The groundcover planting patterns will be rehabilitated to reflect the original composition using original species that are hardy and non-invasive, and in-kind species that include new native, hardy and drought-tolerant species. Selection of species should consider providing interest for wildlife and birds.

- Reestablish groundcover plantings where they occurred originally to provide a cohesive aesthetic, a horizontal base for the buildings, privacy to residential units, and to reestablish the individual character of spaces and courts.
 - Allow extant groundcovers to remain where they complement the original planting pattern and are in good condition.

- Allow removal of groundcover as mass plantings and as individual plants in conflict with rehabilitating the planting composition or that are hazardous, prone to disease, invasive or causing damage to buildings or structures.
 - Undertake removal of diseased, invasive or damaging species as soon as possible.
 - Coordinate removal of groundcovers with new plantings to maintain the lush park-like setting of the complex.
- Install new groundcover plantings to reestablish the patterns of the original composition.
 - Use the composition and palette of the original design to inform locations for new plantings and to identify vegetation for removal.
- Establish a plant palette that emphasizes the simplicity of the original palette, augmented with new native, hardy or water conserving and drought-tolerant species, and those species that attract birds and animals.
 - Select species using the original palette, matching the form and character of the new species to that originally intended for each space and area. Use the original planting plans and lists to inform the selection.
 - Use original species to the extent possible, substituting in-kind species where the original is prone to disease, is invasive or requires extensive maintenance practices.
 - In-kind species shall be similar to the original in habit and form (low-mounding), color and texture, and seasonal bloom where relevant.
- Follow maintenance best practices to maintain groundcovers true to the character of each species.
 - Maintain groundcovers true to form and habit.
- Refer to 3.0 Guidelines by Area for detailed guidelines for the Central Spine—West, Central, and East Greens, tree allées, garden courts and garage courts.

Lawn

Lawns originally provided a continuity of open space between the main greens and garden courts. As broad central panels of low greenery within each space, the openness and scale afforded by the lawns complemented the horizontal buildings, and provided for informal gathering and use.

Over time, lawn was planted as a replacement for other types of original plantings such as groundcovers at bases of buildings, large masses of shrubs or instead of paving such as within the tree allées. This minimized its importance as the material for the complex's central open space.

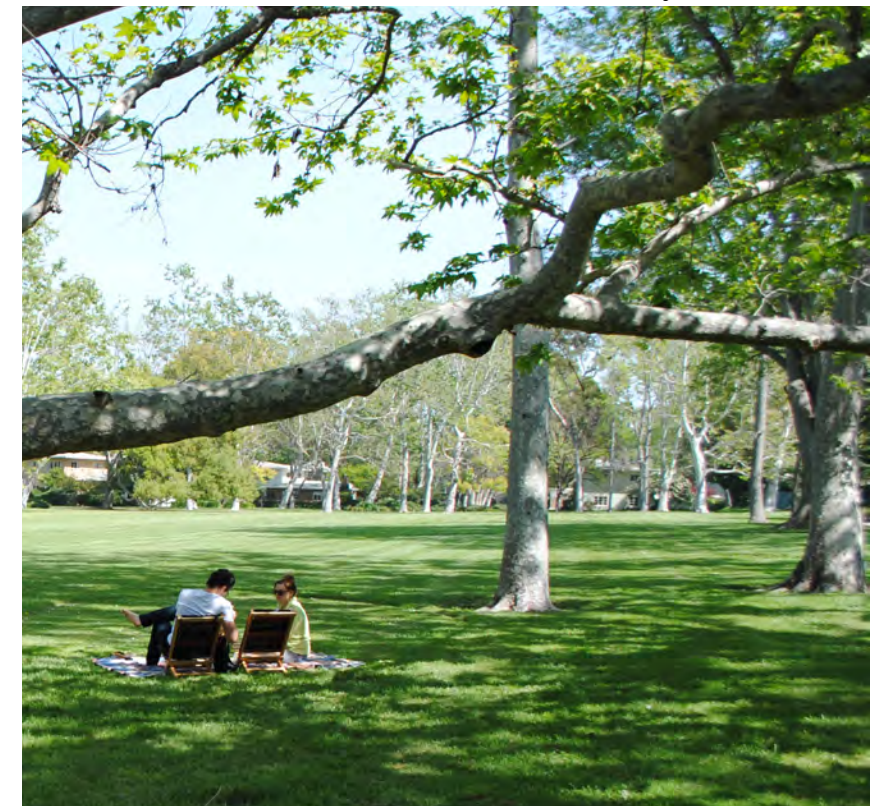
The lawns will be rehabilitated to reflect the original composition of large, mown grass open spaces within the greens and garden courts. A mix of original and new hardy lawn grass species, irrigated by a new underground irrigation system, will be used to reestablish the original aesthetic.

- Preserve lawns where they occurred originally and in a size, configuration and scale to that which existed originally to preserve the park-like atmosphere of the complex, and as an amenity for outdoor use and recreation.
 - Allow extant lawns to remain where they complement the original planting pattern and are in good condition.
 - Repair lawns to reflect the even surface and consistent mown grass aesthetic as originally intended. Repair topography, soil condition, and irrigation to ensure a healthy and low maintenance lawn.
- Allow removal of lawn where it is in conflict with rehabilitating the planting composition or is causing damage to buildings or structures (i.e. due to water use).
 - Undertake removal of diseased, invasive or damaging species as soon as possible.
 - Coordinate removal of lawn with new plantings to maintain the lush park-like setting of the complex.

- Allow lawn to remain and be repaired where noted in these guidelines for use as a substitute for other plant materials such as groundcovers. Refer to 3.0 Guidelines by Area for these potential locations.
- Select a grass species or blend that provides a carpet-like appearance and that provides year-round coverage, that is also durable, hardy and low water use.
 - Use the original bluegrass species or blend to the extent possible, substituting in-kind species where the original is prone to disease.
 - Species to consider include Bermuda grass, St. Augustine grass, a bluegrass blend or a bluegrass/fescue blend.
- Follow maintenance best practices to maintain the lawn as a low mown grass areas free from ruts, holes or tall grasses.
- Refer to 3.0 Guidelines by Area for detailed guidelines for the Central Spine—West, Central, and East Greens, Tree Allées, Garden Courts and Garage Courts.



Lawn was originally intended to cover broad open spaces with the center of each garden court and the three main greens, 1958. (Photo from Shulman Collection, The Getty Research Institute)



Preserve lawns where they occurred originally including within the Central Green, 2013. (Photo by Mundus Bishop)



Vines were originally established at the bases of buildings to climb v-shaped and long linear trellises circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)



Extant horizontal wire trellis and vine, 2013. (Photo by Mundus Bishop)

Vines

Vines were originally established on building façades, planted at the base of the building and trained to climb horizontal and vertical trellises at some door surrounds and some balconies. The vines complemented the tree and shrub composition by providing a vertical layer of planting directly associated with the architecture, providing texture, fragrance and lots of color. The repetitive use of two basic trellis types provided a cohesive building detail. The addition of the vines brought greenery into the architecture, adding to the park-like aesthetic of the complex.

Approximately 10 different species were used as vine plantings. In some areas such as the West Green, one species was planted throughout. In other areas a mix of species were planted, such as in some garden courts that had four species and in the East Green that had five. In select garden courts such as 1/2 and 3/4, the trellises and vines were arranged symmetrically with the buildings to further complement the architecture and to create a cohesive feeling within the space.

The vine planting patterns will be rehabilitated to reflect the original composition using original species that are hardy and non-invasive, and in-kind species that including new native, hardy and drought-tolerant species. Selection of species should consider providing interest for wildlife and birds.

- Introduce vines to building façades where they occurred originally—along linear trellises, at canopies over front doors, at some balconies and some door surrounds in v-shaped patterns on building façades and on garage walls facing perimeter streets.
 - Allow extant vines to remain where they are consistent with the original design intent and are in good condition.
 - Use the composition and palette of the original design to inform locations for new plantings and to identify vegetation for removal.
 - Specify boldly colorful flowering vines as originally intended.
 - Use original species where possible. Allow the use of new hardy or drought tolerant plant species as substitutions where the original species is undesirable.

- Allow removal of extant vines where they are in conflict with rehabilitating the planting composition or that are hazardous, prone to disease, invasive or causing damage to buildings or structures.
 - Undertake removal of diseased, invasive or damaging species as soon as possible.
 - Coordinate removal of vines with new plantings to maintain the lush park-like setting of the complex.
- Establish a plant palette that emphasizes the intent of the original species and locations, augmented with new native, hardy or water conserving and drought-tolerant species, and those species that attract birds and animals.
 - Conduct further research to identify original vine species and to confirm locations where they were planted.
 - Select species using the original palette, matching the form and character of the new species to that originally selected for each building façade. Use the original planting plans and lists to inform the selection.
 - Use original species to the extent possible, substituting in-kind species where the original is prone to disease, is invasive or requires extensive maintenance practices.
 - In-kind species shall be similar to the original in habit and form, color and texture, and seasonal bloom where relevant.
- Follow maintenance best practices to maintain vine plantings true to the character of each species.
 - Maintain vines true to form and habit, and trained as originally intended.
- Refer to 3.0 Guidelines by Area for detailed guidelines for the Central Spine—West, Central, and East Greens, Tree Allées, Garden Courts and Garage Courts.



3.0 Guidelines by Area





CENTRAL SPINE

Photo previous page: Garden Court 15/16 circa 1944. (Photo by Margaret Lowe, Robert Evans Alexander papers, #3087. Division of Rare and Manuscript Collections, Cornell University Library)

INTRODUCTION

This section, 3.0 Guidelines by Area, presents detailed guidelines for individual areas within The Village Green for which greater clarity and direction is desired to assist the community and board in planning, design and management decisions.

Detailed guidelines for the Central Spine including the Central, East and West Greens and the two Tree Allées, Rodeo Road Entry, and Garden and Garage courts are included.

The guidelines in this section build upon those presented in 2.0 General Guidelines. The two sections should be used in tandem for making decisions regarding the treatment for these areas.

CENTRAL SPINE

The central spine is a key organizing element of The Village Green site plan. As noted in the spatial organization guidelines presented in 2.0 General Guidelines, the central spine is oriented east west and organizes the primary public spaces composed of the Central Green, flanked by the East and West greens. Two tree allées, also oriented along the central spine, separate the Central Green from the other two greens.

The spaces associated with the central spine are Tier One spaces, considered the most public of spaces where the greatest respect to the original design intent should be followed. As Tier One spaces, the components of the central spine will be rehabilitated, as will the relationships between the spaces.

Rehabilitation will include preserving the buildings, reinforcing the openness of the three greens through select pruning and tree removal and planting of new trees, repairing pedestrian walkways to reflect original patterns, and reestablishing the form, material and character of the tree allées.

CENTRAL GREEN

The Central Green is the primary open space, serving as the grand lawn and central gathering area for all residents. The Central Green is a large oblong-shaped space, defined by buildings and trees, and oriented along the central spine and north south axis. The Central Green will be rehabilitated as the complex’s most important green space, and in association with the rehabilitation of the other public greens and tree allées.

- Preserve the Central Green’s spatial organization by preserving extant buildings, repairing the circulation system, and reestablishing tree, shrub, groundcover, and vine patterns.
- Reestablish the relationship and inter-connectedness of the three public greens along the central spine including the repair of the tree allées.
- Repair the walkways that define the Central Green to follow the original alignments, and to reflect the original paving in width and material.
 - Repair the main walkway that encircles the Central Green. Repair the connections from this walkway into courts 4/5, Central Court East and Central Court West, the former Clubhouse and the two Tree Allées.
 - Repair the walkway surfaces using a decomposed granite paving, stabilized for universal accessibility. Allow a six-foot walkway width to accommodate current use.

The Central Green’s original planting composition reinforced its use and aesthetics. Trees defined the green’s large oblong shape, and created transitions into garden courts. Groundcovers extended from the buildings to the main walkway. Shrubs assisted in defining entry into the Central Green and provided an accent along the south edge.

Coast live oak and sycamore trees were the original primary species with London plane trees as secondary. Specimen trees included oak, *Blighia* and *Koelreuteria* with olives positioned as a formal entry into Garden Court 4/5 and in the oval. The groundcovers were jasmine. Boxwood originally occurred at the entry into Garden Court 4/5 and *Viburnum suspensum* occurred at the former Clubhouse.

- Rehabilitate the Central Green plantings to preserve its original character as an open lawn surrounded by tree groupings and massings and framed by horizontal buildings with low groundcovers and accent shrub masses on the south.
 - Repair the lawn as an even cover of turfgrass on an even surface free from ruts and depressions. Allow hardy and drought-tolerant turfgrass species or blends that are similar in texture, color, and function, durability and coverage to the original turfgrass.
 - Reestablish the original tree patterns as groves and groupings of trees as existed originally, using the same or similar species.
 - Preserve specimen mature trees (see page 27) until they die or become hazards, do not replace. Allow replacement of in-kind species for select trees as noted.
 - Introduce a base of low groundcover along building façades that face the Central Green using native, hardy or more drought tolerant species with the same or similar form, habit, texture and color. An option is to use jasmine, the original species.
 - Introduce shrub hedgerow of boxwood at the entry into Garden Court 4/5, and *Viburnum suspensum* at the former Clubhouse.
- Reestablish deciduous and evergreen trees to define the edges of the West, Central, and East Greens as was originally intended.
 - Preserve original trees, trees that define the original form of each green, and mature specimen trees.
 - Introduce new trees to reestablish the original tree pattern as each green originally had many more trees than what exists currently.
 - Replace mature specimen trees (non-original) with original species when the mature specimen trees die or become hazards.
- Repair the tree allées along the central spine between the three greens, and between the Administration Building and former Clubhouse.
 - Add trees where missing to complete the original allée pattern. Consider replacing all trees within the allée at one time following the original pattern with original species.

WEST GREEN

The West Green is one of the three primary greens, serving as the key open space and gathering area for the west portion of the complex. The West Green is an almost square space defined by buildings on three sides and the Little West Green to the east. The Little West Green is a smaller rectangular green space defined by buildings on its north and south edges. This green space connects to a tree allée on the east, which in turn connects to the Central Green. Both are components of the central spine.

The West Green and the Little West Green will be rehabilitated as components of the complex's large spaces, and in association with the rehabilitation of the other public greens and tree allées.

- Preserve the spatial organization of the West Green and of the Little West Green by preserving buildings, repairing the circulation system, and reestablishing tree, shrub, groundcover, and vine patterns.
- Reestablish the relationship and inter-connectedness of these two spaces to one another and to the other two components of the central spine, and to the adjacent garden courts.
- Repair the walkways that define the West Green to follow original alignments, and to reflect the original paving in width and material.
 - Repair the two olive tree allée walkways that connect the West Green with the west garden courts. Reestablish these walkways as broad terraces paved with decomposed granite.
 - Repair the main walkway that encircles the West Green. Repair the connections from this walkway into adjacent garden courts and the Little West Green.
 - Repair the walkway surface using a decomposed granite paving, stabilized for universal accessibility. Allow a six-foot walkway width to accommodate current use.

- Repair the walkways that define the Little West Green to follow original alignments, and to reflect the original paving in width and material.
 - Repair the main walkways that define the Little West Green. Repair the connections from this walkway into adjacent garden courts and into the tree allée.
 - Repair the walkway surface using a decomposed granite paving, stabilized for universal accessibility. Allow a six-foot walkway width to accommodate current use.

The original planting composition for the West Green and Little West Green reinforced the use and aesthetic of each space. Trees defined each green's large open space, and created a transition between the two spaces and transitions into garden courts. Groundcovers extended from buildings to the main walkways. Shrubs were integrated with transitional spaces and provided an accent at building corners. Vines added texture and color to building façades.

Coast live oaks were originally the primary trees, accented by Brazilian and California peppers and *Tricuspidaria* that were used as specimen trees. Olive trees were used as formal entries into the west garden courts, and *Bligha* and rubber trees were also used as specimen trees. California sycamore, London plane tree and coast live oak were the primary trees within the Little West Green. Groundcovers were primarily wandering jew with English ivy used at building 51. Three shrub species were used at porches and at building bases including 'White Wings' hibiscus at building 61. The other two are unidentified. One species of vines was used at building trellises.

- Rehabilitate the West Green's plantings to preserve its original character as an open lawn surrounded by tree groupings and massings, and framed by horizontal buildings with a base of low groundcovers and shrub accents.
 - Repair the lawn as an even cover of turfgrass on an even surface free from ruts and depressions. Select a species or blend that has a carpet-like appearance, and is durable, hardy and low water use. Allow turfgrass species similar in texture, color, and function and coverage to the original.

- Reestablish the original tree pattern of groves and groupings of trees as existed originally, using the same or similar species.
- Preserve specimen mature trees (non-original) as noted, until they die or become hazards, do not replace. Allow replacement of in-kind species for select trees as noted.
- Repair the two olive tree allées at the west edge of the West Green. Consider replacing all trees at one time, preferably with walkway restoration.
- Introduce a base of low groundcover plantings along all building façades that face the West Green as existed originally, using original species to the extent possible. Augment these with native, hardy or drought-tolerant species similar in texture and color to original species.

- Repair the plantings of Little West Green as an open lawn with groupings of trees at each end to separate the space from the West Green on the west and the tree allée on the east.
 - Reestablish the original tree pattern within the central space by removing extant trees (olive, shamel ash, Brazilian pepper, *Cupania* and, *Tricuspidaria*). Replace these with California sycamore, London plane tree, and coast live oak as existed originally.
 - Repair the grouping of coast live oak and Peruvian pepper trees that originally defined the west edge of Little West Green by preserving original extant trees and in-filling with new trees (original species in original locations).
 - Repair the grouping of California sycamore and coast live oak at the east edge of Little West Green preserving original extant trees and in-filling with new trees (original species in original locations.)



West Green, 2013. (Photo by Mundus Bishop)



East Green, 2013. (Photo by Mundus Bishop)

EAST GREEN

The East Green is one of the three primary greens, serving as the key open space and gathering area for the east portion of the complex. The space is composed of two smaller spaces, one an oval-shaped lawn defined by buildings on two sides and the tree allée to the west (typically known as the East Green). The second portion is a smaller rectangular-shaped space to the east, defined by buildings on three sides.

The East Green will be rehabilitated as a component of the complex's large open spaces, and in association with the rehabilitation of the other public greens and tree allées.

- Preserve the East Green's spatial organization by preserving buildings, repairing the original circulation system, and reestablishing tree, shrub, and groundcover patterns.
- Reestablish the relationship and inter-connectedness of the two spaces that comprise the East Green, and the relationships between the East Green and the other components of the central spine, and to the adjacent garden courts.
- Repair walkways that define the East Green to follow original alignments, and to reflect the original paving in width and material.
 - Repair the main walkway that encircles the oval-shaped lawn of the East Green, and the walkways that define the smaller green space to the east.
 - Reestablish the gathering area between the two green spaces.
 - Repair walkway surfaces using a decomposed granite paving, stabilized for universal accessibility. Allow a six-foot walkway width to accommodate current use.

The original planting composition for the East Green reinforced its use and aesthetic. Trees defined the large open lawn, created transitions between the larger and smaller spaces, and created transitions into the garden courts and the tree allée. Groundcovers extended from the buildings to the main walkways

of both spaces. Shrubs were integrated with transitional spaces and provided an accent at building corners. Vines added texture and color to building façades.

The vegetation of the East Green originally consisted of coast live oak as the primary tree species with California pepper trees as secondary. Specimen trees included Jacaranda and Brazilian pepper, *Blighia*, London plane tree and olive trees in formal arrangements. Groundcover massings were Algerian ivy and shrub massings were *Viburnum suspensum*.

- Rehabilitate the East Green's plantings to preserve its original character as an open lawn surrounded by tree grouping and massings, and framed by horizontal buildings with a base of low groundcover and shrub masses.
 - Repair the lawn as an even cover of bluegrass turf on an even surface free from ruts and depressions. Allow hardy, drought-tolerant turfgrass species, similar in texture, color, function and coverage to a bluegrass blend.
 - Reestablish the tree pattern of groves and groupings of trees as existed originally, using the same or in-kind species.
 - Preserve specimen mature trees (non-original) as noted, until they die or become hazards, do not replace. Allow replacement of in-kind species for select trees as noted.
 - Preserve the row of olive trees separating the main space from the smaller space to the east. When replanting, consider introducing all new trees at one time, preferably with the repair of associated paving.
 - Introduce a base of low groundcover plantings along all building façades that face the East Green using Algerian Ivy as existed originally, augmented by native, hardy, or drought-tolerant species with the same form, habit, texture and color as the Ivy.
 - Introduce shrub masses at the base of buildings 8 and 88 as existed originally, and along the walkway on the west edge of the smaller green space.
 - Use *Viburnum suspensum*, and shrub #28, the original species, or hardy, drought-tolerant species with the same form, habit, texture, and color.

TREE ALLÉES

The central spine is composed of large open greens interrupted by two linear spaces originally planted as tree allées and paved in decomposed granite. The enclosure of the tree allées contrast with the openness of the greens, creating an orchestrated sequence of movement and views between the three greens. In addition to their role as a transitional space, the tree allées provide a gathering space between the Central Green and the other greens. Each tree allée is rectangular in shape, defined on the south by a building and connected to garden courts on the north.

The tree allées will be rehabilitated to reflect the original patterns and composition characterized by a central broad terrace paved in decomposed granite with allées of London plane trees along the outside edge and with groundcover extending to bases of adjacent buildings. This will be accomplished in association with the rehabilitation of the three greens.

- Preserve the spatial organization of the tree allées by preserving buildings, repairing the circulation system, and reestablishing tree, shrub and groundcover patterns.
- Reestablish the relationship of the tree allées to the large greens and to the adjacent garden courts.
- Reestablish the original circulation pattern of a central broad terrace defined by trees and plantings.
 - Introduce a wide paved terrace in the center of the tree allées to follow the original alignment, and to reflect the original paving in width and material.
 - Repair the walkway surface using a decomposed granite paving, stabilized for universal accessibility.
 - Allow new trees to be planted within the paving as was originally intended, undertaking this at the time of the paving repair.
 - As an option, trees may be placed just to the outside of the paving.

The original allées of London plane trees at the west allée terrace are now a mix of California sycamore and London plane trees with many missing trees. At the east allée terrace, trees are all California sycamores but many trees are missing.

- Rehabilitate the plantings of the west tree allée to preserve the original character of a dense tree canopy organized as a linear allée with shrub massings at the east end and framed by low groundcovers and shrub accents at adjacent buildings.
 - Reestablish the original tree pattern of the linear allée of two rows with groupings of trees at ends as existed originally, using the same or similar species.
 - Repair the allée tree pattern by planting new London plane trees in the alignment and quantity (18) as existed originally, using original species.
 - If full repair is not possible, preserve extant mature trees until they die or become hazards, and do not replace. Infill with London plane trees to replace missing trees, and for trees removed as they age or die.
 - If new trees are introduced at one time, allow the trees to be planted within the paving as was originally intended or just to the edge in the groundcover area.
 - Reestablish the original tree pattern of the groupings of trees at ends as existed originally using the same or similar species.
 - Repair the tree pattern by planting new California sycamore trees in the alignment and quantity (12) as existed originally, using original species.
 - As an option, preserve extant mature trees until they die or become hazards, and do not replace. Infill with California sycamore trees to replace missing trees, and for trees removed as they age or die.
 - Preserve specimen mature trees (non-original) as noted, until they die or become hazards. Allow replacement of in-kind species for select trees as noted.
 - Introduce a base of low horizontal groundcover plantings along building façades that face the tree allées as existed originally using original species. As an option, augment with native, hardy or drought-tolerant species similar in texture and color to original species.

- Introduce groundcover plantings at the east end of the tree allée, where the tree allée meets the Central Green.

