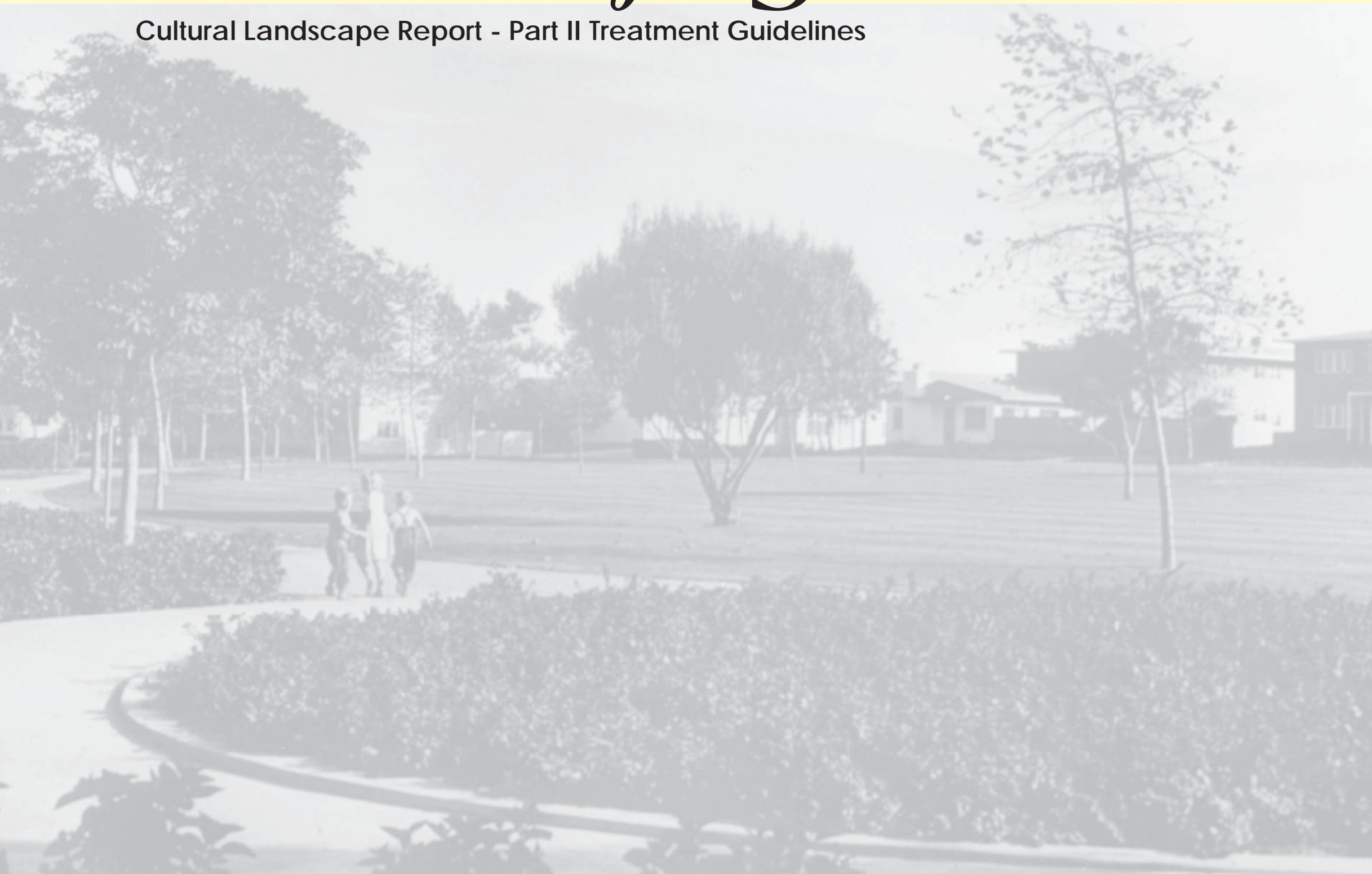


The Village Green

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
Landscape Report Committee of the
Village Green Owners Association*

**Draft for Community Review
May 31, 2013**

Acknowledgements

THE VILLAGE GREEN CULTURAL LANDSCAPE REPORT COMMITTEE (2012 - 2013)