- Rehabilitate the plantings of the east tree allée to preserve the original character of a dense tree canopy organized as a linear allée with groundcover plantings at the west end, and framed by low groundcovers and shrub accents at adjacent buildings.
- Reestablish the original tree pattern of the linear allée of two rows as existed originally using the same or similar species.
 - Preserve the 12 mature California sycamore trees as they are in the original pattern. Infill with 4 California sycamore trees to repair the original tree pattern in the alignment and quantity (16) as existed originally.
 - Replace species in-kind when needed, following the original pattern and spacing.
 - Consider replacing all trees at one time, preferably with the paving repair. Plant in the number, pattern and species (London plane tree) as existed originally.
- Reestablish the original tree pattern of the groupings of trees at ends as existed originally, using the same or similar species.
 - Repair the tree pattern by planting new California sycamore trees in the alignment and quantity (12) as existed originally, using original species.
 - If full repair is not possible, preserve extant mature trees until they die or become hazards, and do not replace. Infill with California sycamore trees to replace missing trees, and for trees removed as they age or die.
- Introduce a base of low horizontal groundcover plantings along building façades that face the tree allées as existed originally using original species. As an option, augment with native, hardy or drought-tolerant species similar in texture and color to original species.
- Introduce groundcover plantings at the east and ends of the east tree allée, where the tree allée meets the Central Green and the East Green.



West Tree Allée, 2013. (Photo by Mundus Bishop)

RODEO ROAD, EAST CIRCLE and WEST CIRCLE

The vehicular access into The Village Green from Rodeo Road is the physical and visual formal entrance into the Village Green. This space is characterized by the Administration Building and its formal green space to the south, which is set along the north-south axis, and the two open spaces that flank the building on its east and west sides. These spaces are the East Circle and West Circle, and are characterized by open spaces framed by a backdrop of trees and residential buildings arranged as a semi-circular arc.

This area will be rehabilitated to reflect the original patterns and composition characterized by a central building flanked by open spaces with a backdrop of trees, plants and buildings.

- Preserve the spatial organization of the tree allées by preserving buildings, repairing the circulation system, and reestablishing tree, shrub and groundcover patterns.
- Reestablish Rodeo Road as the front door into The Village Green by preserving buildings, repairing the circulation, and by reestablishing spaces and vegetation patterns.
 - Reestablish the semi-circular form of the space with the Administration Building at the center with a backdrop of semi-circle of residential buildings and plantings of trees, groundcover and shrubs.
 - If parking needs diminish, consider removing five non-contributing garage structures and associated driveways and paving and reestablish the original open spaces in their place.
 - Allow recreation/amenity or play opportunities within the extant spaces of the East and West Circles, or larger open spaces should the garages be removed, as noted in the Land Use guidelines.
 - Land use may include open lawns with tree groves or active recreation as existed originally such as tennis courts or new uses such as vegetable or producing gardens.
- Rehabilitate the plantings of Rodeo Road and the East and West Circles to reflect the original patterns.











- Repair street trees with an understory of groundcover and shrubs along Rodeo Drive. Consult with the City of Los Angeles on acceptable species and placement.
- Repair the lawn of the East and West Circles as an even cover of turfgrass on an even surface free from ruts and depressions. Select a species or blend that has a carpet-like appearance and is durable, hardy and low water use. Allow hardy and drought-tolerant turfgrass species that are similar in texture, color, and function and coverage to the original.
- Reestablish the tree, shrub and groundcover planting patterns as existed originally using the original or similar plant species. Groundcovers were originally in front of buildings with a strip of lawn between the groundcovers and the walkway.

- Rehabilitate the area between the Administration Building and former Clubhouse to reflect its original design as a Beaux-Arts inspired formal space with a central lawn defined by pedestrian walkways, olive tree allées and plantings, and flanked by shrub massings.
 - Repair the central lawn as an even cover of bluegrass turf on an even surface free from ruts and depressions. Allow hardy and drought-tolerant turfgrass species that are similar in texture, color, and function and coverage to a bluegrass blend.
 - Introduce a walkway on either side of the lawn to follow the original alignment, and to reflect the original paving in width and material.
 - Repair the walkway surface using a decomposed granite paving, stabilized for universal accessibility.
 - Introduce a linear row of olive trees along each edge of the lawn to reestablish the allée pattern. Use original species following the original pattern and spacing.
 - Introduce plantings to reestablish the mass planting of shrub and groundcovers on either side of the central space. Use original or similar species, augmented by native, hardy, or drought-tolerant species with the same form, habit, texture and color.



GARDEN COURTS

Legend

	Pedestrian Circulation		Groundcovers		Extant Compatible Tree to Remain		New Tree
	Vehicular Circulation		Shrubs		Extant Original Tree to Remain (to be replaced in-kind)		New Evergreen Tree
			Lawn				Mature Specimen Tree to Remain

GARDEN COURTS

The Village Green is arranged as a series of building clusters organized around 20 outdoor spaces of which 17 are garden courts. Front building façades face each court, and all garden courts share common characteristics. Each garden court includes walkways set parallel to buildings and away from front façades, center lawn panels, tree plantings and planting beds at the base of each building. Each garden court originally had an individualized arrangement of gathering spaces and circulation, and an individualized planting pattern.

Gathering spaces for sitting, relaxing and play were original to many garden courts. These outdoor rooms had low shrubbery walls, decomposed granite floors, and were shaded by trees. They were meant to encourage interaction between neighbors, offer respite, and serve as semi-private outdoor gathering areas.

The site arrangement of three large greens contrasted by garden courts, creates an integrated series of landscape spaces. This organizes the outdoor area and function of The Village Green using a distinct hierarchy of public and residential space. This hierarchy, presented as a series of tiers, provides an approach to the rehabilitation of the primary public spaces, the garden courts and the garage courts.

Guidelines are presented for each of the tiers providing guidance on spatial organization, circulation, and vegetation. The garden courts will be rehabilitated to reestablish the hierarchy of spaces and individual character of each court as existed originally in a manner that encourages contemporary use.

Garden Court 4/5 is a Tier One space as it is one of the most public areas within the complex, connected to the Central Green along the north south axis. This garden court plays a key role in the overall site plan.

- Garden Court 4/5 will be rehabilitated to reflect the original design. Tier One (garden court 4/5,) spaces will be repaired to fully reestablish the patterns, materials, and characteristics of the original design.

Most garden courts are Tier Two spaces. These courts radiate from the public greens and serve as primary open space for adjacent residents.

- These garden courts will be rehabilitated to reflect the patterns and character of the original design with some flexibility in materials and plants allowed.
 - 1/2, 2/3, 15/16 and 16/17 connect to the East Green;
 - 3/4, 5/6, 14/15E and 14/15W connect to the Central Green;
 - 6/7, 7/8, 12/13 and 13/14 connect to the West Green.
- Rehabilitation of Tier Two garden courts will repair these spaces to reflect the patterns, materials and characteristics of the original design, but with one or two optional methods to achieve the intent.
 - The recommended approach provides full a repair of these spaces. Options provide flexibility in choice and use of materials or in quantities or spacing of plant material.
 - All approaches ensure architectural and historical integrity, and follow accepted preservation practices.

Four garden courts are Tier Three spaces. All are located on the west side of the complex, and are not immediately adjacent to the public greens and are smaller in size.

- The rehabilitation of these garden courts will allow the most flexibility.
 - 8/9, 9/10, 10/11 and 11/12.



Garden Court 4/5 is a Tier One space and will be rehabilitated to reflect its original design, 2013. (Photo by Mundus Bishop)



Garden Court 15/16 is one of the Tier Two spaces and will be rehabilitated to reflect the patterns and character of the original design with some flexibility in materials and plants allowed, 2013. (Photo by Mundus Bishop)



Garden Court 4/5 circa 1942.
(Photo by Margaret Lowe, courtesy of the Huntington Library, San Marino)



Garden Court 4/5, 2013. (Photo by Mundus Bishop)



Rehabilitation of Garden Court 4/5 as a Tier One space.

Garden Court 4/5 - Tier One

Organized along the north south axis, Garden Court 4/5 connects to the Central Green and serves as the southern complement to the community space to the north. As a Tier One space, Garden Court 4/5 will be rehabilitated to reflect the original design, characterized by a broad rectangular space defined by low horizontal buildings with a base of low groundcover accented by massings of shrubs and vines at the buildings, and a central lawn panel interrupted by a central gathering space.

Rehabilitation will include preserving the buildings, reinforcing the spatial organization by select pruning and tree removal and planting of new trees, repairing pedestrian walkways and gathering spaces to reflect original patterns, and reestablishing the form, material and character of the tree, shrub and groundcover plantings.

All gathering spaces and primary walkway surfaces will be paved with new decomposed granite surfacing, built with a binder or stabilizer to provide universal access. Connections to building fronts will be repaired as concrete paving stones similar to the original, and asphaltic concrete paving will connect Garden Court 4/5 to adjacent garage courts.

- Preserve the spatial organization of Garden Court 4/5 by preserving buildings, repairing the circulation system, and reestablishing tree, shrub and groundcover patterns.
- Reestablish the relationship and inter-connectedness of Garden Court 4/5 to the Central Green.
- Repair walkways, gathering areas and introduce gathering areas of Garden Court 4/5 to follow original alignments, and to reflect the original paving in width and material.
 - Introduce two gathering spaces in their original locations, following the pattern, form and character that existed originally.
 - Repair the central rectangular gathering space to reflect the size and form of the original area.

- Repair walkway and gathering area surfaces using a decomposed granite paving, stabilized for universal accessibility.
- Allow a six-foot walkway width to accommodate current use.
- Reestablish walkway connections to building entrances by repairing extant original concrete paving stones. If pavers are missing or in poor condition, consider using concrete paving in a color, texture and shape similar to the original.
- Repair connections to the adjacent garage courts using new concrete paving in a color and texture complementary to the original decomposed granite paving.

- Rehabilitate Garden Court 4/5 to reflect the original design in form, materials and vegetation.
 - Reestablish the original, simple tree pattern of the original space. A formal framework occurred in the arrangement of two pairs of specimen olive trees and two lines of purple-leaf plums, with camphor trees and coast live oaks placed more informally within this formal north-south axis.
 - Preserve extant original trees such as the extant camphor trees (confirm that these were installed prior to 1948).
 - Consider removal of extant non-compatible trees such as the weeping bottlebrush trees.
 - Repair the plantings associated with the central gathering space to reflect the original design of ornamental trees (purple-leaf plums) with a base of shrubs and groundcover.
 - Repair the north planting bed to reflect the original design of ornamental trees (purple-leaf plums flanked by camphor trees), shrubs and groundcovers.
 - Introduce a base of low groundcover plantings between walkways and building façades as existed originally using original species. As an option, augment with native, hardy or drought-tolerant species similar in texture and color to original species.
 - Introduce vines to building façades where they occurred originally using original species.



Garden Court 12/13, circa 1944.
(Photo by Margaret Lowe, Robert Evans Alexander papers, #3087.
Division of Rare and Manuscript Collections, Cornell University Library)



Garden Court 12/13, 2013. (Photo by Mundus Bishop)



Rehabilitation of a Tier Two Garden Court following the recommended approach. Garden Court 12/13.

Garden Courts - Tier Two

Twelve garden courts are Tier Two spaces, all of which share similar characteristics.

- 1/2, 2/3, 15/16 and 16/17 connect to East Green;
- 3/4, 5/6 and 14/15W and 14/15E connect to Central Green;
- 6/7, 7/8, 12/13 and 13/14 connect to the West Green.

Each garden court is defined by buildings on 2 or 3 sides, and by a grove of trees emerging from a mass of either shrubbery or groundcover planting where the garden court connects to a public green. Gathering spaces for sitting, relaxing and play were original to these garden courts, and generally included low shrubbery walls and decomposed granite floors, all shaded by trees.

An overall planting composition for the complex provided a cohesive aesthetic with a variety of tree and shrub species complemented by a palette of groundcovers and vines. This restrained palette of plant material was used in an individualized planting arrangement for each garden court.

The rehabilitation of these garden courts will reestablish the characteristic elements: center lawn panels, parallel walkways, tree pattern, base of planting at the building edges, and shrubs as accent plantings. The rehabilitation will be undertaken in a manner that reflects the original design intent in form, spatial organization and circulation with some flexibility in the use of materials and plant material. Original plantings will inform the selection and placement of new plant material.

Two approaches for the rehabilitation of these garden courts are presented. The recommended approach provides guidance on undertaking a full repair of these spaces. An optional approach provides guidance on acceptable alternative materials and ways in which these can be used to ensure architectural and historical integrity and in compliance with accepted preservation practices.

Recommended

- Preserve each garden court’s spatial organization by preserving buildings, introducing missing walkways and gathering areas, and by reestablishing the pattern of trees, shrubs, and groundcovers as existed originally.

- Reestablish gathering spaces in original locations.
- Reestablish court’s composition as a center panel of lawn defined by two parallel walkways. Where the central lawn was originally two sections separated by a gathering area and plantings, reestablish this pattern.

- Repair the walkways that define each garden court to follow the original alignments and to reflect the original paving in width and material.

- Reestablish walkway connections to building entrances by repairing extant original concrete paving stones. If pavers are missing or in poor condition, consider using concrete paving in a color, texture and shape similar to the original.
- Repair walkways and gathering areas with new decomposed granite paving, stabilized for universal accessibility. Allow a slightly wider width on walkways to accommodate current use.

- Rehabilitate each garden court’s planting composition to reflect the original patterns and plant palette using original or in-kind species.

- Reestablish the tree pattern of groves and groupings of trees as existed originally, using the same or in-kind species.
- Preserve extant original trees. Replace in-kind or with a similar species when replacement becomes necessary.
- Preserve extant mature specimen trees following the general recommendations under Vegetation.
- Repair lawns as an even cover of bluegrass turf on even surfaces free from ruts and depressions. Allow hardy and drought-tolerant turfgrass species similar in texture, color, and function and coverage to a bluegrass blend.
- Consider introducing shrub massings at select locations along building façades where they existed originally.
- Introduce a low base of groundcover as existed originally between walkways and building façades.
- Introduce vines at building façades and along building trellises where they existed originally.

Option

This approach preserves each garden court’s spatial organization, repairs walkways, introduces gathering areas, and reestablishes the individual planting compositions as noted under the recommended approach. This approach allows new gathering areas to be lawn and provides for greater flexibility in plant species including the use of hardy or drought-tolerant species that are similar in form, habit, texture and color to the original.

- Reestablish gathering spaces in original locations.
- Reestablish the original composition of each court as a center panel of lawn defined by two parallel walkways. Where the central lawn was originally two sections separated by a gathering area and plantings, reestablish this pattern.
- Repair extant walkways and gathering areas with new decomposed granite paving, stabilized for universal accessibility. Allow a slightly wider width on walkways to accommodate current use.
- Introduce new gathering spaces in original locations, but allow these areas to be lawn instead of decomposed granite paving.
- Preserve extant original trees and mature specimen trees and removal of trees as noted in the recommended approach. Follow these recommendations for replacements.
- Reestablish shrub plantings as noted in the recommended approach. Consider introducing shrub plantings along building façades in locations similar to the original plantings. Remove extant shrubs.
- Introduce a low base of groundcover between walkways and building façades.
- Introduce vines at building façades and along building trellises where they existed originally.
- Use original or in-kind species and augment these with native, hardy or drought tolerant species of a similar form, habit, texture and color of the original species.



One of the Tier Three garden courts - Garden Court 9/10 circa 1944.
(Photo by Margaret Lowe, Robert Evans Alexander papers, #3087.
Division of Rare and Manuscript Collections, Cornell University Library)



Rehabilitation of a Tier Three garden court following the recommended approach. Garden Court 9/10



Example of the Recommended Approach for Tier Three garden courts at Garden Court 9/10



Example of Option 1 approach for Tier Three garden courts at Garden Court 9/10



Example of Option 2 approach for Tier Three garden courts at Garden Court 9/10

Garden Courts - Tier Three

Four garden courts are Tier Three spaces, all of which share similar characteristics.

- 8/9, 9/10, 10/11 and 11/12.

All of these garden court are located on the west edge of the complex, are not immediately adjacent to the public greens and are smaller in size than the other garden courts. Each is triangular in shape, defined by buildings on 3 sides and by trees, shrub and groundcovers that assist in defining circulation, gathering and building edges. As with all the garden courts, these Tier Three spaces originally included gathering spaces as a central feature for sitting, relaxing and play, defined by low shrubbery and ornamental trees with decomposed granite floors. As with the other garden courts, these courts followed the overall planting composition and each had its own individualized palette and arrangement of plant material.

The rehabilitation of these garden courts will reestablish the characteristic elements but allow this rehabilitation to be undertaken in a manner that respects the original site design in form, spatial organization and circulation with the greatest flexibility in the use of materials and plant material. Original plantings will inform the selection and placement of new plant material.

Three approaches for the rehabilitation of these garden courts are presented. The recommended approach provides guidance on undertaking a full repair of these spaces. Optional approaches provide guidance on acceptable alternative materials and ways in which these can be used to ensure architectural and historical integrity, and remain compliant with accepted preservation practices.

Recommended

- Preserve each garden court's spatial organization by preserving buildings, introducing missing walkways and gathering areas, and by reestablishing the pattern of trees, shrubs, and groundcovers as existed originally.
 - Reestablish gathering spaces in original locations.
 - Reestablish court's composition as a center panel of lawn defined by walkways, set parallel to the buildings, where the central lawn was originally two sections separated by a gathering area and plantings, reestablish this pattern.
- Repair the walkways that define each garden court to follow the original alignments and to reflect the original paving in width and material.
 - Repair walkways and gathering areas with new decomposed granite paving, stabilized for universal accessibility. Allow a slightly wider width on walkways to accommodate current use.
- Rehabilitate each garden court's planting composition to reflect the original patterns and plant palette using original or in-kind species.
 - Reestablish the tree pattern of groves and groupings of trees as existed originally, using the same or in-kind species.
 - Preserve extant original trees. Replace in-kind or with a similar species when replacement becomes necessary.
 - Preserve extant mature specimen trees following the general recommendations under Vegetation.
 - Repair lawns as an even cover of bluegrass turf on even surfaces free from ruts and depressions. Allow hardy and drought-tolerant turfgrass species similar in texture, color, and function and coverage to a bluegrass blend.
 - Consider introducing shrub massings at select locations along building façades where they existed originally.
 - Introduce a low base of groundcover as existed originally between walkways and building façades.
 - Introduce vines at building façades and along building trellises where they existed originally.

Option 1

This approach preserves each garden court's spatial organization, repairs walkways, introduces gathering areas, and reestablishes the individual planting compositions as noted under the recommended approach.

This approach allows new gathering areas to be lawn with the option of smaller areas than which occurred originally. This approach provides for greater flexibility in plant species including the use of hardy or drought-tolerant species that are similar in form, habit, texture and color to the original.

- Reestablish gathering spaces in original locations, but allow these spaces to be smaller in size.
- Reestablish the original composition of each court as a center space defined by walkways. Where the central space was organized into smaller spaces reestablish this pattern.
- Repair extant walkways and gathering areas with new decomposed granite paving, stabilized for universal accessibility. Allow a slightly wider width on walkways to accommodate current use.
- Introduce new gatherings in original locations, but allow these areas to be lawn instead of decomposed granite paving.
- Preserve extant original trees and mature specimen trees and removal of trees as noted in the recommended approach. Follow these recommendations for replacements.
- Reestablish shrub plantings as noted in the recommended approach. Consider introducing shrub plantings along building façades in locations similar to the original plantings. Remove extant shrubs.
- Introduce a low base of groundcover between walkways and building façades.
- Introduce vines at building façades and along building trellises where they existed originally.
- Use original or in-kind species and augment these with native, hardy or drought tolerant species of a similar form, habit, texture and color of the original species.

Option 2

This approach preserves each garden court's spatial organization, repairs walkways, introduces gathering areas, and reestablishes the individual planting compositions as noted under the recommended approach.











This approach allows new, smaller gathering areas and areas at the base of buildings to be lawn. This approach provides the greatest flexibility in plant species including the use of hardy or drought-tolerant species that are similar in form, habit, texture and color to the original.

- Reestablish gathering spaces in original locations, but allow these spaces to be smaller in size.
- Reestablish the original composition of each court as a center space defined by walkways. Where the central space was organized into smaller spaces reestablish this pattern.
- Repair extant walkways and gathering areas as noted under Option 1.
- Introduce new gathering areas in original locations, but allow these areas to be lawn and to be reduced in size from the original.
- Preserve extant original trees and mature specimen trees and removal of trees as noted in the recommended approach. Follow these recommendations for replacements.
- Reestablish shrub plantings as noted in the recommended approach. Consider introducing shrub plantings along building façades in locations similar to the original plantings. Remove extant non-original shrubs and avoid narrow foundation plantings.
- Repair the lawn between walkways and building façades instead of introducing a low base of groundcover.
- Introduce vines at building façades and along building trellises where they existed originally.
- Use original or in-kind species and augment these with native, hardy or drought tolerant species of a similar form, habit, texture and color of the original species.



GARAGE COURTS

Legend

	Pedestrian Circulation		Groundcovers		Extant Compatible Tree to Remain		New Tree
	Vehicular Circulation		Shrubs		Extant Original Tree to Remain (to be replaced in-kind)		New Evergreen Tree
			Lawn				Mature Specimen Tree to Remain

GARAGE COURTS

The garage courts provide a key amenity and function for The Village Green. These spaces are integral to the overall site composition as they provide a separate space for vehicular circulation with vehicular entrances directly connected to surrounding streets. This arrangement is instrumental in maintaining the interior of the complex as pedestrian-only. The garage courts also accommodate other functions such as laundry buildings and garbage enclosures.

The garage courts originally provided communal space for activities such as tot lots, play areas, gathering and recreation areas. A few of these spaces remain but many have been repurposed as parking spaces or additions to garage buildings. The planting within each garage court was influenced by the overall planting composition. Three schemes were created for the garage courts and alternated throughout the complex.

The garage courts are Tier Three spaces, all of which share similar characteristics. The courts will be rehabilitated to preserve extant buildings and structures, to repair circulation and characteristic features, to provide select pruning and tree removal, and to reestablish original plant patterns. The rehabilitation will be undertaken in a manner that reflects the original design in form, spatial organization and circulation with flexibility in the use of materials and plant material. Original plantings will inform the selection and placement of new plant material.

- Preserve the spatial organization of the garage courts by preserving buildings and structures, repairing the circulation system, reestablishing spaces for recreation use and reestablishing planting patterns.
 - Preserve original spaces and features including the laundry rooms, garbage enclosures, original garage structures, and reconstructed garage structures that replaced original structures.
 - Allow removal of parking spaces or infill garage structures from areas that originally were recreation or amenity areas should this use be desired.

- Reestablish the relationship of garage courts to garden courts and to surrounding streets.
 - Repair plantings along Sycamore Drive to provide an aesthetically pleasing screen that offers security. Allow removal of overgrown vegetation and invasive species. Allow planting fewer trees than originally installed. Consider using more flowering species.
- Reestablish recreational spaces for games, play, relaxation and other compatible uses in locations where they occurred originally.
 - Consider reestablishing amenity spaces to the following garage courts.
 - M1, M2, M3, M5, M6, M7, M8, M9, M10, M11, M12, M16, M17
 - Encourage residents of each garage court to determine the activities and extent of improvements within their individual garage court.
 - Allow a range of uses and activities to meet the contemporary needs of the community.
 - Consider play elements, recreation equipment, gathering areas with tables and benches, producing gardens, flower or perennial gardens.
- Repair extant roads and driveways of the garage courts as paved routes.
 - Repair ancillary features associated with the roads and driveways such as connections to surrounding streets, storm drainage infrastructure, or curb and gutter improvements.
 - Allow the use of asphalt paving and ancillary concrete elements such as curb and gutter at road connections and driveways for ease of maintenance.
 - Repair asphalt paving in vehicular lanes and parking spaces as needed.
 - Consider replacing asphalt paving with permeable paving to promote absorption of rain water, temporary storage of stormwater, improved water quality, and increased groundwater infiltration.