- Gordon Brooks
- Bill Chappelle
- Robert Creighton, 2012 VG Board Liason
- Holly Kane, Committee Chair
- John Keho
- Steven Keylon
- Georgia Lumpkin
- Ted Lumpkin, Committee Co-Chair
- George Rheault, 2013 VG Board Liason
- Tamora Thomas
- David Weisenbloom
- April Garbat, Intern

THE VILLAGE GREEN OWNERS ASSOCIATION BOARD (VG BOARD)

- Robert Creighton, Board Chair

MUNDUS BISHOP

- Tina Bishop, Principal-in-Charge
- Shelby Scharen, Planner

THE VILLAGE GREEN COMMUNITY

Table of Contents

1. 0 CONCEPT VISION

Introduction..... 1

Significance.....2

Historic Context..... 3

Guiding Principles..... 5

Concept Vision.....5

Terminology..... 7

2.0 GENERAL GUIDELINES

Introduction..... 11

Spatial Organization..... 13

Land Use..... 17

Circulation..... 19

Small Scale Features.....23

Vegetation.....25

3.0 GUIDELINES BY AREA

Introduction..... 35

Central Spine.....35

Central Green..... 35

West Green.....36

East Green..... 37

Tree Allées..... 38

Rodeo Road, East Circle and West Circle..... 39

Garden Courts.....41

Motor Courts49

APPENDICES

- A. Fred Barlow Jr.’s Thousand Gardens As-Planted Plan (1942)
- B. Merrill Winans’ Post-Flood Landscape Plan (1966)
- C. Existing Conditions Plan (2004-2013) Prepared under the direction of the CLR Committee



1.0 Concept Vision

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, 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. (MB 2013)

Previous Page: View from the Administration Building looking south towards the former Clubhouse. (Cornell University Archives, c. 1944)