- Consider porous asphalt paving, structured porous gravel paving or permeable asphalt pavers.
- Repair pedestrian walkways of the garage courts and walkway connections to garden courts to follow original alignments, and to reflect the original paving in width and material.
 - Repair extant walkways with new asphaltic concrete paving in a color and texture that is similar to the original dark colored asphalt paving.
- Repair structures and small scale features.
 - Repair extant walls, gates and fences using original materials or materials similar in character to the original.
- Rehabilitate each garage court's planting composition to reflect the original patterns and plant palette.
 - Reestablish the tree pattern as existed originally.
 - Preserve extant original trees. Replace with original or with an in-kind species when replacement is necessary.
 - Preserve extant mature specimen trees following the general recommendations under Vegetation.
 - Reestablish shrub plantings where they occurred originally.
 - Repair shrub plantings to screen parking and buffer pedestrian circulation.
 - Repair shrub plantings along narrow walkways to allow adequate space for pedestrian circulation.
 - Use original or in-kind species and augment these with native, hardy or drought tolerant species of a similar form, habit, texture and color of the original species.
 - Specify species that do not need shearing or constant maintenance.
 - Specify appropriately sized shrubs to complement planting bed width using species that do not need to be pruned or sheared.
- Preserve extant recreational / amenity spaces.
 - M1 open recreational space south of building 2
 - Include groundcover, shrub and tree plantings.



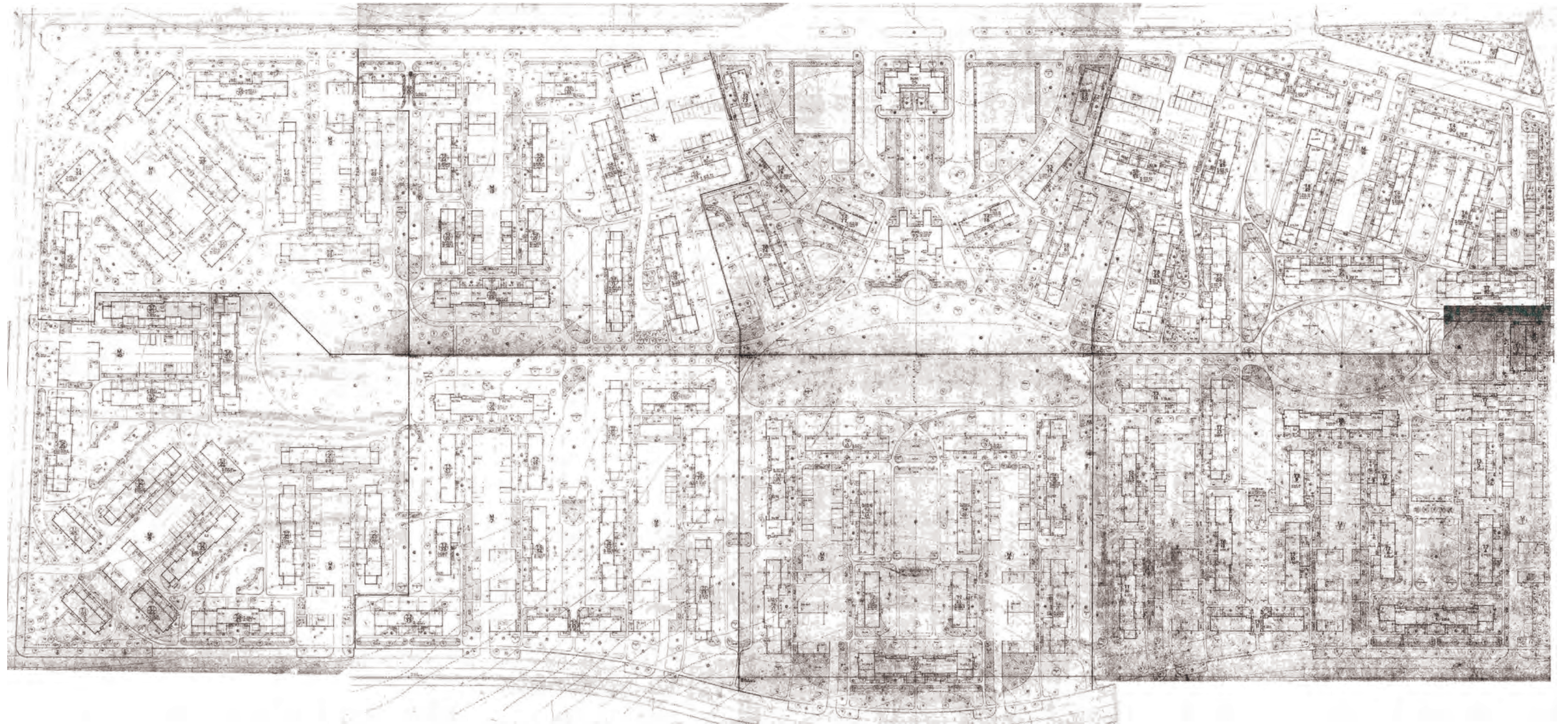
Garage Court M12, 2013. (Photo by Mundus Bishop)

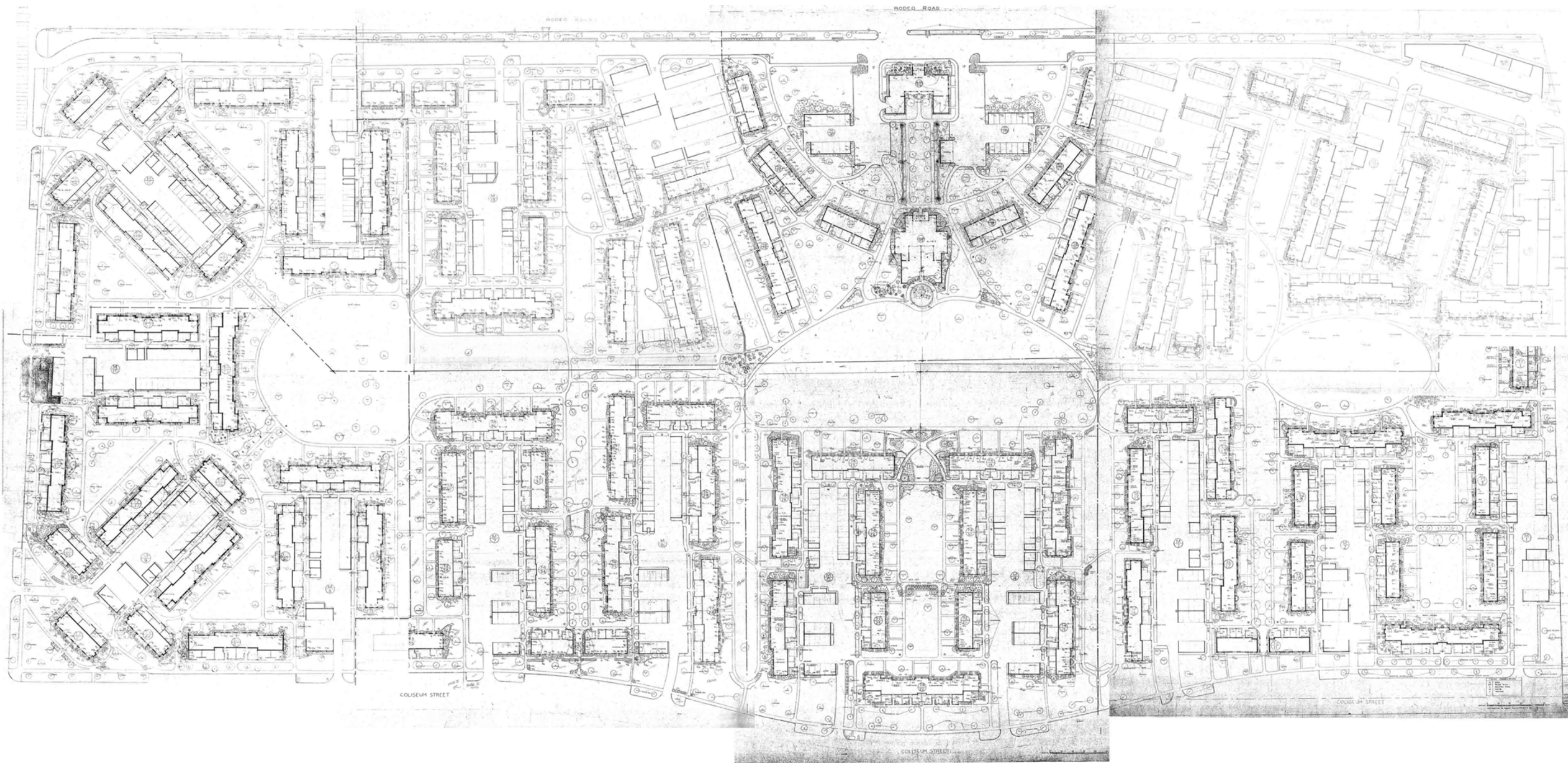
- Consider small gathering, recreational or planting spaces in locations where they occurred originally. Include groundcover, shrub and tree plantings.
 - M2 space south of building 8 (no parking removed)
 - M5 space south of building 25 (no parking removed)
 - M7 space south of building 36 (no parking removed)
 - M10 space west of building 51 by removing 4 parking spaces (would require removing portions of 2 garage structures)
 - M11 space northwest of building 56 by removing 4 parking spaces (would require removing portions of 1 garage structure and removal of a trash enclosure);
 - M11 south of building 94 in existing area (no parking removed)
 - M12 space north of building 61 (no parking removed)
 - M16 space north of building 88 (no parking removed)
 - M17 space north of building 92 (no parking removed)

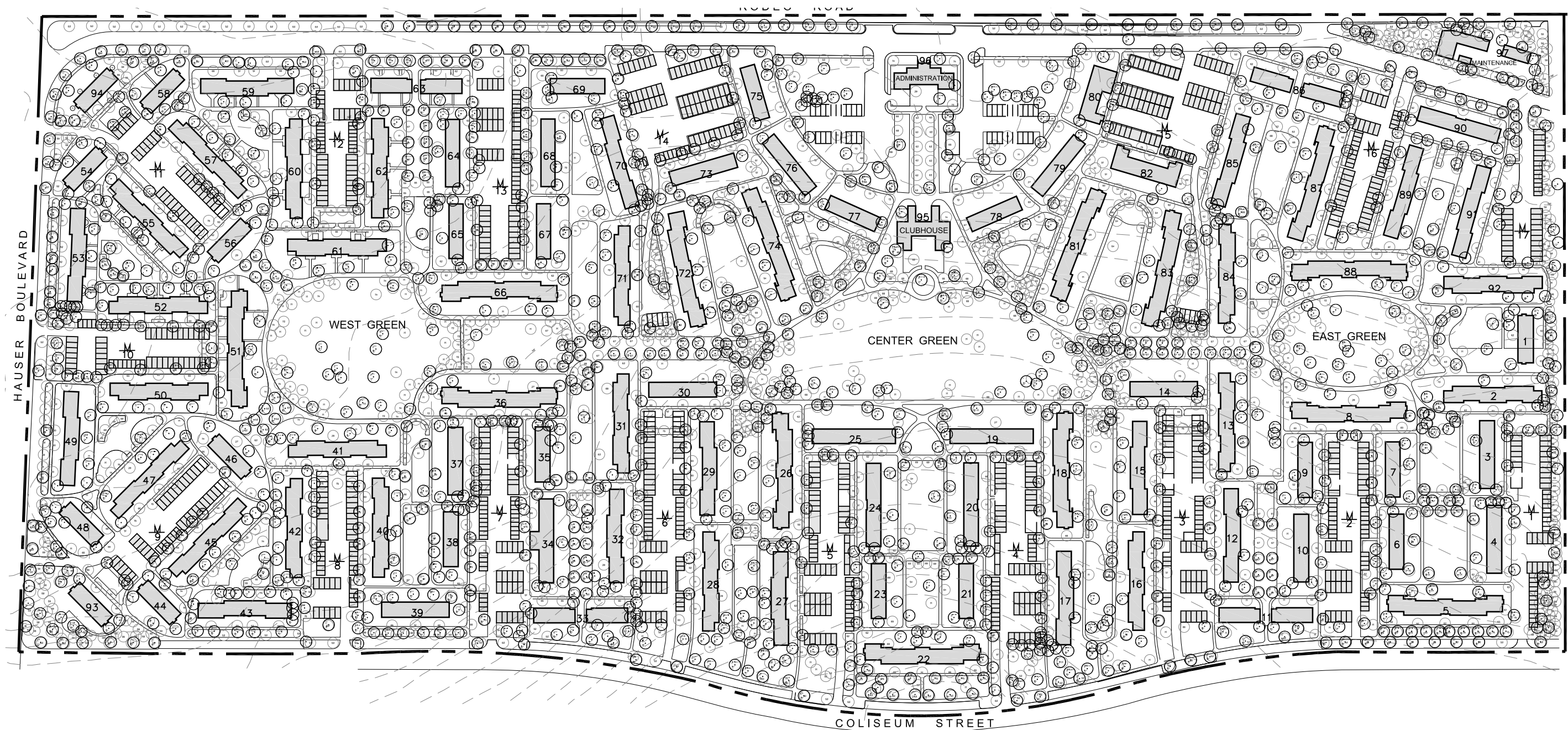
- Consider large recreational spaces in locations where they occurred originally. Include groundcover, shrub and tree plantings.
 - M3 space south of building 14 by removing 4 parking spaces (would require removing portions of 2 garage structures)
 - M6 space south of building 30 by removing 4 parking spaces (would require removing portions of 2 garage structures)
 - M8 space south of building 41 by removing 6 parking spaces (would require removing portions of 2 garage structures)
 - M9 space south of building 46 in existing open area by removing 4 parking spaces (would require removing 1 garage structure and a laundry/trash enclosure)



Appendices







LEGEND

	Study Boundary		Walkway	85	Building Number (1 to 97)
	Building		Contour Line		Garage Court Number (1 to 17)
	Garage		Barlow as-built Tree		
	Street		Winans Tree 1966		

COMMENT CARDS SUBMITTED AT CLR OUTREACH PRESENTATIONS

June 9, July 16 and August 24, 2013

COMMENTS SUBMITTED THROUGH THE MANAGER'S OFFICE AND VIA EMAIL

COMMENT PERIOD: June 4, 2013 to October 31, 2013

COMMENTS SUBMITTED AT CLR OUTREACH PRESENTATIONS:

(Comments arranged by date received; each paragraph contains all comments from a single participant)

COMMENT CARDS: FIRST CLR PRESENTATION AND ROUNDTABLE MEETING JUNE 9, 2013

If we remove grass then potentially add more trees for shade. I have court envy because court 9/10 is boring. I am for removing grass to save water and it might look better. I like the flowering plants against the buildings. I like the variety of plants against the buildings, particularly the plant scales. I think the ground cover looks sterile and ugly. I think there should be planting areas in front of each area that the owner could use. I prefer active areas in front of units instead of inactive groundcover. I would like to see plantings in the sycamore allées.

Why does one have to be concerned about water when the Village Green has its own private well? There is a tendency to catastrophise climate change. I prefer trees and shrubs and grass, which provide dappled the light and gives a softer feeling to the Green as opposed to fewer trees, greatly reduced shrubs and less grass.

I was drawn to living in the Village Green, because of how it looked: large trees and many of them, large expanses of lawn and mature shrubbery. I don't want it changed dramatically. I think the decomposed granite is a great idea. Ivy groundcover is monotonous. Ivy groundcover is invasive and provides habitat for rats. I don't want ivy groundcover.

I am not aware of any pressing present reason for a grandiose reformation of the landscape as it is. This is particularly true in view of the undisputed fact that there are pressing problems, both long and short term that will soak up the money we have available and will have available in the foreseeable future.

Merely because some landscape feature was designed in 1940 is not a reason to perpetuate it now. That year was on the cusp of World War II, and there were very different considerations than there are now. The definitive example of "village greens" are those known from New England towns. Those areas are further defined principally by lawns. It should be understood that lawns should continue to principally characterize the Village Green landscape.

I like the decomposed granite; but what about Village Green microclimate? Can a study begun to investigate the effects of the granite versus concrete versus lawn areas? I like the shrubs, foundation planting around my home and throughout the green and would like that to not change (I don't like the Ivy or groundcover proposed). The shrubs are established and do not require a lot of water. They provide a screen (physical and aesthetic), and I believe, insulation to the outer wall. Are there new alternatives for irrigation that would allow the lawns to stay? I feel, perhaps, they're removing too many shrubs around the buildings (and replacing them with groundcover), which could detract from the character we have here; making Village Green appear institutional, as opposed to residential. Community outreach: I suggest at some point there must be a big town hall meeting to address the landscape plans/issues; not many people can or have come to the small meetings (so far) and should not be left out of the process. This is a huge project and the 90-day review period is not enough time to make a decision about the outcome of landscaping. More people need time to get familiar with the documents. The landscaping is a major aspect of our lives here as homeowners. I strongly believe every homeowner should make an informed vote on what the plan will be. We deserve a collective say in what will be done to the property.

I appreciate the main allée being decomposed granite with a garden element. Perhaps a garden of indigenous plants. For a first project - adding growth (flowering vines) to the existing trellis. Add a nursery for current plants to use for replacements.

NOT to have shrubs come right up to the buildings. People need privacy other than the patios. Planting shrubs from the buildings to the main Green will force people out and can increase bugs

that come inside the units. If people want privacy then plant hedges along the footpaths.

SECOND CLR PRESENTATION AND ROUNDTABLE MEETING

JULY 16, 2013

I would like to see a survey going out to all homeowners asking for their opinions about the guidelines. I want a sense of privacy that shrubs next to the buildings give. The buildings are not all that wonderful and shrubbery softens the buildings. Glad to see mention of drought tolerant and native plants. I want a landscape that encourages wildlife diversity of plant types and sizes.

This plan will be too expensive and impact the environment/appearance to radically to allow the board alone to decide. Please put this to a general vote at the annual meeting.

If the committee and the board want to get a good idea of what the majority of owners/residents want to change or to remain the same (or an idea of alternative needs/changes which we should spend money on), the board or the committee should send out questionnaires to everyone and meet with everyone (door to door and court to court). Each change should be voted on by each resident/owner.

I like the idea of putting shrubs and groundcover in place of grass between the buildings and walkways, but maybe we want to look at alternative choices of ground cover. How do we adopt a plan without knowing the costs?

If the buildings aren't healthy, none of this matters. Too many sewage backups. Low water pressure. Too much paint on buildings, doors, images etc. Flowers etc. on buildings means higher painting prices. o/s privacy is neg'd. – o/s of unit.

No ivy close to Windows, insects/rodents. Play areas: no playground in garage areas. That's crazy! No playground period - not in front of our residence. The manager is putting together a 10-year plan. Does that 10-year financial plan include the CLR changes? What impact will that make in our assessments with

it included? Decomposed granite, what is the life of granite? What chemicals are use to maintain it? Won't it track in our house? How will the lines on patio balconies affect painting costs? Take the vote to the owners before any implementation. If this is approved, it will be funded by operating budget if no grant obtained. Please, please extend the deadline: 90 days, but 10 years to put together.

No plants on buildings, they have to be cut when building gets painted. Attracts bugs. I like having a plan of replacing trees as trees die. Obtain tree grant to add trees. I don't like the groundcover. Attracts rodents. Leave the grass, so we can stay close to our unit and be able to place lawn chairs and sit on the grass. Do not like decomposed granite, it's ugly.

I don't like the idea of decomposed granite outside my door. What will be done about maintaining all the new trees that are being proposed?

Is there flexibility to make changes if the plan has been adopted? I don't like the idea of vines growing up the walls near my windows. I don't want things crawling into my windows. I like the big open green spaces on the Main Green. I do not like the big dry patches that are always dry. In those areas, maybe we should start small. Replace or work on areas that have problems first. Replace dying trees first or trees that should have been replaced and weren't.

I like the Green the way it is.

What I like now: Grass and shrubs near buildings, the opportunity for diversity of plantings near buildings, grass, trees and flowers. I like automatic irrigation system, benches, recreation areas, water conservation. Do something about court 9.

What do I like about VG now? I like the variety of the flowering trees and shrubs. I like the peacefulness of the Green. What do I like about the CLR? I like DG or some other water permeable ground cover for some areas, walkways and allées. I like ground cover in some areas, but NOT IVY. I like flowering vines on trellises,

but vines will damage wood and painted walls. I'd like to have more benches throughout VG. What I don't like about the CLR: I'm afraid that putting amenities or formal gathering areas in the garden courts will disrupt the peacefulness and quiet of VG.

What I would like to see added: Trash cans/doggie bags for poop around the exterior of the Green.

Likes: DG paths, allées, flowering vines, selective groundcover where grass is unusable, replacing tress.

I like at the green: (as it is now) grass in front of my house and in my garden court, open spaces, peacefulness, overall design, size and variety of trees, flowers that bloom all over, sidewalks you can bike on and scooter on. CLR Plan Dislikes: Ground cover in front of homes. NO! The prospect of making changes that are not yet needed) for other than aesthetic preferences and/or are not economically feasible.

Likes: Replacing trees and planting more, flowering vines, especially on balconies and trellises, more benches, seating, community gathering areas, and permeable walks when and where replacement is needed (limited). Replace ratty shrubs w. nicer ones as needed.

What I don't like about the plan. The plan needs to be a guideline not a mandate. What I don't like about the plan: Proposed removal of shrubs. I like big shrubs in front of my unit, which provide privacy and a certain amount of sound buffering.

What do I like about the plan? The DG path plan as well as the open areas, but where needs more clarification. What do I not like about the plan? The horizontal focus with ivy. I think we learned our lesson that ivy was unsatisfactory before the flood. There were rats and it was invasive. Let's not make the same mistake again.

What do you like? What would you hate to see go? DG, groundcover, gathering areas.

Tree Replacement

General comments: we should give respectful attention to the "original intentions of the founders." It is important to retain flexibility and not to be seduced by the admittedly attractive (at first glance) fantasy of historical accuracy. We note also that 1930's to 1940's modernism was a trend like any other. It is also important to bear in mind that the original design came during the Great Depression, a very different time, and was a design for a unitary rental apartment complex, not as the home for hundreds of different owners as it is now. Comments on water: I think the obsession of some with water conservation is misplaced. Apparently there is no real problem with our current water supply.

Hate idea of groundcover at base of homes rather than grass and selected plantings. Like the allées, decomposed granite with rows of trees. Please improve irrigation. Like decomposed granite, but selectively (do not consume all the grass), and centralized electricity for porch lights. Dislike loss of quiet by creating gathering areas in each court (will destroy the peace and quiet).

Like: Trees, shrubs, groundcover, DG, natural environment, native plants, drought tolerant plants, xeriscaping, Stephen Keylon and everyone who takes time to improve our community, noise and community activities, trees, shade/breeze, shrubs, natural environment, fragrant groundcover, diversity of color (even of green), textures, colors, shines. Don't like: too much grass, grass under trees, water waste, visual clutter, cement - strongly dislike, too many cats! People who resist change.

Like now: Trees, shrubs, natural environment, grass areas, diverse blooming plants and trees, diversity of plants and individual expression in front of condos, benches, and old lanterns. Not like now: cement, concern about wide gravel areas, I'd like narrower gravel paths, grass is a problem in areas under trees, benches without backs, vines are an expense for painting: get appropriate trellis. Questions: I feel ambivalent about these changes: shrubs along foundation, groundcover in front of condo up to the sidewalk, does everything need to be so uniform that people cannot have individual flowers and plants in front? Concern: I'd like gravel paths, but not wide ones. Need more lanterns and

lighting throughout the Green!!! I do not want to move to less blooming trees. Noise in gathering spaces!