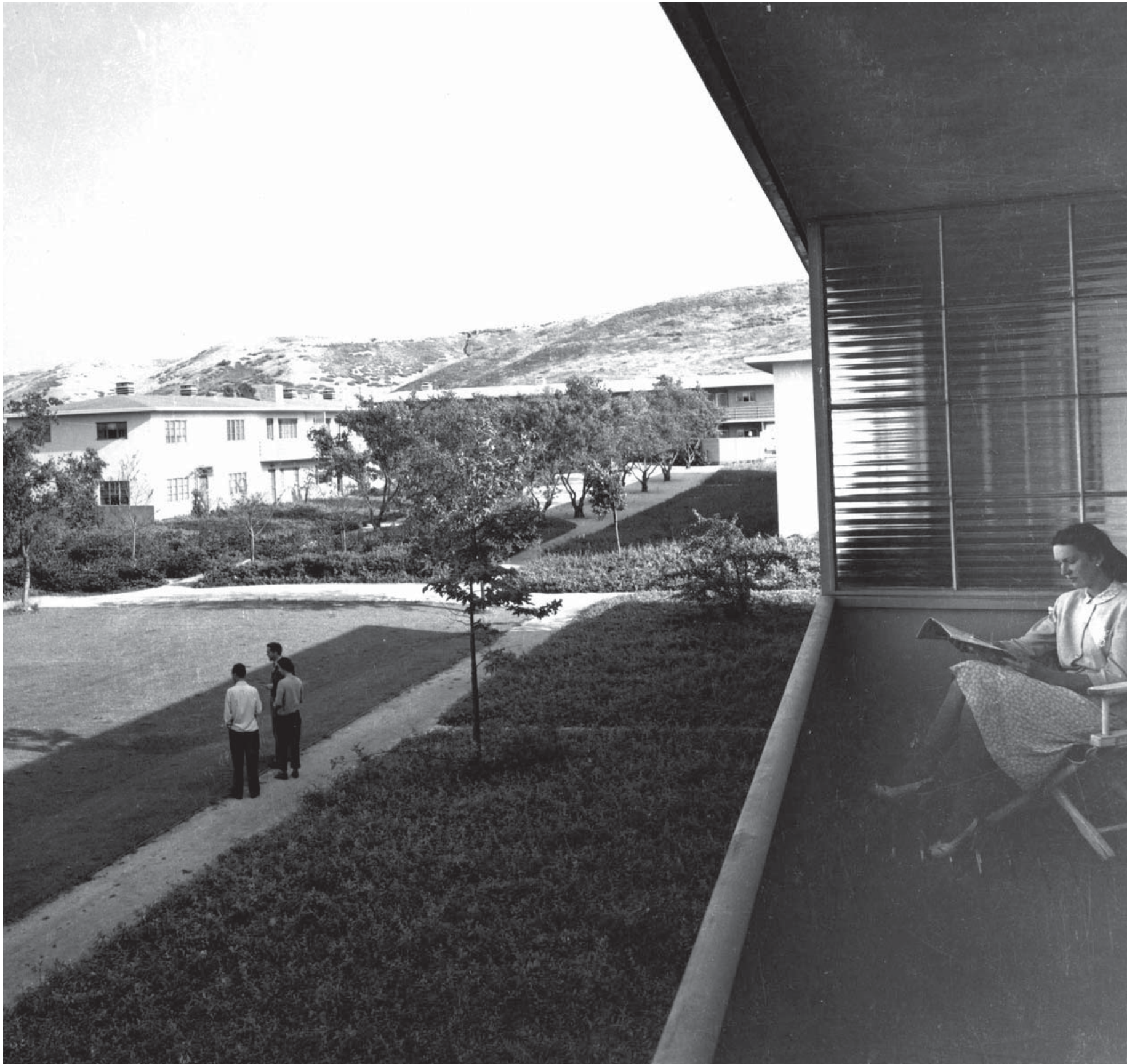
SIGNIFICANCE

The Village Green's period of significance assumed for the treatment guidelines is 1935 to 1948. The Village Green is a National Historic Landmark, 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. (Cornell University Archives, c. 1944)

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 for upper middle-income residents. 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 (Cornell University Archives, c. 1944)



Water feature south of the former Clubhouse (Cornell University Archives, c. 1944)

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. (Shulman Collection, The Getty Research Institute, 1974)



Winans's landscape design. (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 33 and 34 were also damaged.

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. The gravel walkways were replaced with concrete sidewalks and 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, likely due to a change in ownership; the property was sold 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. (MB 2013)

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 1948 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 1948 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 1948, may be removed.



CONCEPT VISION

TERMINOLOGY

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

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.

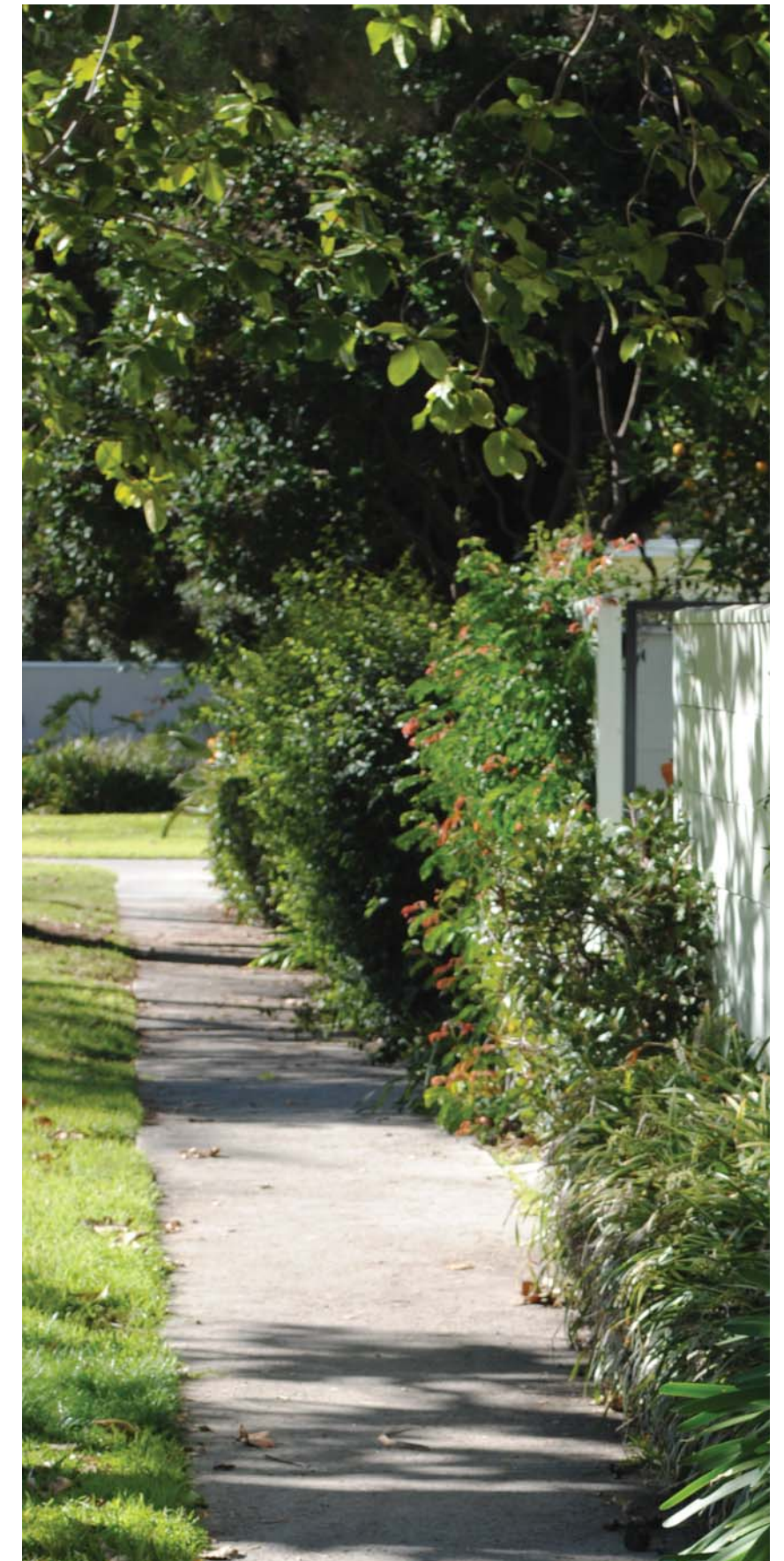
Maintain/Protect - These are measures that sustain the existing form, integrity and materials of contributing and important features. Actions focus on stabilizing features and protecting extant resources rather than replacing missing elements.

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.

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.

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.

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.



Garage Court Walkway (MB 2013)

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



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. Guidelines by Area. These two sections should be used in tandem when making decisions regarding the treatment for these areas.