Like: individual diversity, people who take the time and effort to create their little corner of the Green, even outside of their patios. Don't like: some of the landscaping is not kept up that well. Like: diversity of types of plants and trees. Change: I like the groundcover idea. Wouldn't like: too much strictness of regulations. Change: we should be planting more trees, even the before the extant ones start dying.

My family would like more trees in our court (3 – 4). I also think the decomposed granite idea is great in the long term, this is what should replace the concrete paths. We need to get more groundcover in the areas around the buildings. I love the vines hanging from balconies. This would make the VG so beautiful! I love all the green spaces of the VG - but every one of those spaces can be fixed up to look much better, long-lasting, and it would be less costly to the homeowners. Why not start fixing the areas that are in the worst condition? This would be an experiment that would help the community understand and see what can be done.

Great presentation! I like the idea of utilizing decomposed granite as widely as possible. The pavement, we now have is in continual need of repair and poses a liability hazard. Repairing the pavement may be a good focus for cost analysis compared to replacing the pavement with decomposed granite, and the immediate cost should be weighed against the option of maintenance with the recurrent repair necessary with pavement.

Thanks for running a great meeting July 16, 2013. Thanks for all the work put into clarifying the importance and beauty of the landscape, since it's the biggest element at this important site (the "garden" in Garden City). Exciting to have the privilege of being a responsible steward of such a beautiful and well-designed landscape.

What I love best: respect for the design ideas original planners. Be responsible stewards. Look forward to: decomposed granite (good for water table and liability of falls), "outdoor rooms" in

garden courts, benches for community meeting, groundcover for maintenance, ease and design beauty, hedges for design elegance and easy maintenance, vines on buildings as original, bringing back gradually the stunning N/S axis planting (starting ASAP with trees, shrubs, groundcovers, and geraniums! As original. Groundcovers - great fragrance, so lovely! Excited to bring back a major (!) landscape masterpiece.

Sidewalks: suggest DG for sidewalks to avoid possible falls from buckling. Also, this would lower maintenance costs. Also, the DG would complement green grass.

I'd like to see cracked sidewalks replaced with decomposed granite and more drought tolerant trees and shrubs.

**THIRD CLR PRESENTATION AND ROUNDTABLE MEETING
AUGUST 24, 2013**

Rethink bushes removal as they often serve as protection against unwanted and unwarranted intruders (especially for single women). Like decomposed granite. Might get into sandals. Looks more naturalistic. Majorly need a prototype area and a cost analysis, and budget implementation of it. And it definitely should be a piecemeal procedure. Need to prioritize the implementation behind the necessary repairs. Keep costs down.

Thank you to the committee that shepherded and contributed to the CLR. It is an important document that the community can refer to for all future landscape decisions, whether maintenance or improvements. The document is incredibly thorough and offers a wonderful analysis that is relevant to our everyday lives. I ask that the board take the recommendations in the CLR very seriously and take them into account for all decisions regarding plants, trees, paths, irrigation, and the environment in general. Thank you.

Homeowners make their own improvements conforming to the plan and pay for the improvements. Infrastructure should be main priority. Maintain a variety of shrubs and trees in each court. Take care of existing building problems. Expenses, dues, keep

going up. Trees planted too closely. Piecemeal implementation.

How can Keylon say the cost is outside of the design choices? The cost is a huge factor in the community deciding if it wants these choices. How is it possible to contemplate excluding a vote by the VG community?

If project is done in phases (piecemeal) how will the decision be made determining where the pilot ground area will be? How do we ensure the completion of the project as the economy fluctuates and ownership, leadership and management changes?

Need infrastructure improvements i.e. termite infestation, sewage lines, electrical wiring. Extended period of review by community. Postpone board adoption of CLR until year's end. No adoption of CLR without budget.

What we had in the 40s, was "one thought." But now we need to have more than one thought and adopt the plan to reflect modern sensibilities including concerns about drought tolerance, native plants, bird and insect friendly landscapes. Take the best of the 1940s, but don't be married to it.

Board should not be able to "vote" or "adopt" any of the CLR recommendations until every homeowner votes on each proposed change. We the homeowners require additional time to review, discuss and decide on what changes are implemented. The board doesn't need to make final decisions for homeowners. Infrastructure issues need to be handled first. Sewers, sinking buildings, electrical, etc. should be fixed before dealing with changing landscape. Each proposed change should be explained in detail along with costs associated with those changes and not push this down our throats.

Maintain silence. How does this project coincide with (reserve funds) 10 year plan? Electrical, ventilation, sewage?

As I walk around the perimeter of the green I wonder how the project will maintain the perimeter shelter of shrubbery?

Because of the scope and the expense of this plan, I believe that homeowners should be allowed to vote on its adoption. It should not be voted on by the board.

Don't remove garages!

Community approval!!!! Owners must have rights/community approval over board mandates -owners should have a right to vote on plan. Will we bring back the use of the balconies/trellis at doorways with flowering vines? Ongoing sewage backup in my patio!!!

How will the decision be made to determine if the review process should be extended in order to explore more options?

Please extend the review period for the CLR report for at least three more months. Thank you.

This CLR is not concrete enough, particularly in regards to budgetary consideration. I do not think it is possible to make a decision without knowing what different options cost! More info and time to consider is needed!! (With cost information). I would like any choice that is made to be made under a sustainability standpoint. But please keep the budget in mind. Necessary repairs need to come first: plumbing, garages, sinking areas etc., electricity. Love the idea of flowering vines on buildings. Benches, yes, please in Main Green and between courts. Less grass and areas in between courts would be good. Let's replace it with drought tolerant groundcover or decomposed granite. Decomposed granite: yes, if cost-effective. Drought tolerant plants: yes!!! Doing replacements gradually: yes. But please keep costs in mind. Would like different textures of original shrubs trees and groundcovers to come back. Like idea of each court, green area having different character.

I am concerned that the CLR plan only has essentially the 1942 option. The current landscape is essentially 1963, and that should be an option too. It has existed for 50 years, and it's what we all bought into. I want ginkgo, liquid amber trees, and cape chestnut trees to be a part of the plan. Review period should

be extended. It should be wildlife bird friendly, which means a variety of shrubs and native plants.

Please extend the review time for this. Need to get some figures for what you want to do. Remember - this is not nearly as important as infrastructure issues, i.e. plumbing/sewage, building stabilization, also electrical and energy-efficient windows (I'm tired of throwing money out the windows trying to keep my unit heated).

If shrubs were removed from in front of condos this place will look like an army barracks. Please consider how this place will look before making decisions.

Decomposed granite sounds like a good idea. We should try to institute a pilot of it and of the plan and use that to start/continue this conversation. Going forward really important to conserve water. Love the idea of groundcover, as it was originally implemented. Evident that a lot of work and good energy has been put into the plan along with excellent professional advice. We have enough quality, responsible information to go forward with this plan. We need a "theory" for how to replace and or make landscape related changes, so thank you.

Like (Love) groundcover and original plans (fragrant). All of the original design, vines on buildings and balconies, decomposed granite, concept of varying greens - grass, groundcover, shrubs. Hate: shrubs along base of building, the haphazard way that people have planted whatever they like in front of their buildings (doors), grass everywhere (seems institutional), poor maintenance of our existing landscape.

Don't like: I don't like olive trees, fracking nearby, lack of proper maintenance resources - due to insufficient (blank). Do like: I like water tolerant grass. I like trees of seasonal color such as ginkgo, maple, pepper, etc. I like bouganvillea, oleander, gardenias and other colorful plants and shrubs.

Insurance liabilities of concrete bucking versus decomposed granite, should be part of cost estimates.

I like the serenity because it's a great respite from urban chaos. Preserve the vision of these great designers - so we can continue to provide inspiration to current and future planners. I don't like the ratty-looking foundation plantings that are bringing down the elegance of the façades. I would like to have more fragrance in the landscape. Too much grass. Not enough darker green swathes that would be provided by hedges, shrubs, and groundcover. Continue to look into fracking as it may severely affect our landscape.

I like the grass and trees and inner-city location.

I feel incredibly fortunate to live in this very special environment. Most people who live here would agree. We see the immediate and obvious features, which make it beautiful, the greens of the trees, shrubs and grass, the vistas, the dappled sunlight, the thoughtful, coherent design is less obvious and immediate. Kudos to the CLR for all their hard work and help in preserving this wonderful place. I would prefer: a landscape, we can afford to maintain at a high standard. Currently some areas look shabbily maintained.

Likes: Tree variety, wide-open spaces, olive allées and sycamore allées. I would like to know dollar costs. I would like alternatives; each alternative needs a cost estimate. I'm okay with decomposed granite for the pathways around the big greens. Don't like: Removing shrubs from near the houses, groundcover. Do like: Removing grass from tree root areas, tiny little plots, areas where the carts have to pass, plant nothing there. We would like to see a report of all the comments. More likes: Security should not be sacrificed to design (high shrubs).

Likes: quantity, types, numbers, maturity of trees, olive allées, shrubs providing privacy. Dislikes: Presents a single alternative, needs more alternatives. Part II, page 5 -Rehab is the treatment plan...rehabilitation is only one alternative of others. Rehab could be one of other alternatives applied area by area. Security shouldn't be sacrificed for historic landscape.

Like idea of removing concrete sidewalk and replacing them with decomposed granite. Tan decomposed granite is more natural looking. It exists in landscape not on top. I like idea of low groundcover in front of building. Groundcover provides transition space between building and lawn. It provides border that would help hold green spaces together and emphasize horizontality of buildings. The green today has too much grass. It's boring. I love idea of restoring original lines on buildings.

I think decomposed granite is excellent. Our court was a late addition and grasses often dry. Ours would be a perfect place to try xeriscaping or some other alternative. Repair trellis structures on building façades. Preserve wood fence. Hate chain-link fence. It looks cheap! Yes! Rehabilitate plantings along Sycamore. Needs to be more aesthetically pleasing. Decomposed granite. Yes! Looks better, but is it more cost-effective? More toward drought-resistant planting. Love the trees, and don't want to lose them.

Dislikes: Bushes that pose security problems, i.e. too tall causing visual limitations. Ivy should not be used, hides rats. What are the various options? Each should carry a cost analysis? Likes: the quantity, variety and maturity of the trees. Central Green should be kept grass.

Must have a process that proposers of plans must follow: to include information to homeowners. Cost-benefit analysis must accompany proposal. I do not want a rule so rigid that exceptions can't be made under special circumstances. If you plant it, you must keep it up. (That is maintain, and weed, trim, cut dead branches, etc.!).

Like to keep: trees, variety and quality, old mature, and new trees, rose gardens, open spaces, shrubs near house, blooming plants. Changes 1: Good to replace concrete with decomposed granite. Change 2: Replace trees and add trees. Considerations/concerns: good/decomposed granite -health and safety, danger of concrete walk. Danger: vermin and groundcover. Look into: price tags for different scenarios. Danger: playgrounds and recreational areas unmonitored, liability insurance. We want to read the document report that

the committee writes as an addendum to the existing historical document that has been created. Change 3: Add many more lights. Change 4: Groundcover. Keep shrubs next to buildings, replace groundcover only in some areas under trees with large roots, but not in front of houses. Change 5: Recreational areas - No. At a liability for insurance; add noise near homes.

Go for... sustainable; permeable (e.g. DG); drought-tolerant; California natives - trees, shrubs and groundcover; 0 ivy; low maintenance; phased in w/ replacements, e.g. trees as they need to be replaced with natives; hire knowledgeable landscape contractor.

Homeowner vote? Why does the board decide who votes? "The community must decide" – is the motto I've heard a lot. Will there be playgrounds? Why? Vines on buildings? I was told to remove my ivy from the patio wall or the maintenance men would remove it and charge me. Why? Please do not put in playgrounds or BBQ pits. This would interfere with people's sense of privacy in their own homes. Especially if they are adjacent to the area. I would like to see as little change as possible. We are not responsible for financially to maintain history. We are not a museum. Why does change have to follow the original design intent? Doesn't that limit us and our knowledge gained about materials, etc. since 1941?

What I like about VG: green landscape, view from my unit, low cost which feels like high quality of life, quiet court, community environment, safety, garage, air quality. What I don't like about VG: windows/screens, doors, now energy efficient condo, ants. What I like about the CLR: someone else took time, time to research all this, that it's only recommendation, give people who make the decisions some options and advice. What I dislike about the CLR: the discourse about the proless (sic). Elements I like: decomposed granite pathways, ground cover in front of unit, adding more benches, using ecological and sustainable planting, incorporating vines and plantings on buildings. Elements I don't like: decomposed granite between the greens.

COMMENTS RECEIVED BY VILLAGE GREEN OWNERS ASSOCIATION OFFICE

July 30 Letter

Today's landscape – I like: The trees that give shade and reduce glare, that give birds a home, that clean the air, that are aesthetically pleasing, blocking the view of neighbor's rusted screens/ torn curtains, providing me with privacy. I like many planted down the middle of arbors. The large expanse of grassy areas for lovely views, cool barefoot walks, picnics, meetings, concerts, golf. Rose gardens and community garden. I like it mostly just the way it is. CLR I don't like: Because owners haven't walked on decomposed granite or heard the pros/cons about it. Groundcover close to our buildings because it's aesthetically ugly, and a home for rats, rodents, etc., awful for window washing. Vines against the building – more bugs invading condos – maintenance (painting) a concern. Replacing grass with decomposed granite. That trees which were removed as far back as 10 years ago are designated "new trees" delaying even longer their replacement! I like having sidewalks for elders to walk on and parents to stroll babies on. The surface is firm and flat. It's also nice for handicapped people to hobble on, or ride in their wheelchairs. I don't like that thousands of dollars have been spent to replace the trees along Rodeo Rd. when so many homeowners have been waiting for so long to have their trees replaced. In fact, the tree committee should present the list of owners and trees to be replaced to CLR Committee, going back ten years. Adding informal play areas adds to the noise level. Already children are allowed to yell and scream outside, up as late as 8 p.m., disturbing the peace of everyone else around! And the chalk graffiti!:(CLR I like: Because I would just like to see more trees, a few more benches along the walkways, and more flowers, because that was what attracted me to Village Green in the first place. For each homeowner: I would like the CLR to present in writing the pros and cons of ground cover, decomposed granite, trellises, reasons for making changes. The DWP's connection to maintaining the water level. An extension on when the board will vote on the plan.

September 4 Letter

I appreciate the scope the CLR report and the effort the

committee has put into it. It’s a useful and interesting document of the history of where we live. The CLR has done a great job of organizing the workshops and discussions, introducing the plan, and listening to homeowners.

However, I believe we as a community must address the priorities of basic maintenance and infrastructure before rushing to vote for any kind of template for the landscaping, one that outlines an extreme overhaul. Especially if there is the possibility that most people like the green the way it is (perhaps why many of us chose to live here, because of all the plants and trees in our court) and there is no estimate of how much it will all cost.

As an older, historic complex we have many issues, which I believe are more critical to the community budget:

- Security lighting throughout Village Green, especially in the garage areas.
- Earthquake insurance: as a landmark, it would be wise to protect and insure the structures in the event of an earthquake.
- Updated electrical in the buildings: old wiring is a fire hazard.
- Termite and pest control.
- Building stabilization.
- Painting parking space lines in the garage areas.
- New irrigation, sprinkler system.
- Roof repair or replacement.

I’m sure there is more to add to this list, this is what comes to mind right now. I can’t help but respectfully wonder how \$30, 50, or 80 thousand dollars was approved for the CLR when there are greater priorities to be addressed and we have been and will be paying special assessments every month for a long time. We are not a wealthy community, we are mostly young families, retirees, struggling artists, professionals in the arts, people who live on tight budgets and it seems irresponsible to commit to any proposed plan without knowing the cost.

I’ve noticed that this year the grounds seem to have less gardeners working on the grounds. Village Green has no amenities such as a swimming pool, tennis courts, etc. The quiet, unique pastoral oasis that is Village Green, our landscaping, is the primary amenity and we must maintain it properly and the grounds crew should not be cut back. Anyone buying a home here loves that about this place and accepts the comparatively higher HOAs paid toward maintenance of the grounds.

I believe homeowners should have a say in the CLR and that

there is not enough information, especially regarding the mechanics of how it will be done, how much it will cost, how long it will take. There are hundreds of homeowners here and they all should be able to vote about what is done with the landscaping around their homes. Ultimately, we must stabilize our infrastructure before moving forward with landscape overhaul.

Thank you all for your attention and your conscientious dedication as part of our Board of Directors and the Cultural Landscape Committee.

October 15 Letter

To the Board of Directors regarding the CLR

A tragedy/comedy based on an imaginary conversation but with real consequences.

A Village Green owner calls his friends: I had the best dream. This place looked just like it did when Baldwin Hills Village was first built. Let’s try to make that happen!

Owner #2: OMG. That would be awesome. But it can’t be right after construction was completed because there has to be individual patios, serpentine fences, and garage doors so we should extend the time a bit – how about calling it the “Period of Significance” or some other made-up concept and extending it further to 1948?

Owner #3: Good idea! And we need to exclude things we don’t want, like kids’ play areas and the wading/reflecting pool – too noisy and too much liability – but include things we do want, like all the lamp posts and enclosed garbage areas and laundry rooms. And we need to allow security doors for the patios and doors and we certainly need an automated irrigation system like some rich country club would have.

Owner #1: Yes, it’s important to pick and choose. Let’s call it “The Original Baldwin Hills Village Plus Things We Like but Nothing We Don’t Like” plan. I’m sure the present owners and everyone else who moves here in the next decade will be delighted to pay \$4,000,000 to make my dream come true.

Okay, this is silliness but the results are pretty much the same. A few owners have decided what the rest of us will get and pay for. The CLR is a great beginning with some useful ideas but should not be the end. We need to incorporate the most current information on drought tolerant plants, bird and insect friendly landscaping, life expectancy and hardiness of trees and we

need an urban forest with some trees that flower. The “period of significance” didn’t end in 1942 or 1948 but is ongoing. Let’s make Village Green the best of yesterday, today and tomorrow. Thank you.

October 28 & 29 letters (same writer)

The trees in the Village Green are a very important aspect of the community both aesthetically and emotionally. I’d like to say a few things about the CLR treatment guidelines for them.

Attached is a map and the discussion of the Village Green trees from the CLR, Part II, pages 26 and 27. To the best of my ability, I’ve marked in red the trees that will be removed. They are defined as, “Tree to Remove: Non-original trees that are hazardous, in declining health, overgrown or invasive species and are not compatible with the tree pattern.” There appear to be approximately 150 of them, with 23 alone between Court 5 and 6!

I’m certainly not discussing them all but I want to point out that the removal list includes the ginkgoes in West Circle, the unusual Silk Floss in East Circle/Court 15, the liquidambar trees which provide wonderful Fall colors, an interesting tree kids love to climb near the bungalow on the south end of Court 13 (I believe it’s a Brazilian pepper – invasive but not “invading” there), and a gorgeous Japanese maple on the south end of Court 14. Not one of those trees is sickly or on the “monitor” list on the Master Tree List so I’m guessing they’re undesirable solely because they’re not compatible with the tree pattern. Their inclusion in the removal list is disheartening, if not disgraceful.

There is also a “Mature Specimen Tree to Remain” category. These are trees planted after 1947. “These trees will not be replaced once they have reached the end of their natural life” There are about 40 of them and they include the beloved coral tree and the 2 giant shamel ashes in the West Green. These slightly different trees, along with the dawn redwoods, the Catalina ironwood, the silk floss tree and the Markhamia, add interest and variety to our urban forest. We love them – shouldn’t that matter as much if not more than the date they were planted?

We need an prefer a variety of trees in our Green, with plenty of bird and insect friendly ones, native species, flowering trees, trees that provide fall color along with a few unusual ones to point to

with pride. That we lost a whole generation of trees while the CLR was being researched and written is very sad.

It is incumbent upon you as representatives of the entire community to carefully examine the CLR before you vote.

Embrace your responsibility to all of people, great and small, whose contributions made this a special place.

AS to our urban forest: please preserve it and don't remove mature and healthy trees simply because they were planted after the Period of Significance.

To me, the Period of Significance is on going and will continue until the Village Green itself has lost all significance.

Approval and Oversight: If the Board approves the CLR, homeowners are unlikely to have any control over what is done, where and when. I understand that this is supposed to be just a plan, not the new "Supreme Law of Landscaping" but will the Board alone decide if all or only some parts get done and which one?

The owners should have greater influence than just submitting comments into the void. We were promised that we'd see all the comments and suggestions regarding the CLR but that hasn't happened yet. Logically, that should have happened before rather than after the comment period concluded. I actually believe the CLR proposal should be put to a vote by the owners. It is far too expensive and extensive to be adopted by just a few people, even if they are our elected representatives. Perhaps other options can be developed and voted on also. We certainly need a plan that's long range, organized, sustainable and that doesn't depend on the whims of the current/future manager and/or Board.

Funding: The landscape changes are supposedly going to be done over a period of time as funds are available but where will that money come from? Maybe I'm a paranoid, skeptical cynic but I fear there will be an increase in our HOA dues or that funds will be taken from other projects in order to implement the CLR. If dues are raised for this project that was not voted on and approved by all homeowners, there is going to be a lot of justified anger. People did not want to pay for the necessary deferred maintenance repairs – do you think they'll gladly donate to this completely unnecessary project?

Cost: This project will cost millions. Dues are high and we're only 2 years into the 10 year Special Assessment, which does not include

the costly revamp of the irrigation system. Some of us are seniors on fixed incomes, others are families who'd like to own their own homes some day, or single people trying to enjoy life and/or save for retirement – I doubt that any of these people want to throw money into the Village Green to finance a major landscape overhaul that only preservationists will care about. Instead of implementing the CLR recommendations, why not build on what we have? The basic layout of the place is original – isn't that enough? To rip the Green apart, removing trees, sidewalks, lawns, shrubbery, and garages at huge expense to recreate the 1940's isn't something that's important to the average owner. The CLR is a good beginning but it is not a good end – use it as a basis and build on it to make this place suitable for everyone who lives here.

October 31 letter

I am not in favor of implementing the Barlow plan. It is too stark and barren for our buildings, which, architecturally, are not that interesting. And while the proponents of it may suggest so, I don't think it would be easy to maintain in a meticulously required manner by any landscape company we've employed. We are not the Huntington.

We have the post flood Winans plan and Tom Lockett's landscape guidelines of 1996. Surely something can be implemented from these plans.

But regardless of which direction we take, I think it is time to return to the practice of proper supervision of our landscape: requiring management involvement and professional oversight by a landscape architect and or a horticulturalist.

October 31 letter

My wife and I have owned units and resided in the Village Green since 1990. We have great affection for the Green and very much hope to see it continue to go strong for many more years. I do have some comments on the proposed Cultural Landscape Report and its possible implementation. I commend those responsible for the CLR for their dedication to the project and for the great amount of work they so clearly devoted to it. As an overall matter, I feel that the CLR cannot fairly be judged in the fiscal vacuum in which it now seems to reside. The Report contains a large number of recommendations, but places a

budget neither on any part of it nor on its entirety. Without knowing the expected cost of a project, it is not possible to form an opinion on whether it is worthwhile.

Homeowners' fees are already very high and indeed have been subjected to a substantial surcharge. At the same time, critical elements of infrastructure, such as the irrigation system, are increasingly expensive to maintain. Significant items are not, to my knowledge, yet accounted for at all, such as the expected cost of the seemingly inevitable earthquakes (the Green is apparently on or near a major fault), for which I do not believe the Green is insured. If, God forbid, an earthquake did hit, the HOA's (and the homeowners' individual) reserves would be severely tested. In addition, security costs may well spike, especially given the current increase in crime generally in Los Angeles, coincident with the present and continuing mass release of state prisoners under California's "realignment" program.

These are but a few examples of the financial challenges facing us. I do not believe that this is the time to be taking on a new (and by any account not strictly necessary) spending agenda that certainly would be vast, and of a magnitude that has not even been estimated.

There is much to be said as to the particulars of the CLR. I can only mention a few points here.

The CLR seems largely to be based on the original Fred Barlow/ Fred Edmonson landscape design of 1935-40. The National Historic Landmark designation, however, is based on the Nomination papers of 2000-01, which in turn recognized that the landscape had changed in significant ways since construction. The Green is in no way limited to the 1940-vintage plan. Most obvious is the 1960's post-flood plan of Merrill Winans, which involved a wholesale redesign and reconstruction, including conceptual changes, of the landscaping. Further major landscape changes were made after the Green was converted from rental units to condominiums in the 1970's, and other alterations have been made since that time. The post-1940's changes were made for good reasons, and involved landscape elements that are appreciated and enjoyed by residents to this day. It appears that the CLR proposes to undo many of these elements.

For example, as described in the Nomination, “[t]he bias against base planting around the buildings was reversed and many types of large plants were introduced up to and along the buildings.”

I, and I think many others, believe that the base plantings add great visual interest to the buildings, which, while perfectly fine and appropriate, in themselves lack color and visual variety. The plantings also impart to the buildings a sense of separateness and individuality. It seems that the CLR advocates that these plantings no longer be allowed, a result that I believe would be a mistake.

Moreover, under the Winans redesign, “[t]he broad plantings of ivy were thought to attract rodents and were replaced by grass and various shrubs.” It appears that the CLR would again reverse this process and replace the foot-friendly grass that we now enjoy with harsh and unwalkable “ground cover,” including some version of that same rat-attracting ivy. This is another ill-advised scheme, in my opinion.

The Barlow/Edmonson plan, while no doubt a model for its time, 75 years ago, also provided for a relatively limited repertoire of tree species, in keeping with its notions of formality and uniformity. Research and experience over the intervening decades, however, appears to point to the utility and aesthetics of a much more diverse stock of trees. I understand that the Green’s own arborist, Dan Jensen, has opined that, ideally, only 3 to 5% of the trees in the Green should be of a single species. While it may not be practical, or perhaps even desirable, to move to that level of variation, the proposed CLR suggests moving in the opposite direction, towards less variegation. I do not think this would be a good idea.

In sum, I believe the Green should be in the mode of preserving and protecting what we already have – which happens to add up to a wonderful place to live. Certainly, some changes can and should be made, such as tree planting in areas that, for whatever reason, have become almost devoid of trees. But the watchwords, in my view, should be modesty and conservation.

October 31 letter

First, I would like to thank this and all prior Boards, who for the last ten years have supported the mostly volunteer effort to create this Cultural Landscape Report. The committee in its various forms has put in a lot of volunteer effort, with the outside assistance

from experts in their fields, whether historic preservation, landscape architecture or landscape preservation. I believe we have a very strong CLR document, which will help guide the community in the ongoing stewardship of our National Historic Landmark landscape.

I believe the CLR can (and should) serve as a clear set of guidelines to draw upon when making landscape management decisions, while offering enough flexibility to satisfy most of the community’s concerns. By adopting the plan, the Board and community will have better direction not only for long-term planning, but also for routine maintenance and rehabilitation, and can begin more aggressively planting trees, for example. Because some of the concepts laid out in the CLR can be hard to visualize, while even making some owners uncomfortable, I think the best approach would be to take one or two of the suggested prototype areas, and begin trying out some of these concepts. For example, the triangular court 9/10 has long been considered an ideal site for rehabilitation, because so much of the landscape has been lost. If there was consensus in that Garden Court, and if funds became available, it would be a great location to try out some of these ideas. The community would then be able to see these ideas put into a tangible form, and as the landscape matured, they would be able to judge first-hand whether they like or don’t like particular elements, rather than imagine them from the written word.

The original design team envisioned a site where buildings and landscape worked together in harmony; where the design would foster a sense of community. These qualities have established Village Green’s premiere status and standing within the historic landscape and preservation communities, and as one of the small number of National Historic Landscapes in the nation. The CLR isn’t asking for a return to a museum-like restoration of the original landscape, but is recommending the gradual introduction of some of the character defining features of that plan, while maintaining the character of the Village, which has evolved over time. We can honor the restrained, architectonic simplicity of the original vision, while preserving the mature landscape people cherish.

October 31 letter

I am opposed to adopting the Cultural Landscape Report (CLR)

because it ignores the significant contribution of Merrill W. Winans, the landscape architect hired to reconstruct and repair the landscape after the Baldwin Hills reservoir failed and flooded the Village Green in 1963.

Mr. Winans’ contributions to our landscape design are summarized in the registration form that was submitted to the United State Department of the Interior prior to the Village Green’s placement on the National Registry of Historic Places. The information contained in this document is especially relevant as we consider whether or not the CLR, or parts of it, should be adopted. For example, page 13 of the registration document states, “The bias against base plantings around the buildings was reversed and many types of large plants were introduced up to and along the buildings. Overall, the result is a design that is visually more complex and less architectonic in conception The broad plantings of ivy were thought to attract rodents and were replaced by grass and various shrubs. Decomposed granite walks were replaced by concrete because pebbles proved to be a nuisance to women wearing open-toed shoes.” Why should the Green reinstate broad plantings of ivy and pathways of decomposed granite when these design elements were abandoned after 1963 for good reason?

The National Registry document also states, “The current landscape is enhanced by the wonderful variety of mature specimen trees, which are exceptional for their number, size, and variety of species.” Merrill Winans’ contributions added significantly to the variety of tree species. Why would the Green want to return to a pre-Winans’ era with fewer tree species? As for the flowering shrub introduced by Winans, the National Registry document states, “A wide variety of well-maintained flowering shrubs now blend with extensive areas of lawn to soften and accent the spaces around paths and buildings creating a place of remarkable calm and beauty.” The wide variety of flowering shrubs and trees also attract a wide variety of birds, and consequently, the Village Green is a popular site for the city’s birders. The current list compiled by R. Barth and D. Sterba of the Los Angeles Audubon Society names 114 species of birds. Why would we want to return to a time when there were fewer flowers and fewer birds?

In conclusion, Merrill Winans’ contributions to the Village Green landscape made in 1963 have been in place for fifty years. It

is this enhanced landscape that so strongly appealed to me and probably most everybody else who has come to the Green since 1963. Why should we return to a time of a more barren landscape? I propose that we use our limited funds to most effectively maintain the beautiful landscape that first attracted and continues to delight us.

October 31 letter

First, I want to commend the original group of owners and board members who saw the need for a comprehensive document to guide landscape management decisions at our National Historic Landmark property. Kudos to all who volunteered their time and effort to bring this project to fruition. It is my dearest hope that current and future stewards of this unique property will utilize the history and guidelines contained within to assist in making solid, sustainable, community-oriented decisions.

The Village Green landscape should reflect contemporary needs, but also honor the original design concept. This can be done, and it can be done collaboratively. I believe the Part II Treatment Guidelines offer a good place to start the discussion. We love Village Green because of its design – buildings and landscape. The overall feeling hasn’t changed since the early years, but smaller details have. Residents have patios for personal expression, however, many also use garage courts and even the areas around the front of their units. Haphazard plantings of shrubs and invasive species added to the messy look and the higher maintenance landscape we have in 2013.

I would love to see the geometric decomposed granite seating areas, originally in the middle of each garden court, resurrected, with benches and hedges, providing a place for neighbors to gather, walkers to rest and children to play. I would love to see a more homogenous planting used along the fronts of buildings, whether groundcover or low shrubs. The current hodgepodge is not attractive and is also a maintenance nightmare. I think once residents see some of these small changes, and make the correlation between plant choices and ongoing maintenance costs, more people will be on board with these changes.

Big changes? I think residents of each court should decide together what they would like to see. These changes should happen gradually, as needs and money allow.

I think the debate about how the landscape is really Winans is

misinformed, we do have the bones of the original design and we have later changes, some by Merrill Winans, but certainly not all. Why can’t we get along and work toward what will look good, be lower maintenance and more sustainable? These should be the true guiding concepts going forward.

Working with a good arborist, an experienced horticulturist and, from time to time, a landscape architect who understands the special needs of an historic property, will truly assist the community in making positive decisions for future stewardship of our significant property.

Most importantly, starting with these accepted preservation/ rehabilitation concepts and moving forward from there will yield positive change, not just for some, but for current and future owners. Please, please use the treatment guidelines to begin any decision-making process.

**COMMENTS RECEIVED VIA EMAIL
(LandscapeComment@gmail.com)**

August 22

The fact that deadheading and weeding are not being done along with other maintenance is concerning me. We need to come to terms with our budget and hire more maintenance labor OR start a volunteer maintenance program here. If we can’t afford enough services we need to come to terms with this. It is not efficient to have residents turning in work orders here and thee to bring these problems to someone’s (WHO’S?) attention. Weeding and deadheading are expected services. All the mowing in the world doesn’t get it. The messiness cannot be hidden. Let’s take care of the problem, not keep passing it from one committee to the other with the manager in between. Let’s accept the fact that there’s only so much \$\$ that we can scrape up to live here and find PRACTICAL solutions to these economic problems. Things may get a lot worse. Spending more \$\$ is not helping and could be impossible in the future. Thank you all for your service.

August 27

I re-read the CLR report last night and I am very impressed with the amount of research and work that has gone into the report.

There are many aspects of the plan that make a lot sense to me and I hope that they are implemented over time.

I was very pleased to learn that many of the plants in the original plan were native to California and more drought-tolerant than some of the plants that we currently have. Some of the plants and trees that were added after the big flood do not make sense for this environment, especially as global warming continues to occur.

I am very concerned about the amount of watering that goes on at the Village Green. I would like to us to use more drought-tolerant plants. The Village Green needs to become less wasteful of our natural resources such as water.

Replacing the grass in front of the units with ground cover is an excellent idea. It would require less watering and it is more aesthetically pleasing to me in that it compliments the horizontal lines of the buildings and allows the buildings to merge with the ground cover. Having less grass in front of the units would also cause more people to utilize the open spaces in the three large greens and thus may help foster more community activities. The ground cover would also provide a level of privacy to the units in that kids would not be able to play right in front of the units, per the original intentions.

I like the idea of replacing the cement walkways with crushed granite. We have crushed granite in our court (#3) and it is beautiful. A lot of the sidewalks in the green are cracked. Cracking would not be a problem with crushed granite. I would like to see the succulent plants removed and the rows of olive trees restored in Court 3.

Many of our large trees are nearing the end of their life cycles and we need to have a coherent strategy for what needs to be replaced and what does not. Some trees are beautiful, but they do not need to be replaced. As much as I love the big coral tree, I would prefer not to replace it when it dies and to thus restore the North/South visual axis between the office on Rodeo and the hills above Coliseum.

I understand that change is scary and difficult for many people to accept. But I do not like the fear mongering and hysteria that seems to be part and parcel of every single CLR discussion on the VG Facebook page. The FB postings are often hysterical and overly dramatic and I have no interest in reading them. The fact that a few very opinionated and verbose individuals dominate

the discussions and the very few other people are participating tells me that most people are turned off by the negativity and thus not paying any attention to the discussions. I think that the CLR report is too long and full of repetition. There is no need to make the same points over and over again. Big conceptual thinking is obfuscated by endless amounts of detail. I would strongly encourage the CLR committee to edit the document down to a more readable and presentable size if they want more residents to read the document. Maybe even summarize the recommendations and the rationales behind them in a shorter document that would encourage more residents to engage in the discussion process. Then, if people want more information and more details, they can read the longer document. Thank you.

September 4

Overall, I like the plan and found the CLR interesting to read. I like that it's a unified vision and feels more sustainable than what we have currently. I like the idea of replacing concrete with decomposed granite and reducing lawn somewhat. I really like the idea of vines on balconies. I'm not sure how I feel about shrubbery. I think there should be a reasonable amount of freedom in the garage sides for residents to do what they like in their walkways and areas immediately outside their patio walls. It's a low profile area for overall look/feel and people might get angry losing that. Personally I would love more play areas for kids and a vegetable garden area that's in a more visible/accessible/growable spot, but I guess that would be a future discussion. I also think getting back the former Clubhouse for community use and rehabilitating that area should be very high priority. As for the process, I've gotten very concerned over the way it has gone. It seems that has not been about ideas but has become a proxy for a number of other grievances either personal and inappropriate or perhaps legitimate but outside of it's intended scope (i.e. current maintenance, budget, committee process, open-ended landscape design ideas, etc.). The misdirection and emotion accompanying this has created a lot of confusion and the hostility is extremely off-putting. I am saddened by the personal attacks and undue stress on well-

meaning people who serve on VG boards & committees that is coming out of this. It is all over the VG Facebook page and is felt in recent meetings. I worry that good people won't want to serve if this is what comes of it and the quality of life will decline significantly.

September 27

Thank you for posting a flyer about this. Please be advised it has been disappointing last 5 years to see the landscape effort concentrating on the central part of the Green. Please see attached along the path we are experiencing right outside of units. If you have a chance to walk in person along units 5577, 5578, etc. you will understand our disappoints. Piles of old leaves and some trash just blown into the lawn area... It's not a landscaping it's just blowing leaves. On the scale 1-10 it deserves 2-3 Please take it under consideration and we are hopeful the landscape efforts improve to make our home is what it is intended to be, and proud that high association fees are well worth it.

October 21

I have many concerns with the CLR as it is currently written. I have a longtime involvement with the landscape and the Landscape Committee and was liaison to the committee when I was on the VG Board. My chief concern is that it is essentially a restoration to the 1941 Barlow landscape, ignoring the contributions made by Merrill Winans. It was Winans' plan that was implemented after the 1963 flood and is essentially what exists today. Tina Bishop, the landscape architect who developed the CLR, held two homeowner information and comment meetings before the current draft was created. Many if not most homeowners' comments were that they liked the current landscape plan but this was completely ignored when creating the current CLR draft. Instead it is just a 1941 restoration. A landscape guidelines was created in 1996 by the Village Green landscape architect Tom Lockett. When it was created, the first thing that was done was to send out a questionnaire asking homeowners what THEY wanted. The plan built on what exists

today while respecting Barlow's contribution. It is what homeowners want and need now that is important and should be the deciding factor. It would also be less expensive to build on what we have now rather than restoring the landscape to 1941. Cost seems to be very important to homeowners. I examined the 1941 Barlow plan with interest but ultimately found it too barren. And because it lacks variety in shapes, sizes and color, it is not a good habitat for birds, which is an important factor for me. I am bothered by the lack of shrubbery in front of buildings. The buildings by themselves are not that wonderful and plants next to them soften the buildings and add interest. I live on a main walkway and the shrubbery also provides a sense of privacy to me. I value many of the trees that Winans added--liquid ambers, ginkgo, cape chestnuts and bottlebrush, which contribute seasonal color and interest. Winans' contribution should be fully included in Part 1 and an alternative plan which builds on the past, is bird friendly and meets today's needs should be offered in Part 2.

October 23

The CLR report is a fantastic and well-researched document about the history of the Village Green landscape. It offers some interesting suggestions. My favorites are: Flowering vines on the trellises, ground cover on the smallish bits of grass around the perimeter, decomposed granite (granted that it is the sticky kind), more benches, and the wide paths considered between the main green to the other two greens. I'm somewhat neutral about ground cover replacing front lawns. Ivy in particular seems unpopular.

October 24

I'd like to say thank you to the successive Village Green Boards that during the past twelve years have supported the Cultural Landscape Report Committee, all volunteers who gave countless hours of service to create the CLR. Among its many contributions, the resulting book-length study provides key information about the landscape architect, Fred Barlow, chosen for the team led by Reginald Johnson, who was the most distinguished architect ever to work with Garden City principles. We can see now that the

Barlow design, which put the ³Garden² in our own Garden City, is a foundational contribution.

The CLR includes a biographical profile of Barlow. After training at UC Berkeley in one of the first professional Landscape Architecture Programs in the United States, in his twenties he was hired by master landscape designer Paul Thiene to work on the Greystone Mansion in Beverly Hills, the most elaborately landscaped estate in California after Hearst Castle. Later his work in partnership with the architect H. Roy Kelley and landscape architect Katherine Bashford on some of the region's most distinguished homes won many awards from the Southern California chapter of the American Institute of Architects. We also learn that for two years at the height of the Great Depression, Barlow worked solely with native plants with the Civilian Conservation Corps in Yosemite National Park. Fred Barlow was a pioneering advocate of much-needed low-income housing and of Garden Apartment communities. Indeed he designed more Garden City projects in California than any other landscape architect, and his work at Village Green was the most honored of his career.

The CLR details how Barlow's landscape design directly contributed to the project's over-all mission: to create an elegant setting for a new middle-class life-style: a landscape that was economically intelligent, easily maintainable, and socially catalyzing. His design's community-wide amenities and aesthetic touches created a rhythm of private and public that was an innovative version of the central modernist tenet of Indoor/Outdoor. At the same time he pioneered a presciently ³green² scheme decades before the Green Movement.

This CLR is both a proud achievement and a valuable tool as we move forward as responsible stewards of the ³Garden² element of our National Historic Landmark Garden City.

I was sent by the Board, over 10 years ago, soon after Village Green had been honored with National Historic Landmark status, to attend a lengthy seminar about Cultural Landscape Reports given by the leading expert on them.

I've now read the valuable document that is the fruit of the many ensuing years of research and analysis by CLR committee members and top professionals in the field.

I'm tremendously impressed by the quality of work that has

gone into this document, by both committee members and professionals.

Village Green is extremely fortunate to have been the recipient of thousands of hours of brilliant intensive original research. The many community presentations have been very well run and informative, helping the community understand our stewardship role. This CLR is a historic accomplishment and a proud moment in Village Green history.

October 24

As a Village Green resident going-on fourteen years, I want to thank the Village Green Board as well as former board and committee members for your dedicated volunteer stewardship of this wonderful home we've all been lucky enough to find. When my wife and I moved here in June of 2000, we knew we'd happened on a kind of secret Shangri-La in the heart of Los Angeles. At the same time, while we recognized immediately the miracle of the place, like finding a home Central Park, it was also clear that it was in a state of disrepair. Today when we step outside our home for a walk through the Green, we see a place where the care and attention it has always deserved have been given to both the buildings and the garages.

The years of volunteer time, attention and hard work on the part of so many that has gone into this transformation is a miracle of its own, and the new Cultural Landscape Report will be a valuable guide for our stewardship into the future. My warmest thanks and congratulations for all that you've accomplished.

October 24

I found the process to be extremely thoughtful and inspiring. The high quality and high level of professional expertise that was brought to the VG by a group of volunteer committee members has been truly remarkable. I am an appointed city official (Cultural Affairs Commission) and quite familiar with these kinds of processes and I have rarely seen a comparable amount of collective expertise brought to bear as I have seen through the CLR review. Also, in my experience as a foundation professional I constantly review grant proposals for similar efforts and do not often come across the thoroughness in a review process as I have seen at the VG on this process.

October 24

I approve of the CLR report. I especially appreciate the removal of cement walkways on the interior that would be replaced by DG (Decomposed Granite).

The highest and best use of our wonderful natural environment should be the top priority of all residents.

Having more ground cover and less grass is better for privacy, lower maintenance and less water use.

I would like to see more draught tolerant plants, xeriscaping and native gardening.

I would love to see the return of tot lots and outdoor activity areas (horse shoes, badminton, bocce ball, etc.) where we now have excess garages.

I would like to see more uniformity and continuity in the landscape.

I hope for a future for the VG that follows the guidelines of current landscape architecture and honors our unique designation as a National Historic Landmark.

At the very least the irrigation system needs to be updated.

Thank you to everyone who volunteered their time and energy to bring this information forward. I look forward to an even more beautiful and harmonious Village Green as a steward of the environment.

I volunteer the area around my unit for groundbreaking renovations!

October 24

I write to you offering my full support of the Cultural Landscape Report's guidelines for planning and implementation of the Village Green's present and future landscape needs. As the document itself is the result of a comprehensive, multi-year process that involved Village Green owners and outside contractors with experience in historic landscape preservation, its findings and suggestions should be adopted by the VGOA. Our community is extremely fortunate to have a report of this magnitude, one that addresses both the requirements necessary to retain our National Landmark status as well as the needs and desires of our diverse population. Of particular importance is the way the two-part report addresses issues specific to Village Green in 2013, such as the need to think sustainably with regard

to natural resources, and the possibility of using native plantings rather than the original ivy ground cover. And we are indebted to Charles Birnbaum's Cultural Landscape Foundation's white paper, "The Village Green, The Green Village", which suggests using courts 4 and 7 as "demonstration" projects that would allow residents to see for themselves what it would be like to live with improvements such as a decomposed granite walkway and new ground covers.

Noise abatement from reinstated trellis plantings and softer walkways, improved security from new ground covers and reinstated sight-lines, and acknowledgement that the landscape and the architecture must be understood as a whole can only improve property values over time. The question is not how much it will cost to undertake these much-needed improvements, but how much will it cost every individual owner and the VGOA as an entity if we do not adopt this well-considered and realistic plan.

October 29, 30 & 31

It has been discussed at several community and committee meetings and posted on the Village Green Facebook page an insistence that, "no trees are slated for removal". Why is it then that the tree map that accompanies this plan has a symbol named: Tree to Remove and shows approximately three-hundred and fifty of these symbols?

This comment is taken directly from the Village Green Highlights publication - summer 2013, an article that I wrote in response to the treatment and process of anticipated changes to the Village Green landscape. As an active member of the Cultural Landscape Report Committee I had the opportunity to really study the process and much of the treatment plan before it was brought to the community. This article still reflects my thoughts and concerns. Tamorah Thomas

A CELEBRATION OF THE GREEN'S DIVERSITY

Robert Alexander, one of the original Village Green architects, visited the Village Green in 1990 to advise us on our early preservation efforts. He was impressed by the community of individual owners who all had a voice in governing and managing the property. He noted with enthusiasm how we attracted a diversity of residents, that families with children could again live at the Green, and the high integrity of the physical site

after a fifty-year period. This led him to conclude, "Everything is for the better, as far as I'm concerned." The National Park Service awarded the Village Green its national historic landmark status in 2001. The designation was approved on the basis of the existing Village Green landscape. The nomination document describes the landscape as: "a calm oasis of greenery, "an ecological system that supports one of the largest bird sanctuaries in the Los Angeles urban area," "a landscape enhanced by the wonderful variety of mature specimens trees," "a variety of well-maintained flowering shrubs and lawn to soften and accent the spaces around paths and buildings creating a remarkable calm and beauty."

The landscape of the future should be able to reflect the people that live here. The Village Green of today is a culture of diversity, change, and increasing knowledge. It is one of information and community exchange—a constant rediscovery of who we are as a self-governing society of equal stakeholders. We need to apply these same attributes to how we approach our landscape planning and treatment philosophy. The knowledge that we have acquired since the 1940s should also be applied and constantly examined. We have learned that an environment that promotes and protects biodiversity is one that will preserve and protect a healthy urban forest; that we must educate ourselves constantly about the resources we need to preserve, protect and maintain a healthy, beautiful and valuable property; and that we must apply twenty-first century sustainability measures, reconciling environmental, social equity and economic demands. Not one philosophy, plan or person should own the future vision of the Village Green's landscape. The ideal Village Green landscape of the future needs to:

- Lend itself to a collaborative process that focuses on community consensus building;
- Include planning and implementation strategies that consider cost analysis that fit within the current economic climate, providing for immediate needs as well as supporting sound and well-researched sustainable measures;
- Ensure major changes increase the desirability of the Green and thereby potentially increase property values;
- Maintain the Green's incredible biodiversity that will continue to support our bird and wildlife sanctuary;
- Retain grass that may very well be helping to keep our aquifer healthy and also provides for an equitable level of comfort for all residents of the Green; and finally,
- Avoid a disparaging

attitude toward trees species that are not on the original plan, only to be tolerated until they die and never to be replaced. Our historic status was never meant to limit future possibilities or prevent us from exploring and applying options other than historic restoration. Our historic status can be celebrated while also maintaining the landscape that makes us so special and unique today. The Village Green's future landscape should be a culmination of all that is the best of Village Green—beginning with the original 1940s plan, and keeping in mind that our history and culture do not stop in 1948. The vision and concept of landscape planning and implementation strategy must not be set in stone, but be a living document that breathes and changes like the landscape itself and the very people who live here. The Village Green's future landscape should be cultivated by the entire community on a continual basis, applying our collective knowledge with objectivity and equity. Changes should be implemented using planning strategies that take into consideration the current Green's finances. They should embrace our entire history and culture and lead the community today and tomorrow to conclude, "Everything is for the better, as far as we're concerned."