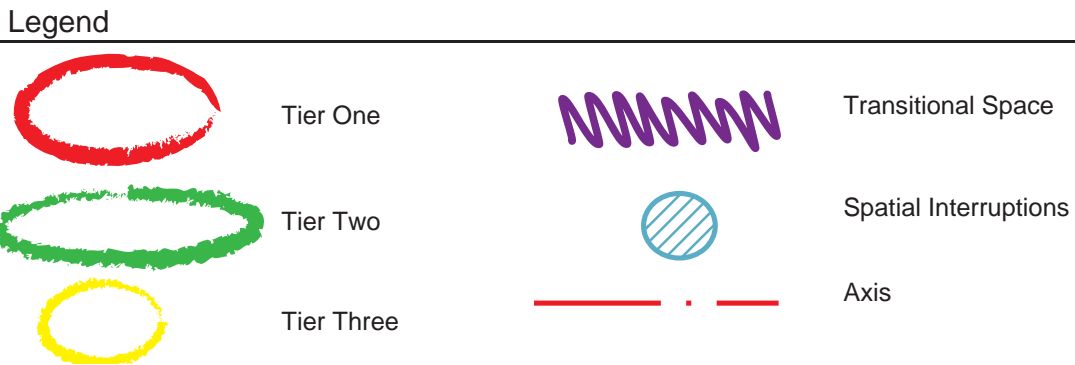
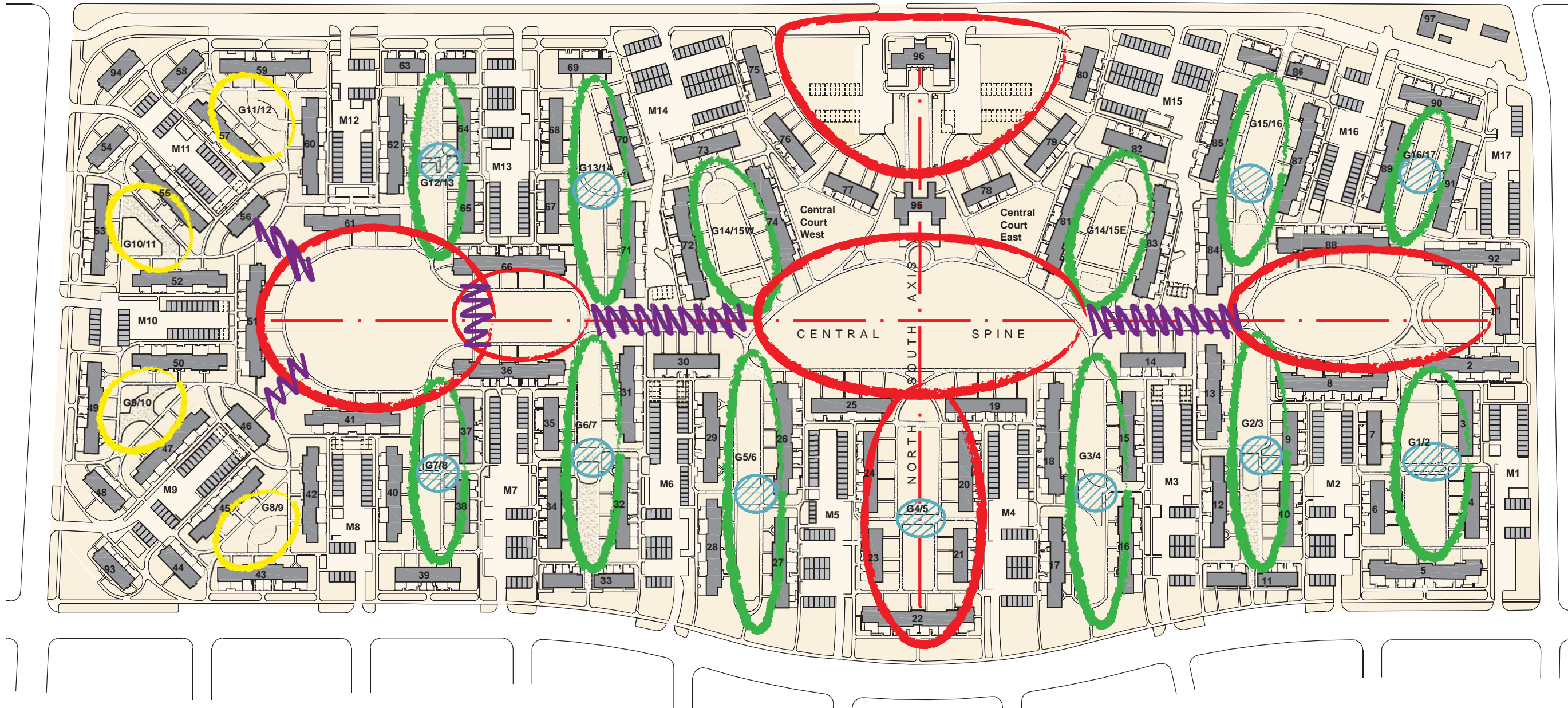
The General Guidelines provide guidance on undertaking maintenance, repair and new construction to preserve and rehabilitate original features, spaces and materials while adopting and promoting present-day sustainability measures.

The guidelines in this section should be used in tandem with those in Section 3.0 Guidelines by Area, for making treatment decisions.



Garden Court 4/5 (MB 2013)

Previous Page: West allée. (Shulman collection, The Getty Research Institute, 1958)



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, 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.