I have always been in favor of some historic restoration but only if there are grants made available as the Association is already struggling with fiduciary issues for just the basic needs and the restoration is not the major over-haul project that is now the philosophy of the current plan.

I would be in favor of restoring the allees as they were originally designed - as this is a key piece of the original landscape and certainly some restoration is worthy. I would also be in favor of recreating the original design in those areas of the Green that are more barren areas and would even be in favor where it would be appropriate to use Association funds as I firmly believe in the equitable distribution of resources and in these areas of no trees or plantings etc that these owners are entitled to equal enjoyment of the beauty and comfort of the landscape surrounding their home as well. The desire to massively undertake a recreation of the original design with all efforts focused exclusively on design is unnecessary and only serves a few historic preservationists' ideals. We are only required through the Secretary of the Interior/ National Parks Service and in keeping with our Mills Act contract to preserve and maintain. That is it. We

are under no obligation to bring back any of the 1940s design elements what-so-ever. We need to embark on careful planning, not a sweeping narrow focus with only design as the main intent using the unfounded justification that it will save money. Ground cover not only invites rodents – it invites garbage and leaves and animal droppings. The amount of time and effort to maintain ground cover may be as equally time-consuming. Careful planning needs to happen with decomposed granite as it requires chemical treatments and becomes muddy. Instead of the sweeping changes across the entire Green trying desperately to match the original design is not in the best interest of landscape planning in general.

Because the owners are footing the bill – it is paramount that they have a say in any major landscape planning. This process cannot continue to happen on an exclusive level behind closed doors. The entire philosophy of the early architects was to create community-centric living. So let’s be sure we have a landscape plan that embraces the many options we are entitled to as well as keeping in mind the 1st design spirit when viable.

Oh - and I wouldn’t even mind dg walkways but would want to see some real research in the viability/cost of this as well. Also if the walkways were redone in decomposed granite it would be an attribute that would bring that original design spirit throughout the property, but again I would want to see some real research in the viability/cost of this as well and would have to be done when the Association has a healthy reserve of funds. There is an attitude of gentrification with the philosophy, production and exclusivity and expected outcome of this entire project with one person who has taken it upon himself to control all aspects of this CLR. Even the original history is flawed - adorning only one of several historic landscape design contributors and ignoring all other aspects of landscape planning options.

October 29

First, I’d like to thank Holly and Steve for their hard work on the CLR in the last several years (along with the others who have contributed), and their facilitation of education workshops during the summer. For the record, I attended info sessions with Mundus Bishop et. al., from Jan – May, and met with Holly in June 2013 to review the graphic printouts currently hanging in the Clubhouse,

and the CLR (which I read in its entirety).

As a resident, I am in favor of the following in the CLR:

Ground cover vs grass

I prefer the ground cover, as I do buy the argument that it will be more ecological, and take less care and water. (I do not buy the argument that VG has a ground well and can use all the water it wants. Water is a major challenge in SoCal, and it’s my opinion that the VG well will be affected at some point.)

Concerns about rodents:

1-Rodents hang around food – and trash. If residents do not put food out for squirrels and birds, and don’t keep trash on their patios, then unwanted rodents won’t make a home by people’s front doors or on their patios.

2-Why don’t we make cats “legal” in VG, and allow them to handle any stray rodents?

Decomposed Granite vs sidewalks

I prefer the more “natural” look of decomposed granite – and would like the granite to be returned to the alley of trees on the east side.

Our Tree Arborist has pointed out that granite is much healthier for VG trees. Granite allows the roots to grow without harm. Those places around VG where tree roots have been cut for sidewalks have weakened those trees and shortened their life spans.

I do take exception to the removal of any trees

Modernist aesthetics contribute to the original architectural design by Barlow, however, I’m pretty convinced that their budget at the time, was a contributing factor to the spare look. VG was built at the height of the Depression.

My understanding of VG history is that after the flood in 1963, the second landscape architect, Winans, added a lot of trees at the request of residents. They wanted more in the court areas for shade, which makes sense given we are living in a desert.

I am in favor of expanding the Comparable Tree List to include replacement of Winans trees – wherever they are not too close to the building foundations.

To be determined: As a Board Member, I think I need to represent the VG owners:

Over 50 owners have made it clear they want a say about changes to the VG landscape, either because of aesthetic differences with the CLR, or eco-sustainability concerns, or other reasons. They are not in favor of 9 Board members out of 629

owners - making such a big decision about the environment that surrounds all of us. To be determined-Sincerely, interested in what works for a majority of VG owners.

October 29

Nowhere does the CLR report cite the history of racial discrimination that existed in Village Green. The historians need to dig up those old CC&R’s that explicitly prohibited selling/renting of Village Green property to Blacks The site history does describe the case of discrimination based on age – i.e., prohibition of children, and the Supreme Court case that ended it. By contrast, the Site History devoted a long paragraph to the Rodney King beating and the looting that took place in the stores in the surrounding neighborhood. Those events have no relevance to the history of the VG per se – unless the historians want to link the history of rampant racial discrimination in housing -- including in the Village Green; in employment; and in policing in the area surrounding Village Green.

Author and Psychologist, Terrence Roberts, one of “The Little Rock Nine”, was a black boy who, in 1957, bravely walked the gantlet of screaming adults to integrate Central High School in Little Rock, Arkansas. In 1958 Arkansas Gov. Orville Faubus closed all high schools in the state of Alabama rather than integrate the schools. Rather than wait for schools to re-open, young Roberts moved to Los Angeles to continue his high school education at Los Angeles High School. He went to Village Green to find an apartment where he was told that Village Green did not allow blacks to live in the complex and he was denied housing. Dr. Roberts lives in Pasadena. Why don’t the authors of the CLR get a direct quote from him on his experience with racial discrimination in the Village Green.

October 30

The Landscape Committee highly recommends that there be more examination and exploration on the inclusion of: Winans’ contributions, current cultural considerations and existing condition examination and needs before the current CLR draft be approved to be used as any guiding or recommendations document for the care and maintenance of the Village Green’s landscape.

The CLR was originally envisioned to help the community -

specifically the Landscape Committee, guide maintenance and landscape planning decisions. Currently we have a partial history and a design recommendation. This history as the current report stands needs editing. The report only deals with the revival of the 1941 landscape and is only one part of the story thus the report as it stands today is incomplete and focuses only on the original design intent and leaves out significant components that are required for as a complete Report.

Three of those suggestions are outlined below as additional recommendations by the Landscape Committee to be included in the report before it is to be considered the document for all landscape recommendations.

1) Winans' landscape – Winans' contribution came just after the 1960s flood. Winans' contribution has added diversity to the Green's landscape that has created what we know today as an Urban Forest. This in itself is highly significant and the nomination document, which helped to establish our National Historic Landmark status, clearly establishes this throughout the document – the uniqueness of the Urban Forest. The Secretary of the Interior and the National Park Service does expect us to preserve and maintain our Urban Forest and that would include the diversity of plantings that led to the landmark status decision in 2001.

2) Social Cultural Influences – A CLR in order to be a true guiding document must include aspects of our culture today. There must also be an examination on how ownership changes affected the landscape over time. The current 'historical' landscape report is missing a huge piece of our cultural history and contemporary culture in how we relate to and interact with the landscape of today.

3) Existing Conditions – A complete CLR would also need to include an examination and assessment of current/existing conditions which would include soil examination, best placement of trees, water needs, irrigation considerations, botanical/ horticultural examination, etc. and this will also require more exploration on not just the technical needs of the landscape - not just a focus on the original landscape design, but an objective examination of the actual needs of the existing landscape and how that works within the community's maintenance needs and current financial aspects. As the guiding document on CLRs the - Preservation Brief states, "... a cultural landscape's preservation

plan and the treatment selected will consider a broad array of dynamic and inter-related considerations".

October 30

I was very impressed with the depth of research and quality of analysis presented in the Cultural Landscape Report. The document should serve not only as a reference and resource when considering development or change to our environment, but also when doing everyday maintenance and repair. I believe that there is enough flexibility in the recommendations and options for planting and paving materials and configurations outlined in the report that they are relevant for any project. The report does not recommend returning to the landscape of the past, but identifies insightful and appropriate considerations for transforming our landscape into one that will be water efficient, maintainable and aesthetically pleasing for the long term. If we follow the design intent established in the original design of the Village Green, we can make modifications to the landscape and enjoy a timeless design that is both of the past and the future. As owners of a historically significant landscape, we have a responsibility to be stewards of the design intent and maintain it so that residents and visitors of the future will understand, learn from and enjoy our national treasure. I am grateful to the authors of this report, and I truly hope that the information and the effort that went into it will benefit the community.

October 30 & 31

I have been a resident of Village Green since 1987. Since that time I have served on the Landscape Committee, the Tree Committee of which I am currently the chair, the Design Review Committee as well as the Cultural Landscape Report Committee since it was first formed in 2003. I also have an extensive background in garden design and horticulture both academically and professionally. I am currently an owner of a plantscape business, which designs, installs and maintains indoor and outdoor gardens. In 2001 I was appointed by the Mayor of Los Angeles and am still serving in the capacity as a member of the Community Forest Advisory Committee representing Council District 8, which include the Village Green. I have extensive knowledge and history of all Village Green trees and landscaping. I am submitting my comments in hopes that it will

bring some more information to light that this current document is missing.

1. The CLR is an incomplete document.

a. The history is far from complete and in parts inaccurate.

b. There is no mention of the Urban Forest.

c. There is no mention of the Social Culture or the Culture of the landscape itself.

d. In essence, this is not a Cultural Landscape Report.

e. It is a guide with Historical Rational to replicating the Village Green Landscape as it was in 1942.

f. It is missing a guide to the maintenance, care and preservation of the Village Green landscape.

2. The CLR is not a true report.

a. A report has a balance of information, coming from many different points of view.

b. The CLR – Part I was authored by only a few contributors.

c. The rest of the Committee has been denied input during the entire process.

d. The history is primarily from the early years and slanted to support one point of view.

e. Ideas and solutions to many of the Village Green's Landscape problems are not mentioned.

f. Current conditions are not accurately covered, removing the ability to solve any existing problems.

g. Three independent professionals: Professor Matthew Gordon Lasner, Hunter College, Department of Urban Affairs and Planning (CUNY), Dr. Richard Longstreth, Professor and Director Graduate Program in Historic Preservation, American Studies Department, The George Washington University, as well as Robert Z. Melnick, Professor Department of Landscape Architecture, University of Oregon and have all agreed that the CLR is far from complete and highly one-sided.

h. Many Board members and residents have expressed an expectation that the CLR will address the care and maintenance of the Village Green and it does not.

3. Missing Information on the existing landscape as submitted and approved for landmark status from the National Historic Landmark Nomination document:

a. On landscape architect: Frederick Edmondson- Page 26- "Robert Alexander described two developments that substantially influenced the design of Baldwin Hills Village. The first

was the participation of Frederick W. Edmondson (1914-1989), a Cornell friend of Alexander. Edmondson received his training from the Cornell School of Architecture, which at that time had the most outstanding department in the nation for landscape architecture. Edmondson had just won the prestigious Prix de Rome and traveled to Mexico as part of the award. At the suggestion of Alexander, he came to Los Angeles and helped with the Baldwin Hills Village project. Alexander related: Also, I met Fred Edmondson at the station and the very next morning I had him working at the office. He worked with me ten days and ten evenings on specific paths and shrubbery and tree massing that changed the whole aspect of the thing and made it graceful and livable. A lot of the things, or some of the things that were proposed and were at first built, have been eliminated since, but in any event, that was really a great contribution that he made."

b. On existing conditions - Page 13 - "The current landscape is enhanced by the wonderful variety of mature specimen trees, which are exceptional for their numbers, size, and variety of species.A wide variety of well-maintained flowering shrubs now blend with extensive areas of lawn to soften and accent the spaces around paths and buildings creating a place of remarkable calm and beauty."

c. Original architects continued work on design after the Village Green was built. -

Page 28 - "The Baldwin Hills Village architects continued to work on the design after it was built. These modifications were based on comments from the residents. For example, the original carports were converted into garages because gasoline was siphoned out of the cars during the war years when it was rationed. Also, special patios were installed for the upstairs units because everyone wanted a private patio. The pathways with decomposed granite were replaced by concrete because pebbles slipped into the women's open-toed shoes. These modifications were well thought out because all four architects lived at Baldwin Hills Village for a period of time and had first hand knowledge of the design and construction limitations that were to be corrected. Robert Alexander stated that he lived nine years at Baldwin Hills Village. However, most important to the founding architects was the social and humanistic environment created by their community design based on the Garden City

principles. The architects conducted interviews of the residents on this subject in order to create a better environment for the residents."

d. On landscape architect Merrill Winans - Page 30 – "Merrill W. Winans (1907-1994) was hired as the landscape architect to reconstruct and repair the landscape after the Baldwin Hills flood.³⁷ Winans was educated in the beaux-arts tradition at the Atelier de Beaux Arts Institute of Los Angeles and worked several years as an architect for Reginald Johnson before establishing his own landscape design business. He restored the Baldwin Hills Village landscape (1964-1965), with some changes, following the philosophy and design of Fred Barlow and Katherine Bashford, who were the initial landscape architects. The changes were a simplification of some of the small gardens (see item E), removal of the ivy beds, and the introduction of a variety of plantings."

e. Truth about Fred Barlow - Page 30 – "The original work was largely done by Fred Barlow, who was then a junior partner of Katherine Bashford (who retired in 1941). Bashford was Reginald Johnson's favorite landscape architect and did the landscaping for several of his mansions and the Harbor Hills project."

f. Urban Forest - Page 57 – "This close integration between indoor and outdoor living is made more successful by Southern California's warm year-round climate. In addition, Baldwin Hills Village's high air quality (in a smog-polluted urban area) is due to its well-selected site that draws in the ocean breeze and also its urban forest. This community forest has created an ecological system that supports one of the largest bird sanctuaries in the Los Angeles urban area."

This is to acknowledge that a lot of work has gone into the CLR. I have worked on it myself for 10 years. However, the CLR is far from complete. The biggest piece that is missing is any mention of our Urban Forest, and the importance of the Merrill Winans trees. The main reason that the landscape was of importance to the National Historic Landmark was because of our Urban Forest, which contains large specimen trees, and a wide variety of species. This is supported in the National Historic Landmark nomination.

We have our Urban Forest specifically because of the tree design by Merrill Winans, which added the wide variety of tree species. The First Landscape Design had a limited pallet of tree species in order to create a very formal look. It was not until the landscape

needed to be repaired, due to the flood of 1963, that Merrill Winans added the wide variety of trees to the landscape. The landscape needs a wide variety of trees now, in order to be healthy. Because of current conditions with tree pests and diseases, the Forest needs a variety of species in order to survive. For example, if a disease wipes out an entire species, there should be more of a variety in order to insure the survival of the rest of the trees. The Village Green Arborist has suggested that no more than 3% to 5% of any species should exist, to insure the health of our forest. However, there is already species dominance because of the existing trees from the first (1942) tree design, which had a limited pallet. To add to this problem, there has been a policy that says that while the CLR is being worked on, and until things have been decided, that no trees that die, will be replaced, except for a few from the first design. This policy of not replacing trees has created holes in the Forest, and reduced the tree canopy; reducing shade, and raising temperatures. Now, with the CLR complete, there is a mandate that no trees from the Merrill Winans design are to be replaced. This will enlarge the holes in our Urban Forest, and reduce the variety of species. And, if this were to continue, then we would lose our Urban Forest, with its large specimen trees, and wide variety of species. The quality of life would suffer greatly. In addition, the CLR also calls for the removal of 150 trees from the landscape. This is the beginning of the loss of the Urban Forest. THIS CANNOT HAPPEN!!! The CLR is also calling for the planting of trees from the first design to be planted in the exact same locations as trees that caused thousands of dollars in damage to the garages along Sycamore Ave. These are just two examples of problems with the CLR in relation to trees. There are many more!

I love the Village Green. I have lived here for 26 years. It is the trees that are the Village Green's greatest asset. It is my hope that the CLR can be added to, in order to cover the items that I have mentioned, and protect our greatest asset, our Urban Forest, and to have a complete and balanced Report, that can be a resource for many years to come.

October 31

I have had a chance to review the CLR materials and want to thank the committee for all their hard work. As a former volunteer

I understand how much effort this has taken!
I am in favor of the overall concept in the CLR and support a sustainable landscape, with decomposed granite and drought tolerant plants. Thanks to the board for having a long education process for all the residents.

October 31

First of all, the committee put in so much hard work, so thank you. I like almost everything about the ideas in the CLR, especially the return of features for children like tot lots or a play area. I'd also like to see more native species plants that don't need a tremendous amount of water, but would not want to see all flora removed from around buildings; if it were removed, I'd like to see it replaced drought tolerant plants that are big enough to still allow for the privacy we currently enjoy. I'd like to keep the turf in front of units, because it's pleasant to sit and play on and I am concerned about replacing it with plants that would be conducive to rats. However, I'd like see all sidewalks and the turf in the sycamore allées replaced with decomposed granite. I think that would look lovely.

October 31

We would like to take this opportunity to thank the committee members for their dedication, spirit of openness to feedback (even when some of it seems to have gotten very sharp-edged and at times personal), and for your tireless work and commitment to a high quality report.
The Board is to be commended as well for being measured in its guidance, open to a more than adequate education and feedback process, and for being impartial (as desired by all of us who are represented by you). It is clear that some board members have deeply held opinions about aspects of the CLR and the process and it is heartening to know that you can all put these opinions to the side and be fair and objective in the way you support all committees in their volunteer work, such as this one.
As residents and owners, we have never been confused about what the CLR is (and we thank the committee for its focus and effort, in the face of sometimes emotional misinformation) a framework and guiding principles for future decisions. To be candid, it has been distressing when I have heard that others

have characterized this report as something other than this. In addition to being impressed and supportive of the project as a whole, we heartily support the overall ideas in the CLR around a more sustainable landscape, with decomposed granite and more drought tolerant plant species as vibrant parts of the Village Green.
Thank you again for all you have done.

October 31

Just wanted to put my 2¢ in before the curtain closes.
What I'm for in the report:
- Decomposed granite walkways. Much nicer than the concrete that we have now!
- Less grass. More drought tolerant plants. We've got a finite amount of water. Let's use it wisely!
The only nit I can pick in the report:
No more sycamore trees! Surely there's a tree out there that's not prone to disease.
I know that there are people out there who are worried about the money. If this project is done slowly over time I feel the returns will outweigh any losses.
Let's move forward!!!!

October 31

I am writing to express my thoughts about the CLR Plan. It seems to be a plan to return the Village Green from what it looks like today to what it looked like in the 1940's. The New Village Green Look, or rather the Old Village Green Look, would mean, in general, a return to a spare esthetic. There would be, I believe, fewer trees, the plantings around buildings would be greatly reduced, and there would be a reintroduction of a once-hated ivy ground cover.
What I value most in the surroundings here is the lush landscape. It was my reason for choosing to live here in 1990. The expanses of green grass and the huge trees were an amazing discovery right here in the middle of Los Angeles. I am worried this proposed plan would put all this in jeopardy and the Village Green on a wrong path.
There have been several times when different landscapers have given their creative vision to the Village Green. It is this cumulative eclectic mix that has resulted in Village Green's uniqueness.

It has been said we need a plan to deal with the ongoing problems that arise, but we have dealt with them without a plan up to now. Master plans sometimes take on a life of their own, even if that was not intended, and make things more complicated rather than simpler.

October 31

The cultural landscape report ("CLR") should be a working tool for the future, but it does not seem to incorporate the historical intent of the original design of Village Green -- to create a livable environment in the midst of a changing technological world. Just as the original architects of Village Green foresaw the need to plan around the impact of the increased use of the automobile, we also should take into account the changes that have occurred in the environment in the 72 years since Village Green was built.
My primary concern is that the plan proposed in the CLR significantly reduces the biodiversity of our Village Green landscape. This is created by rejecting the elements of diversity introduced by the Winans plan as overseen by Robert Alexander. Rejection of diversity is in contradiction of all ecological science that has developed since 1941, and could possibly endanger the Village Green landscape if a disease or pest would attack the less diverse remaining species.
Another example of the problem of ignoring current scientific understanding is the proposal for the West Green, which includes removal of several species, including the shamel ash, to be replaced by California sycamore, and London plane tree. Sycamores and London plane trees are now recognized to have high biogenic emissions (they contribute to air pollution), and are not recommended for planting where air quality is poor. [See <http://selectree.calpoly.edu/treedetail.lasso?rid=1107&-session=selectree:08130D47192c919799XlxT935059>] Also, within the recent past the California sycamore and London plane tree have not thrived at Village Green. I am able to personally report that during the 23 years I have lived at Village Green the sycamore allées between the West Green-Main Green-East Green have been replanted four times. Older established Sycamores are currently under attack from a pest that has been described to me as Verticillium, even though this species is resistant to Verticillium. As a community we shouldn't be less forward thinking

than the original planners of Village Green. This is our true heritage, not simply a return to a plan as if 1941 was an ideal to be reestablished.

October 31

1. No trees should be cut down in the Green ever except for reasons having to do with the health of the tree, and of the buildings and people around the tree.
2. On the other hand, moving generally and gradually in the direction of the original landscape plan is I think appropriate given our status as a Historic Landmark
3. A lot more trees need to be planted sooner rather than later. Parts of the Green have a good canopy, but others do not. There's plenty of room for there to be a general canopy across the whole Green.
4. I especially like the idea of replacing grass with ground cover in the areas in between the buildings and pathways. Ivy is OK, jasmine is better.
5. Drought tolerance should always be a consideration, but we have a well and until that runs dry (apparently very unlikely short of general societal breakdown), I think we shouldn't go too far with water conservation. Desert plants are definitely not appropriate, nor are rock gardens, etc. The Green should stay lush.
6. Space should be created for individuals and courts to exercise independent control and judgment about what they want, particularly if it fits with the original plan, but not exclusively.
7. We could use a general upgrade in the quality of our landscaping.

October 31 (edited)

When I started working to set up a CLR Committee in 2003 to 2005, I did not have a set outcome that I expected. A CLR seemed clearly a requirement for a National Historic Landmark. I was involved in the process for several years, but last year I totally withdrew from the process for a variety of reasons. Lack of transparency in CLR process. Early on, as with the Historic Structures Report, I was facing work that seemed to represent opinions which were arrived at somewhere outside of committee meetings.

It seems that some committee members currently share some

of these concerns. What also seems to be to be the case is that owners are interested in a CLR that is much more post-modern in looking for sources than interests me in a preservation context. That leaves as the most important question, whose preferences are to be privileged in setting the framework for the CLR. You can't decide anything until this is resolved. I would suggest that track record is an important factor in this question. VGOA probably can't afford many professional consultants but that does not mean that some owners' input should be treated like professional input.

October 31

I'm writing to voice my support for the CLR. I have enjoyed living at the Village Green since 2001. My wife Tammy loves living here, too, and she moved here after we were wed in 2008.

I've served as Treasurer on the Board of Directors for four years, served longer than that on Court Council, and have initiated and/or participated in a number of programs over the years. I was the first, and only, condominium owner to participate in the Mills Act in the City of Los Angeles for several years, and increase in property values and economic growth are key concerns of mine at Village Green. We own a rental unit here, and this indicates the importance of financial growth to us here. Indeed, these concerns played into my decision to get my MBA at UCLA, and this current activity is what precludes my greater involvement in the governance and social activities now. The key appeal to me about Village Green, however, is the superior quality of life available, and this drives my support of the CLR, along with long-term economic benefits.

I want to commend the Committee and the Board for providing the community a very inclusive, transparent, and robust nearly yearlong educational outreach process. In all my years at the Village, I don't recall any such thorough process, and I want to thank you for that. I think the community really benefited from it. I also want to thank the many volunteers who worked on this very long-term project.

Regarding the ideas and concepts I've read about in the CLR itself, I want to let you know that I am in favor of moving forward with the CLR, and want to encourage the Board to adopt it. I believe the information in the Part One section of the CLR is very well researched and written, and sheds new light on our

rich and important history. I appreciate all of the time, work and thought that went into this. Our historic landscape was intended to work in harmony with the architecture and site planning, and I would love to see these character defining features brought back. Not only would most of these respect and honor the vision of the original design team, but we are fortunate that their original choices are in keeping with the sustainable practices being encouraged at the present time. I would love to see decomposed granite pathways, beds of fragrant groundcover, functional and livable outdoor recreational and gathering areas, places to sit and enjoy our Village. I love the idea of more drought tolerant plantings, and more flowering vines.

I understand that we have some very pressing infrastructure challenges, which must be addressed. I was part of the Board of Directors when we began planning to reverse years of deferred maintenance. But the implementation of these historic, but also forward-thinking landscape rehabilitation ideas could be introduced slowly and as part of routine maintenance. More aggressive implementation could be done over time. In total, I think implementation of the CLR will not only benefit all residents here with better quality of life, but also drive desirability within the property, with a resulting up-tick in property values. Thank you again for your hard work and for the rational and educational series of workshops this year.

October 31

I enjoyed reading "The Village Green: Cultural Landscape Report – Part II Treatment Guidelines;" it was well organized and had clear illustrations. At the same time, I found the overall direction of the guideline at times confusing – since it seemed to waver between allowing for the inclusion of new and contemporary uses and then calling for eliminating post-1942 changes that may have been made to accommodate new uses. Since the use of "should" and "shall" were used somewhat interchangeably, I admit have some concerns regarding how the guideline might ultimately be interpreted.

The CLR Part II's Concept Vision proposes current residents be allowed to recommend changes to accommodate contemporary uses: "allow residents to identify activities/facilities within their courts" (p. 15), "consider policies to accommodate changing needs of the residents to determine acceptable land

uses” (p. 17) and “the land use of the VG will be rehabilitated to ensure the complex continues as a multi-family community that meets current and future needs of the residents” (p. 17). New uses suggested by the CLR Part II include adding a dog park (p. 17) and picnic tables.

At the same time, the CLR Part II proposes “walkways, gathering spaces and patios” should be “repaired” using materials “similar” to original materials in color and texture. I do not believe this step should be taken without fully understanding why the original materials were replaced in the first place and what is required with respect to maintenance – including monthly, annual and long term. I suspect the change to paving may have been to accommodate use and/or maintenance. In addition, I am uncomfortable with the idea of installing a material “similar” in color or texture to what may have been historically installed, but something that is not historically accurate – e.g.: sand textured concrete. Might it in fact not be more historically accurate to retain the material that replaced the original material – documenting when and why the replacement was made - than to remove that material in order to install something we hope shares some characteristics with the original material?

With regard to restoration, it appears that the CLR Part II selectively identifies post- “period-of-significance” elements to maintain or remove. While the interior walkways are identified as needing to be restored, no mention is made of removing garage doors or the brick serpentine patio walls to return the garage courts and patios to their original state. This despite the fact that Lewis Wilson noted in his 10/30/1949 Notes on BHV that “all garages have been equipped with garage doors now – the main reason that the management was so anxious to sell the garage door idea was they get \$1.50 per month more rent for them. The first sort of the door was less than \$35. Actually I do not agree that the carports without doors is a bad idea – the children angle was talked up by management, but to my knowledge, no child was ever hurt and they still play in the garage courts even with doors. Had the garden court walks been paved with concrete instead of decomposed granite so the kids could ride their bicycles and bikes, you would see no garage court-child problem.”

While overall the CLR Part II appears to be based on solid research, it contains some conclusions that were troubling.

For example, the CLR Part II proposes to “confine colorful, but damaging vegetation such as bougainvillea and others to private patios” (p. 25) despite the fact it appears Barlow specified bougainvillea (Vine #11) in the courtyards and based on the CLR survey, some of the bougainvillea vines we still have in the common areas are likely to be original plantings.

I think we need to identify the key elements that contribute to the landscape - e.g.: open spaces, views/sight lines, large tree canopy locations, circulation paths, etc. – and prioritize those. Then understand where changes have been implemented and document the reasons for those changes. If we feel past changes were made in “error” or against the principles/key elements of what we currently interpret the original design intent to be, then the Board with the help of the appropriate committees could determine an appropriate treatment. In my experience, decisions that inform change are typically driven by a need and are shaped by a degree of due diligence, especially when the change has a significant cost associated with it. Clarence Stein was very concerned with the cost of maintaining the public areas of the green – one of his chief ideas for an improvement on the BHV design would be to include more space in the private patios and less space in the common greens.

In handwritten notes on a 4/6/1946 BHV visit, C. Stein writes “too much area of grass and ground coverage – these are expensive in upkeep – better to spend more on original cost of trees and bushes. Planting and practically [all] grass and ground coverage (weeds in vines) have suffered much from war restrictions and limitations – lack of gardeners and low [?] rent ceilings. Water systems have at times been out of order. OK now. With more gardeners appearance is being improved. Central area appeared too treeless to me. But Alexander says it is useful for light recreation for all ages, even for the grown-ups with golf clubs...Alexander says strong winds through valleys at times annoying Suggested that protecting planting of eucalyptus desirable.” (Cornell #3600, Box 2)

A July 1972 AIA Journal article on the AIA 25-year award being granted to BHV quotes Stein as writing “that after 200 years of the beauty and grandeur of Edinburgh New Town have changed, the plan was too static. ‘I wonder,’ he comments, ‘if the BHV arrangement is flexible enough to weather the more rapid

changes of the times in which we live.’” The CLR should help us determine where the flexibility lies within the landscape – to help us avoid becoming a static community - while maintaining the vision of the original designers.

October 31

I am submitting a limited number of comments on Part I of the draft CLR document as an attachment along with this cover message. As is obvious from my comments, the Part I document is severely deficient in all sorts of ways. In fact, it is such a flawed document, conceptually and technically, that no reliance can be placed on it as it stands in its current state. Therefore it is futile to comment on the Part II Treatment Guidelines as those guidelines were developed with Part I as its foundation and that foundation is awful making the drafting and creation of the Treatment Guidelines moot at this point until the Part I problems can be adequately addressed.

The Board must take responsibility for the failure of the CLR process to date to create accurate quality work. A few individuals have been given wide power to stand astride this process and prevent anyone else from assisting in a meaningful manner except on their terms. Even the pro bono work of a Harvard-trained academic was disregarded and dismissed without any responsible thought or analysis.

Indeed it is a shame that the Board has tolerated this kind of close-mindedness and have never insisted on a meaningful process that would ensure reasonable quality control and effective checks and balances. The reckless disregard for these things by the Board to date has made a mockery of the public comment and public engagement process whereby the very people whose work was meant to be evaluated through public comment and engagement were able to control that process and insulate themselves and their work from any essential accountability.

The result of the Board's “head-in-the-sand” approach is that our community has been poorly informed and educated about critical aspects of our landscape and its preservation and maintenance and a great deal of money and time has been either wasted outright or dramatically mismanaged.

The Board has a chance to rectify the last few years of this situation by having the courage to reboot the process by

not allowing the drafting of Part I of the CLR to conclude prematurely. I hope the Board takes the opportunity to extend the December 17th deadline for receiving a revised draft set of CLR documents so that the work that SHOULD have been done the last few years can finally be done soon and effectively.

October 31

I am writing to express my wholehearted support of the Cultural Landscape Report. Village Green's significance has long been recognized by historic landscape professionals and students of architecture. The Village Green's origins and early development have now been documented for posterity. Now its heralded embodiment of the Garden City movement's principles and concepts can be recognized and appreciated by the entire nation.

Village Green's distinguishing qualities have been well detailed in the statements of others. I see no purpose in reiterating them. My statement is simple; adopting the CLR is in the best interest of the Village Green.

Since the blueprints were rolled up and the founding architects and landscape professionals left the Green, no coherent strategy has existed informing maintenance and other landscaping decisions. The result has been a steady, incremental erosion of important landscape details and the existing incoherent hodgepodge of plant and tree additions and subtractions caused by random choices and uninformed decisions. The CLR benchmarks this drift away from the "as planted" design. It captures the overarching design intent of Village Green's creators and provides a vision, which will inform micro and macro landscaping choices.

This ten-year process was open to anyone and everyone. Our names are on that document because we were the ones committed and motivated to show up. Our interest was to create a living document that serves the needs, reputation, health and sustainability of the Village Green for its current and future residents.

- Drawing upon the embedded landscape design philosophy of Village Green's original architects and landscape professionals, Mundus Bishop provides us tiered options for rehabilitation. There are no prescriptive absolutes, no intentions to take Village Green

"back" to anything. The CLR provides recommendations for us to consider, informed by what has made Village Green unique and enduring.

- Newly introduced parasites and other ailments now afflict many Barlow and Winans species. Neither plan could survive in its originality. Declining availability of water for irrigation will affect our choices of trees and other plants. Some species should never have been planted. The CLR contains no recommendation to remove any class or category of tree species. The Village Green landscape is dynamic and constantly changing and a landscape maintenance plan must accommodate this.

October 31

I am writing to submit my input on the future of landscaping at the Village Green.

I have been a homeowner in Village Green for four years, and have wanted to live here for 12 years, since I first experienced Village Green on an architectural tour in 2001. I was immediately drawn to the beautiful, serene, park like setting, so unique in Los Angeles.

I would like to begin by commending the many volunteers who contributed innumerable hours to create the Cultural Landscape Report. It is an extremely impressive document. The report is thoughtful, comprehensive, thorough, and represents an important piece of historical research. The result is a very professional strategic plan, which adheres to the strict federal guidelines laid out by the Secretary of the Interior. The meticulous reconstruction of the original plans and subsequent incarnations of the landscaping over the years must have taken thousands of hours. The work to prepare this report would have costs tens of thousands of dollars or more but was donated to the Association as a labor of love by a dedicated group of homeowners and scholars and I would like to extend my personal gratitude to them.

FINANCIAL ADVANTAGES AND SAVINGS

I see many advantages to moving forward with the proposed guidelines outlined in the CLR Part II Treatment Guidelines. Firstly, from a strictly financial standpoint, it seems to me to include many important features.

- Property Tax Savings: my personal property tax payment to the City of LA was reduced enormously when Village Green

came under the umbrella of the Mills Act, as a direct result of our attempts to preserve the historic nature of the property. (I don't have the exact figures on hand but I can locate them if it would be of any help).

- Potential Further Mills Act Tax Savings?: I wonder if Village Green will become eligible for even more Mills Act tax breaks if our landscaping comes closer to it's original state per our National Historic Landmark designation (i.e. the Barlow period, 1935-1942)?
- Resale Values: I feel confident that a cohesive, unified, and well designed landscape scheme will enhance the resale value of our condominiums over the long run and thus enhance the net worth of what for most of us is our most valuable financial asset: our homes.
- Reduced Maintenance Costs: the proposed plantings, emphasizing hardy native and drought tolerant plant species will require much less mowing and probably less pruning as well. This should, in the long term, result in a reduction of labor hours and thus a reduction in homeowner maintenance costs.
- Reduced Fertilizer Costs: OK I know we are not currently using fertilizer on our grassy areas. But if we choose to keep all the grass, we should, as a group, come up with a plan to make them less shabby looking, and that will involve some kind of fertilizers and soil enhancement and aeration, and that costs money. The proposed groundcover replacements would need much less soil additives (and less maintenance and less water) over time.
- Potential for Historical Preservation Grants? I can envision that if we are willing to go down the path of preserving our historic landscaping for this unique property, that there may be additional private or public grant funds available to offset some of the costs of implementation.
- Water: Yes I know that our landscaping water is not metered LA City DWP water, but it still isn't free. There are costs associated with maintaining and extracting water from our underground source. Also there is no guarantee that water will always be so plentiful. If we had to pay for the water we currently use to water our grass it would cost us a lot of money. Let's start preparing now for a water-depleted future. I'm in favor of conserving water.

I understand that many of my neighbors who have voiced opposition to the CLRII proposal are especially concerned about the cost, and are worried that another assessment will be added

to our monthly fees if we chose to implement CLRII. However it is my personal impression that many of the expenses that seem as if they'd be major, expensive, and dramatic can in fact happen over time as part of a long term strategy, rather than a need to teardown everything on the property and rebuild tomorrow. For example, as a tree becomes diseased and dies, an arborist must come and remove it, regardless of whether it is removed and replaced with the same species, removed and not replaced, removed and replaced with a different species, or removed and replaced three yards over to the left. The costs seem to be around the same. Also our concrete pathways are continuously damaged by tree roots and need to be repaired. They can be repaired with new concrete or they can be replaced with new materials. In other words there are many ways and many time scales we can chose from to implement whatever plan we come up with – some more expensive and some less expensive. It is my opinion that it is important to begin with a long-term goal that we are moving towards. To cut off discussion now about what we want the goal to be because we do not have a precise timeline with precise costs seems premature.

PERSONAL ADVANTAGES

For me, Village Green has three main attributes that make it the best place to live in the country.

- 1) the gorgeous, park like setting
- 2) the beautiful, well-designed architecture
- 3) the community

On of the most important things about Village Green for me is that I love living in a community where I know many of my neighbors, we can look out for each other, go for walks, celebrate birthdays, take care of each other when we're sick, bring over extra cookies when we've baked too many, babysit for each others children or pets, swap gardening tips, and just sit and visit. I feel incredibly lucky to live among such warm, generous, interesting, friendly people. If there's another big earthquake in SoCal, this is definitely where I'd want to be, because I know we will all care for each other. As you all know, this kind of community is increasingly rare and precious in America, and is especially extremely rare and extremely precious here in Los Angeles due to the sprawl and car culture and long commutes that keep most Angelenos in isolation.

What I love so much about Mr. Barlow's plan for Village Green is

that every inch of the design is tailored expressly to promote this sense of community and ultimately to enhance the happiness of the people who live here. Historic preservation aside, it is about creating a wonderful space for us to live in that is of paramount importance to his plan. This is what excites me about CLRII: we have an opportunity to utilize the wisdom of one of the best landscape architects in the U.S., who spent years and years and years designing, testing, revising, studying, modifying, and perfecting this plan, his magnum opus, specifically for our health and happiness. And personally I'd really like to take him up on that.

COMMUNITY:

Village Green architect Clarence Stein said, "the most important objective of the [Village Green] site plan is evolving in the form of community spirit and character."

Here are some specific examples from the CLR that resonate particularly with me, especially in regards to community:

- Outdoor Rooms: One of the features Mr. Barlow designed to help with the evolution of community spirit was outdoor gathering spaces in the common area, that would include some shade, some benches in clusters, sometimes defined by low shrubs. I adore that idea! Right now we have the occasional lonely bench, often in locations that feel kind of awkward or out of place. And usually there is just one, not two together where a couple of families could sit opposite each other and chat while their children play.

-Wide, Appealing Walkways: I am a walker and an aspiring jogger. I love to walk all over Village Green, alone, with friends, with neighbors. At present, our walkways are not so conducive to walking, especially socializing while walking. The walkways are often too narrow to accommodate two people walking shoulder to shoulder, let alone two sets of neighbors passing each other. Someone usually ends up stepping off onto the grass. I love the idea of wide walkways where 2, 3, even 4 people can comfortably stroll. Also in the current plan, there are often straggly chest height branches clawing at us, and broken sprinkler heads soaking our ankles, not to mention chunks of concrete here and there pushed up by tree roots (though that's much better of late). I absolutely love the idea of replacing some of our narrow cement sidewalks with wider allées of decomposed granite, and I know it's also much better on the

knees for both walkers and joggers. I have the patience to wait and let the replacement happen bit by bit over time if that's what it takes to work with our maintenance schedule and our finances.

-Groundcover For Privacy: It may seem counterintuitive, but groundcover promotes privacy. The way our grass turn is planted currently, there is grass going right up to the front doors and windows of most homes. There is nothing really that defines the grassy common areas as separate from what one might think of as the front lawn. The result is the occasional stranger spreading out a picnic under one's front window, and more than a few times I've seen people walk right up to someone's ground floor living room window and peer right in. Personally, I like the idea of using ground cover for many other reasons, but one very good argument is Fred Barlow's intention of using the ground cover directly in front of people's homes to discourage unwanted foot traffic and to subtly define a transition zone between the communal spaces and the private spaces. Brilliant!

In addition to the financial advantages and the quality of life advantages I think the CLRII plan brings us, I have my own reasons for being strongly in favor of the plan. I acknowledge in advance that these reasons may not appeal to all my fellow homeowners and may be related to some of the more contentious aspects of the plan. But I feel it is important to list them as well in order to be as clear and comprehensive as possible.

1) Environmental Stewardship

For basic reasons of environmental conservation, I believe the CLRII proposal is excellent because I believe it will:

- reduce water use
- reduce fertilizer use
- increase water return to aquifers via absorption through porous materials like decomposed granite
- reduce sound and air pollution from lawnmowers
- reduce invasive plant species by promoting planting of native plant species
- enhance bird-nesting areas
- if we chose to include a composting area and/or a vegetable bed here and there, so much the better.

2) Historical Stewardship

I understand it is not a priority for all Village Green residents, but

the fact is that we live in a very historically important property. We agreed to protect it when we received our National Historic Landmark status. So much wonderful Los Angeles architecture has been destroyed over the past 20 years. I am proud to live in and protect this piece of our national history.

3) Health

I think the more we make the landscaping of Village Green conducive to an active and social lifestyle, the healthier we will be, the longer we will live and the quality of life throughout our time here will be greatly enhanced. Aside from the physical fitness aspects of the Green, many studies have shown that the most important factor in human health, longevity, and mental health is having positive relationships with other human beings. I like the fact that we can give that to each other, and that the physical environment of Village Green can help foster this exchange.

4) Aesthetics

Beauty is subjective. I have no training in art or architecture. People who are trained in art and/or architecture are always referring to the importance of “Scale” and “Composition.” The CLRII often makes reference in one way or another to “scale” and “composition.” For me, it’s not something I understand intellectually and I can’t quantify it. However, it’s something I know I experience fully and intuitively. And I really believe in the importance and value of well-designed spaces. Like Village Green.

5) Plants

There can be innumerable technical and environmental reasons to use one kind of plant over another. There are also very subjective reasons that have to do with one person’s idea of beauty or another’s. There are plants at Village Green that I think are ugly that other people think are gorgeous, and vice versa. That isn’t the end of the world. But for visual pleasure and serenity, I do think a well-designed, well-planned planting scheme with plenty of variations in texture and height and groupings is great. If someone wants to get more experimental and funky, or plant a traditional English cottage garden, then they have their whole patio to play with. It’s a win-win situation. Here’s what I’d like: to plant turf (with careful consideration) where it makes sense for practical reasons; plant low shrubs for definition as needed; plant tree groupings here and there

creating ‘outdoor rooms’ or to subtly define one region from another; plant low maintenance ground cover where it makes sense. And of course, to continue to emphasize our gorgeous trees that really make Village Green so divine. And hey! We already paid a particularly brilliant, renowned expert landscape architect to spend years coming up with these planting schemes back in 1938. So we have the plan all ready to go!

As it is clear, I am an enthusiastic supporter of the Cultural Landscape Report’s Treatment Guidelines proposal. My impression is that those who strongly oppose the CLRII implementation may do so for some or all of the following reasons:

- 1) concerns over the cost of implementation
- 2) concerns that beloved trees will be removed
- 3) concerns that the design is too old fashioned and rigid and will not take into account our contemporary needs and our contemporary aesthetic preferences
- 4) concerns that decomposed granite will be dirty and will track into our homes
- 5) concerns that adhering to historic preservation guidelines is too restrictive and that it alone is not a good enough reason to go to all the trouble of implementing the CLRII.

I understand these concerns. I just think there is a huge amount of flexibility built into the CLRII – enough flexibility that all these concerns can be addresses if and when we pick a general direction we want to go in. It was not my impression that the CLRII is as monolithic or fetishistic as some people have expressed. I am really hoping that we can come to some kind of compromise with open minds and open hearts. Let’s not throw the baby out with the bath water when we’ve come so far! On a final note, I want to say that I really appreciate not only the volunteers on the Cultural Landscape Report Committee who put together the CLR, but also the Landscape Committee and the Tree Committee for their continual oversight of the botanical attributes of our property, and to the Board of Directors for facilitating such a long and thorough education period to allow us to absorb the information, reflect upon it and respond to it, and for working diligently to ensure our entire Village Green community was invited to be part of the process.

SUGGESTED PLANT LIST FOR THE VILLAGE GREEN

List by Mundus Bishop September 2013 version

The goals of this suggested plant list are to provide a list of acceptable plants to be used in The Village Green landscape, with an emphasis on traditional, hardy, and drought-tolerant species. This urban forest is a vital “natural” habitat for many bird species, wildlife, bees and other insects. The following points are excerpted from the National Wildlife Federation’s website on landscapes to encourage wildlife:

- Wildlife require places to hide in order to feel safe from people, predators and inclement weather. Use things like native vegetation, shrubs, thickets and brush piles or even dead trees.
- Planting native forbs, shrubs and trees is the easiest way to provide the foliage, nectar, pollen, berries, seeds and nuts that many species of wildlife require to survive and thrive.
- Wildlife need a sheltered place to raise their offspring. Many places for cover can double as locations where wildlife can raise young, from wildflower meadows and bushes where many butterflies and moths lay their eggs. (National Wildlife Federation)

The Suggested Plant List contains some native species and drought tolerant plants as noted.

It is important to understand the differences between two categories of invasive plants. This explains why pepper trees are on the invasive list, yet can be safely planted in The Village Green landscape:

- California invasive species designations apply to plants in unmanaged areas, i.e. natural resource management areas (the “wild”), whereas these plants listed as “California Invasive” can be successfully planted in a managed landscape such as that at The Village Green.

- Horticulturally invasive plants, such as Morea and Equisetum, should not be planted, even in a managed landscape, because of their invasive spread.

If a newer, disease-resistant variety of a plant species on this list becomes available in the future, its use should be considered.

VILLAGE GREEN PLANT LIST											
Abbrev	Botanical Name	Common Name	Original #	Use	Disease / Invasive / Mgmt Issue	In-kind Species / Native Species	Description	Bloom / Fruit	Drought Resistant or Tolerant	Native Species	Notes
	Genus species		on Barlow Plan			Genus species, Common Name Mature Specimen Trees are as noted in Guidelines	Size / Form HT = height		X* = once established		
DECIDUOUS TREES											
	use species noted in bold										
AC	Angophora costata	Australian apple-myrtle	57	Specimen - Court 1		none - use original species	50-80 Ht/50 Canopy; smooth barked; older bark sheds with bright orange to pink trunk		X*		
B	Bauhinia spp	Orchid tree	52	Accent		B. x blakeana - Hong Kong orchid tree B. forficata - Brazilian butterfly tree			X		
BS	Bilghia sapida	Akee tree	SP1	Large Specimen		variegata - Purple orchid tree none -use original species	20 to 35 Ht / broad canopy dependent on species; white, magenta-pink or purple 60 Ht / densely branched and symmetrical; smooth gray bark;	red, yellow or orange capsule fruit			immature fruit toxic
CS	Ceratonia siliqua	Carob	53	Street Tree	X - exception granted by City of Los Angeles for street tree	use original - manage for issues or diseases	50-55 Ht / broad canopy; pinnate evergreen leaves;				
				In-kind for C. siliqua if exception expires		Cupaniopsis anacardiodes - Carrotwood	30-40 Ht / 25-30 canopy; leathery pinnate leaves	panicles of yellow flowers - late fall through winter			
CE	Cinnamomum camphora	Camphor Tree	54	Specimen	Disease	use original and manage for disease	20-40 Ht / 40 canopy; evergreen		X		diseases - Scale & Aphids (Sooty Mold)
CA	Cupaniopsis anacardiodes	Carrotwood	62	Rows in Garden Courts		none - use original	30-40 Ht / 25-30 canopy; leathery pinnate leaves	panicles of yellow flowers - late fall through winter			
EJ	Eriobotrya japonica	Edible Loquat	55	Ornamental Specimen	X	use original unless edible fruit is an issue	25-30 Ht / 25-30 canopy; large leaves with red-bronze new growth;	large clusters of creamy-white flowers			not on City of LA approved list
				In-kind for E. Loquat		Eriobotrya deflexa - Bronze Loquat	25-30 Ht / 25-30 canopy; large leaves with red-bronze new growth;	large clusters of creamy-white flowers			
ECLG	Eucalyptus citroadora	Lemon scented gum	58	Screen / groupings at garden courts	Disease	use original species and manage for disease	40 Ht / 20-40 canopy;				Longhorn beetles (Cerambycidae)
ECSG	Eucalyptus cladocalyx	Sugar gum	56	Screen/Perimeter	Disease	use original species and manage for disease					diseases - Longhorn beetles (Cerambycidae)
EG	Eucalyptus globulus	Blue gum	59	Screen/Perimeter	CA Invasive	use original species or in-kind in select locations	40 Ht / 20-40 canopy; shedding bark; blue-green leaves - was used in Court 9/10 - 119 only one				
				possible in-kind for E. globulus		E. microthea - flooded box	30-60 Ht / 24-54 canopy; thin and upright;	white / pink - summer	X *		
				possible in-kind for E. globulus		E. sideroxylon 'Rosa' - red ironbark	30-90 Ht / 30-60 canopy; furrowed black bark; use as specimen or street tree		X		More resistant to longhorned borer. Intermediate to less susceptible to red gum lerp psyllid. Less susceptible to tortoise beetle.
FM	Ficus microcarpa	Indian laurel fig	60	Specimen		none - use original species	25-40 Ht / broad canopy; evergreen				requires maintenance or replacement when it becomes too large
	Fraxinus velutina	Modesto or Arizona ash	61	Large Specimen	Disease		35-40 Ht / 30 canopy; intermediate shade; subject to anthracnose near coast and damp conditions				
FRA	Fraxinus angustifolia 'Raywood'	Raywood Ash		In-kind for F. velutina		Fraxinus angustifolia 'Raywood' (F. oxycarpa) - Raywood Ash	25-35 Ht / 20-25 canopy				requires diligent pruning for form
HS	Hevea spp	Rubber Tree	SP2	Barlow Specimen		none					
JM	Jacaranda mimosifolia (J. acutifolia)	Jacaranda	SP3	Specimen		none	25-40 Ht / 25-35 canopy; loen branching habit into broad canopy; fern-like pinnately divided leaves	long panicles of colorful purple flowers			
KP	Koelreuteria paniculata	Golden Rain Tree	SP4	Specimen		none	30 Ht / 30 canopy; Irregular, rounded, open habit	long panicles of yellow flowers			
MG	Magnolia grandiflora	Southern Magnolia		Specimen		use to replace Mature Specimen Trees only	60 Ht / 30 canopy; rounded habit; dark glossy evergreen leaves	large white fragrant flowers early summer			replace extant, mature specimen trees only
OE	Olea europaea	Olive	63	Allee/Bosque	Disease	use original and manage for disease	20-30 Ht / 15-25 canopy; blue-green evergreen leaves	small white feathery flowers	X		diseases - Verticillium wilt
PU	Pittosporum undulatum	Victorian Box	66	garage courts	CA Invasive Disease	use original species and manage for disease	30-40 Ht / 20-30 canopy; evergreen, smooth-textured; pyramid shaped; small orange fruits	pale yellow/white flowers	X		diseases - scale & aphids (Sooty Mold), glassy-winged sharpshooter and Xylella fastidiosa association
				possible in-kind for P. undulatum		Pittosporum rhonifolium	most similar to Pittosporum undulatum				
PA	Platanus acerifolia	London plane tree	68	Allee	Disease	use original and manage for disease	70 Ht / 60 canopy; open and spreading habit; showy mottled bark with cream, olive color				Barlow Tree 67; diseases - Anthracnose, Verticillium wilt
PR	Platanus racimosa	California sycamore	67	Allee / Bosque	Disease	use original and manage for disease	75 Ht / 60 canopy; open and spreading habit; showy mottled bark			X	Barlow Tree 68; diseases - Anthracnose, Verticillium wilt
PPI	Prunus pissardi	Purple leaf plum	69	Ornamental	X	use original and manage for disease	20 Ht / 20 canopy; rounded habit; reddish-purple leaves	pink-white flowers in spring			
				possible in-kind for P. pissardi		Prunus illicifolia - Hollyleaf Cherry	20-40 Ht / spreading 20-30 canopy; evergreen	white flowers; edible fruit	X	X	
				possible in-kind for P. pissardi		Cercis canadensis 'Forest Pansy'	<20 Ht / <20 spread; purple leaves	lavender pink flowers			
PP	Prunus persica	Flowering Peach	51	Ornamental		none - use original species	25 Ht / 15 canopy; rounded habit	white/pink flowers			
PK	Pyrus kawakamii	Evergreen pear	70	Specimen/ Allee /Grove	Disease	none - use original and manage for disease	25 Ht / 25-30 canopy; rounded to umbrella shape, spreading	showy white flowers			Fire blight (Erwinia amylovora)
QA	Quercus agrifolia	Coast live oak	71	Specimen/Allee	Mgmt Issue	none - use original and manage for needed soil conditions	50-60 Ht / 60-70 canopy; evergreen leaves; open structure;	acorns	X	X	
	Robinia pseudoacacia	Black Locust	82		CA Invasive		40-50 Ht / 20-40 Canopy; upright habit; deciduous	creamy white pendulous flowers	X		
SI				best in-kind for R. pseudoacacia		Sophora japonica - Japanese Pagoda Tree	over 40 Ht / 20-40 canopy; deciduous;	creamy white flowers, mid-summer, fragrant			
				In-kind for R. pseudoacacia		Tipuana tipu - Rosewood	30-40 Ht / evergreen/deciduous;	bright yellow bloom		X	
SM	Schinus molle	Peruvian Pepper (California Pepper)	73	Specimen	CA Invasive - caution	none - use original	30-40 Ht / 30-40 canopy; evergreen narrow leaves; moderately weeping form	showy, small round red seeds	X		Pervian pepper not on LA list
SS	Schinus terebinthifolius	Brazilian Pepper	74	Specimen	CA Invasive - don't plant	use original or consider in-kind in select locations	15 Ht / 10-15 canopy; multi-stem spreading	showy, small round red seeds	X		
TD	Tricuspidaria dependens (Crinodendron dependens or Crinodendron patagua Mol.	Lily of the Valley tree	SP5	Specimen		none - use original					included on City of Calif street tree list
UP	Ulmus parvifolia	Chinese Elm	75	garage courts	X	none - use original	40 Ht / 40 canopy; broad vase-shaped habit; dark leaves		X		diseases - Anthracnose

EVERGREEN TREES											
PH	<i>Pinus halepensis</i>	Aleppo Pine	64	grouping / open screen	X	none - use original and manage for disease	30-60 Ht / 20-40 canopy; open irregular habit	oval to oblong cones	X		Red & Conifer Spider Mites, Annosum root rot, (Heterobasidion irregulare)
PR	<i>Pinus radiata</i>	Monterey Pine		grouping / open screen	X	none - use original and manage for disease	50-80 Ht / 40-60 canopy; open irregular habit	oblong cones	X	X	
SHRUBS											
AU	<i>Arbutus unedo</i>	"Strawberry Tree	33				5 - 10 m Ht / ? spread; dark green glossy leaves;	white bell shaped flowers in panicles in fall; red berry fruit;			
BM	<i>Buxus microphylla</i>	Littleleaf Boxwood (aka Japanese boxwood)	30	low border / hedge		use original species	2-3 m Ht / ? Spread; bright green oval leaves				
				consider for border / hedge similar to boxwood use		Euonymus japonica 'Microphylla' - Boxleaf Euonymus	low border				
CM	<i>Carissa macrocarpa</i>	Natal Plum	37	low mounding shrub / low hedge		none - use original species	2-3 Ht / 2-3 spread; rounded form; evergreen; sun/pt shade	fragrant, white flowers; red fruits	X		
CL	<i>Cotoneaster lacteus</i>	Parney's Cotoneaster	39	evergreen hedge / arching specimen / geometric mass planting		none - use original species	8-10' Ht / 8' spread; arching form; sun / partial shade;	clusters of white flowers; red berries attract birds;			possible Barlow Shrub
EB	<i>Escallonia bifida</i>	White Escallonia	42	formal hedge / screen / geometric mass planting / mass planting accent (with one other species)		none - use original species	up to 10' Ht / ? Spread; thick trunk with spreading crown; unpruned to fill a space; pruned into formal hedge; pruning removes woodiness; green foliage in masses;	masses of dainty white flowers in spring;			
HA	<i>Heteromeles arbutifolia</i>	Toyon	34	shrub specimen / small tree / geometric mass planting /		none - use original species	6-10 Ht / 6-8 spread; oblong leathery leaves; sun/shade	profuse white flowers in large terminal clusters; red berries in large terminal clusters showy in fall / winter, edible;	X	X	
HRS	<i>Hibiscus rosa-sinensis</i> 'White Wings'	White Wings Hibiscus	25	shrub specimen / hedges - garden courts /		none	5-7 Ht / 7-9 spread; upright habit, large dark green glossy leaves; full sun	showy large white flowers with cherry red center, repeatedly bloom throughout warm summer months;			Likes very well drained soil; heat tolerant
MCC	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	38	low hedge - garden courts / foundation planting / mass planting accent			compact tightly branched shrub; fragrant foliage when crushed	creamy white flowers			
MC	<i>Myrica californica</i>	California wax myrtle also California bayberry or Pacific wax myrtle	20	upright shrub / mass planting accent		none	30' Ht / 20' spread; multi-branched, upright; 4-inch lustrous leaves emerging bright green turning dark green;	inconspicuous flowers attract butterflies; catkins; brownish-purple berries in fall attract birds;	X	X	drought tolerant but thrives with irrigation
	<i>Nerium oleander</i>	White Oleander	32	irregular mass planting	X	do not use - use substitution	6-10 Ht / 6-8 spread; Sister Agnes is likely original species with single white flowers	single white flowers			Barlow shrub; diseases - Oleander leaf scorch (Xylella fastidiosa)
CCBA			x	in-kind for oleander		Carpenteria californica - Bush Anemone	5-6 Ht / 6-8 spread; part shade/shade	clusters of white flowers	X	X	
PS	<i>Photinia serratifolia</i>	Chinese Photinia	31	hedge - garage courts			12-25' Ht; 12-20' spread; broadly oval form as a large shrub or small tree; lustrous green foliage;	large white flowers, 4-7 inches long; small red pomes summer to fall			
PT	<i>Pittosporum tobira</i>	Mock Orange	35	upright shrub / small tree / hedge		none - use original species	up to 30' Ht / up to 10' spread; leathery leaves;	fragrant white flowers; hairy woody fruit capsule; white to cream colored flower in racemes in late winter to early spring; tiny black fruits persist through winter; attracts birds			
PC	<i>Prunus caroliniana</i>	Carolina cherry laurel	26	small to medium shrub / foundation planting / irregular mass planting			8-13 m Ht / 6-9 m spread; glossy dark green leaves; slender red to grayish brown stems;	small white flowers on racemes in spring; edible, sweet cherry fruit;			
PL	<i>Prunus lyonii</i>	Catalina Cherry	24	foundation planting		none	15 m Ht / ? Spread; dark green leaves, shiny on top, smell of almond when crushed;				
PI	<i>Prunus ilicifolia</i>	Hollyleaf cherry	28	hedge - garage court / foundation planting / geometric mass planting /		none	8-30' Ht / ? Spread; thick alternate leaves 1 to 2 inches thick; prized for cultivation as a food source; full sun / open loose soil;	small white flowers in clusters from March to May; purple to black fruit is sweet;	X	X	tolerates twice yearly pruning when used as a hedge; full sun, loose open soil (porous); tolerates drought conditions but needs regular watering when young
RC	<i>Rhamnus californica</i>	California Coffeeberry	23	hedge - garden courts / irregular mass planting /		none - use original species	2-6' Ht / compact evergreen shrub with red-purple stems; bright green leathery leaves, 2-4 inches with red tips	white star-shaped, five petals / sepals; clusters of berries ripening to orange / red then black, August through October;		X	
RIC	<i>Rhaphiolepis indica</i> 'Clara'	Indian Hawthorn	41	foundation planting / accent shrub / hedges -garage quad		none - use original species	4-5" Ht / 5' spread; rounded shrub; finely serrated leaves with reddish copper new growth; full sun / light shade;	pink buds open to pure white flowers;	X		considered resistant to Entomosporium leaf spot
RI	<i>Rhus integrifolia</i>	Lemonade berry	21	dense filler or background mass, screen, large foundation planting, or clipped hedge; combine with Toyon, Eriogonum, Mimulus, Baccharis, Salvia		none can be used as substitution for Oleander or Melaleuca	5-10' Ht / 12' spread; wide-mounding evergreen shrub; thick dull green leaves;	cream to pink flowers in February; rust-red berries in summer (loaded with citric acid that can be used in a drink, i.e., lemonade)	X		Plant in full sun to half shade, and well-drained soil; retains attractive appearance without irrigation once established or it can be included in a once-per-month deep soaking.
VS	<i>Viburnum suspensum</i>	Sandankwa viburnum	43			none - use original species	5-8 Ht / 3-5 spread; evergreen, open spreading habit; coarse texture; oval dark green aromatic leaves; sun/pt sun	small white to pale pink tubular flowers; small red berries in fall attract wildlife;	X*		

GROUNDCOVER										
PSSP	Pelargonium sp.	Trailing Ivy Geranium	X	garage, courts, accent at Admin Bldg, Transitions						
HC	Hedera canariensis	Algerian Ivy	X	Base of Buildings	CA invasive	consider using original species if maintained so it never goes to fruit	1 Ht / 1-2 spread; trailing evergreen; full sun/pt shade	Pink		Barlow groundcover - probably 'Mrs. Chas Turner'
						Trachelospermum jasminoides - Star Jasmine				Barlow groundcover
AEC						Arctostaphylos 'Emerald Carpet'	low-mounding evergreen groundcover; hybrid btwn A. uva ursi and A. nummularia	white flowers	X	X
ZC						Zauchneria californica 'White'	evergreen groundcover with green foliage	white flowers		X
TJ	Trachelospermum jasminoides	Ivory Star Jasmine	X	Base of Buildings, Scent		use original species - no substitutions	3 Ht / 6 spread; twining evergreen; full sun/pt shade	Fragrant, white		
										Barlow groundcover
	Lonicera sp.	Honeysuckle	17	Base of Buildings, Scent		use original and consider substitutions	8-15 Ht / 3-6 spread; vine; full sun	Pink, Yellow, Coral		
LCH		halls honeysuckle	17			L - Coral Honeysuckle	8-15 Ht / 3-6 spread; vine; full sun			Barlow groundcover is assumed to be L. japonica as it has white blooms
LSVD						L. subspicata var. denudata - Chapparell Honeysuckle	5 to 2 m HT / 1-3 m spread; evergreen;	yellow flowers; edible fruit		X
	Tradescantia fluminensis	Wandering Jew	X	Transitions	X			White		shade tolerant
LSVD						L. subspicata var. denudata - Chapparell Honeysuckle	5 to 2 m HT / 1-3 m spread; evergreen;	yellow flowers; edible fruit		X
						x Fatsihedera ilzei - Botanical Wonder				
HH	Hedera helix	English Ivy	X	Base of Buildings	CA invasive listed	consider using original species if maintained so it never goes to fruit				
TJ						Trachelospermum jasminoides - Star Jasmine				
AEC						Arctostaphylos 'Emerald Carpet'	low-mounding evergreen groundcover; hybrid btwn A. uva ursi and A. nummularia	white flowers	X	X
ZC						Zauchneria californica 'White'	evergreen groundcover with green foliage	white flowers		X
						Fragaria californica	4 inches HT / 6 inches spread; compact mat; glossy dark green leaves	White flowers		X
						Vaccinium crassifolium - Creeping Blueberry	evergreen shrub; 4 in HT / 3 ft spread; suitable to light shade in well-drained soils;	May to June, blue - purple		
VINES										
BSPP	Bougainvillea sp.	Magenta bougainvillea	10	Patio Use / areas with adequate space / accent only		none	25' length/ 6' spread; shrublike vine; sun/pt shade	typically pink / purple / red showy flowers most of the year;		requires regular pruning
CST	Campsis radicans	Scarlet trumpetvine	16	balconies / V trellises / linear trellises / door surrounds		none	25' length / 6' spread; lacey leaves; sun/pt shade	red flowers; attracts hummingbirds;		
CLT	Campsis sp. (Clystoma callistegoides)	Lavender trumpetvine	13	balconies / V trellises / linear trellises / garage trellises		none	25' length / 6' spread; bright glossy lacey leaves; sun/pt shade	showy pale lavender trumpet-shaped flowers, detailed with dark violet / purple streaks; flowers followed by large prickly seed pods;	X*	
DC	Distictis buccinatoria	Blood Red Trumpet Vine	11	varieties of color can be used / fences / patio fences / balcony / V trellis / linear trellis / door surround / exterior walls					X	
LJ	Lonicera japonica	Hall's honeysuckle	17	balconies / patio fences / V trellises / door surrounds		none	30' length; vigorous vine or groundcover	white flowers spring through fall;	X	
PR	Podranea ricasoliana	Pink trumpet vine or Port St. John's Creeper	18	patio fences / door surround / patio trellises / bungalow fireplace		none	large sprawling woody evergreen vine; pinnately compound leaves with 7 to 9 leaflets; full sun;	pale pink bell-shaped flowers with red stripes in summer;	X*	moderately drought tolerant once established
PV	Pyrostegia venusta	Flame vine	14	door surrounds / garage trellises / garage structures		none	vigorous woody evergreen vine; clings by tendrils; full sun;	clusters of showy tubular reddish-orange flowers in clusters bloom fall through winter; slender dry capsules 1' long;	X	
RCB	Rosa x 'Cecile Brunner'	Cecile Brunner climbing rose	19	patio fences / bungalow fireplace / garage trellis		none	10-20' length / 3-6' spread; long flexible canes; vine; full sun	tiny hybrid tea rose flowers, pink	X	long-lived, disease resistant, tolerates poor soil
SM	Solandra maxima	Cup of Gold	12	balconies / patio fences / V trellises / door surrounds		none	20' length / 6' spread; evergreen, large leaves; full sun/pt shade	large yellow/gold trumpet-shaped showy flowers January through June or July;	X	
VC	Vitus californicus	Native California grape	15	patio fences / balcony / V trellises / linear trellises / garage trellises / door surround / garage structures / cabin link fences		none - also use as substitution	trainable vine	bunches of small edible (sour) purple grapes in fall; food source for wildlife and birds; foliage provides cover;	X	X
										consider Roger's Red

BARLOW VINE NUMBER	BOTANICAL NAME	COMMON NAME
10	Bougainvillea	Bougainvillea
11	Bignonia cherere	Red Trumpet Vine
12	Solandra maxima	Cup of Gold (aka Copa de Oro)
13	Clytostoma callistegioides	Lavender trumpet vine
14	Pyrostegia venusta	Flame vine
15	Vitus californica	California native grape
16	Campsis radicans	Trumpet creeper
17	Lonicera japonica	Hall's honeysuckle
18	Podranea ricasoliana	Pink trumpet vine (aka Port St. John's Creeper)
19	Rosa x 'Cecile Brunner	Cecile Brunner Climbing Rose
BARLOW SHRUB NUMBER	BOTANICAL NAME	COMMON NAME
20	Myrica californica	California wax myrtle - also California bayberry or Pacific wax myrtle
21	Rhus integrifolia	Lemonade berry
22	XX	none identified
23	Rhamnus californica	California Coffeeberry
24	Prunus lyonii	Catalina Cherry
25	Hibiscus rosa-sinensis "White Wings"	White Wings Hibiscus
26	Prunus caroliniana	Carolina cherry laurel
27	Quercus ilex	Holly oak
28	Prunus ilicifolia	Hollyleaf cherry
29	xxx	none identified
30	Buxus microphylla	Littleleaf Boxwood (aka Japanese boxwood)
31	Photinia serratifolia	Chinese Photinia
32	Nerium oleander	White Oleander
33	Arbutus unedo	"Strawberry Tree
34	Heteromeles arbutifolia	California holly (aka Toyon, California Christmasberry)
35	Pittosporum tobira	Mock Orange
36	Pyracantha	Firethorn
37	Carissa macrocarpa	Natal Plum
38	Myrtus communis 'Compacta'	Dwarf Myrtle
39	Cotoneaster lacteus	Cotoneaster (aka Parney's Cotoneaster)
40	XX	none identified
41	Raphiolepis indica	Indian Hawthorn white
42	Escallonia bifida	White Escallonia
43	Viburnum suspensum	Sandankwa viburnum

BARLOW TREE NUMBER	BOTANICAL NAME	COMMON NAME
50	none identified	Unknown
51	Prunus persica	Flowering Peach
52	Bauhinia	Orchid tree
53	Ceratonia siliqua	Carob
54	Cinnamomum camphora	Camphor tree
55	Eriobotrya japonica	Edible Loquat
56	Eucalyptus cladocalyx	Sugar gum
57	Angophora costata	Australian apple-myrtle
58	eucalyptus citroadora	Lemon scented gum
59	eucalyptus globulus	Blue gum
60	Ficus microcarpa	Indian laural fig
61	Fraxinus velutina	Modesto or Arizona ash
62	Cupaniopsis anacardiodes	Carrotwood
63	Olea europaea	Olive
64	pinus halepensus	Aleppo pine
65	Pinus radiata	Monterey Pine
66	Pittosporum undulatum	Victorian Boxwood
67	Platanus acerifolia	London Plane
68	Platanus racimosa	California sycamore
69	Prunus passardi	Purple leaf plum
70	Pyrus kawakamii	Evergreen pear
71	Quercus agrifolia	Coast live oak
72	Robinia pseudoacacia	Black Locust
73	Schinus molle	California Pepper
74	Schinus terebinthifolius	Brazilian Pepper
75	Ulmus parvifolia	Chinese Elm
76		No plan reference
77	No examples identified, possibly apricot	Unknown
SP1	Blighia sapida	Ackee
SP2	Hevea spp	Rubber Tree
SP3	Jacaranda mimosifolia (J. acutifolia)	Jacaranda
SP4	Koelreuteria paniculata	Golden Rain Tree
SP5	Tricuspidaria dependens or (Crinodendron dependens or Crinodendron patagua Mol.)	Lily of the Valley tree

The Village Green

Cultural Landscape Report

Part II Treatment Guidelines