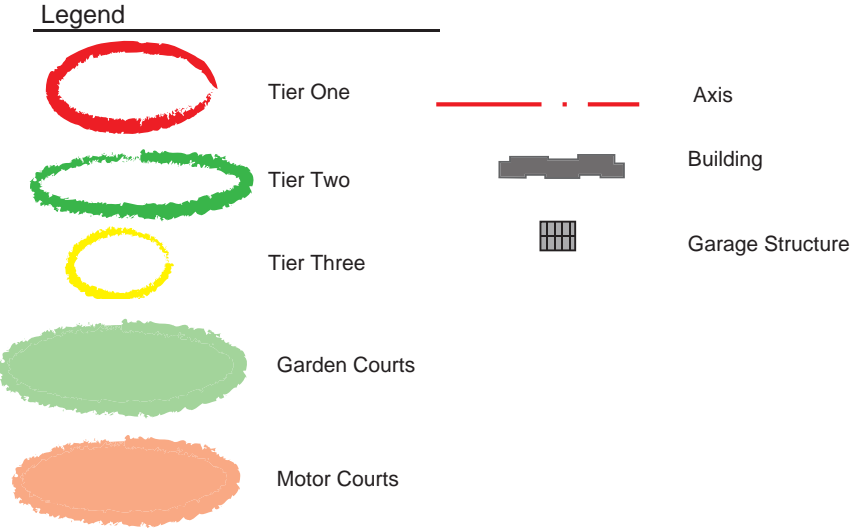
Tier Three – Garden Courts not immediately adjacent to Tier One spaces (e.g. smaller, triangular Garden Courts on the west end); garage courts, and transitional spaces leading to garage courts.



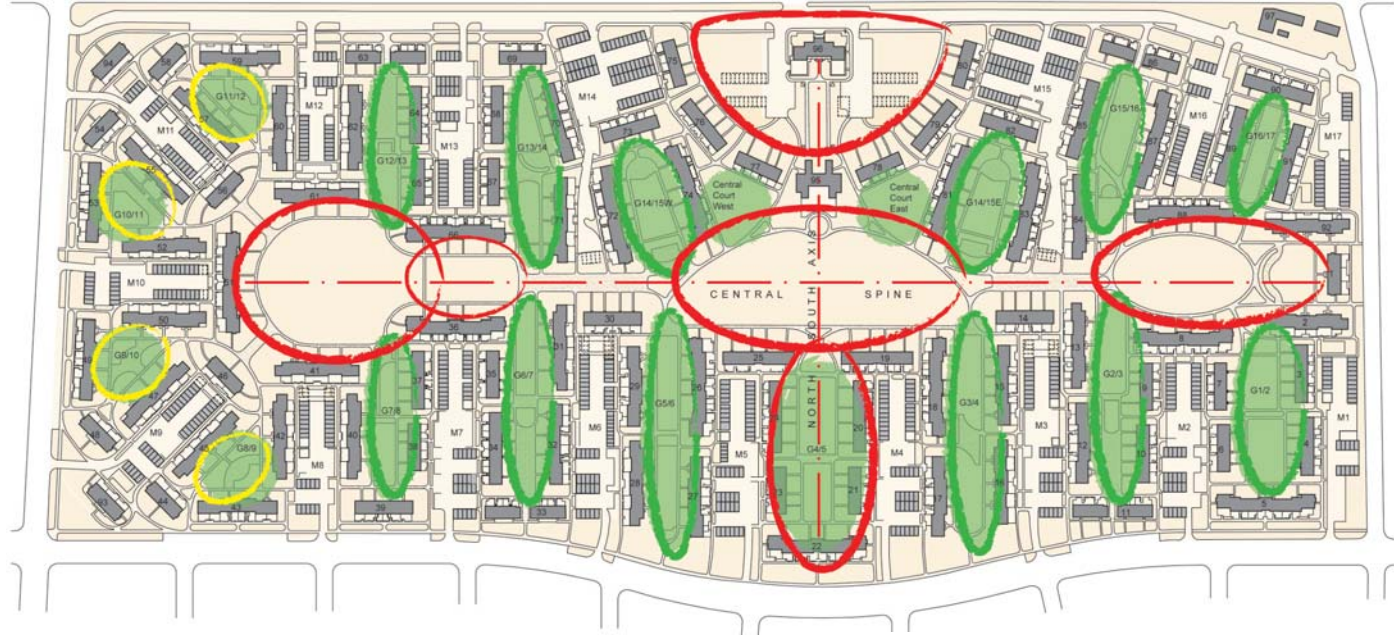
Garden Court 9/10 (MB 2013)



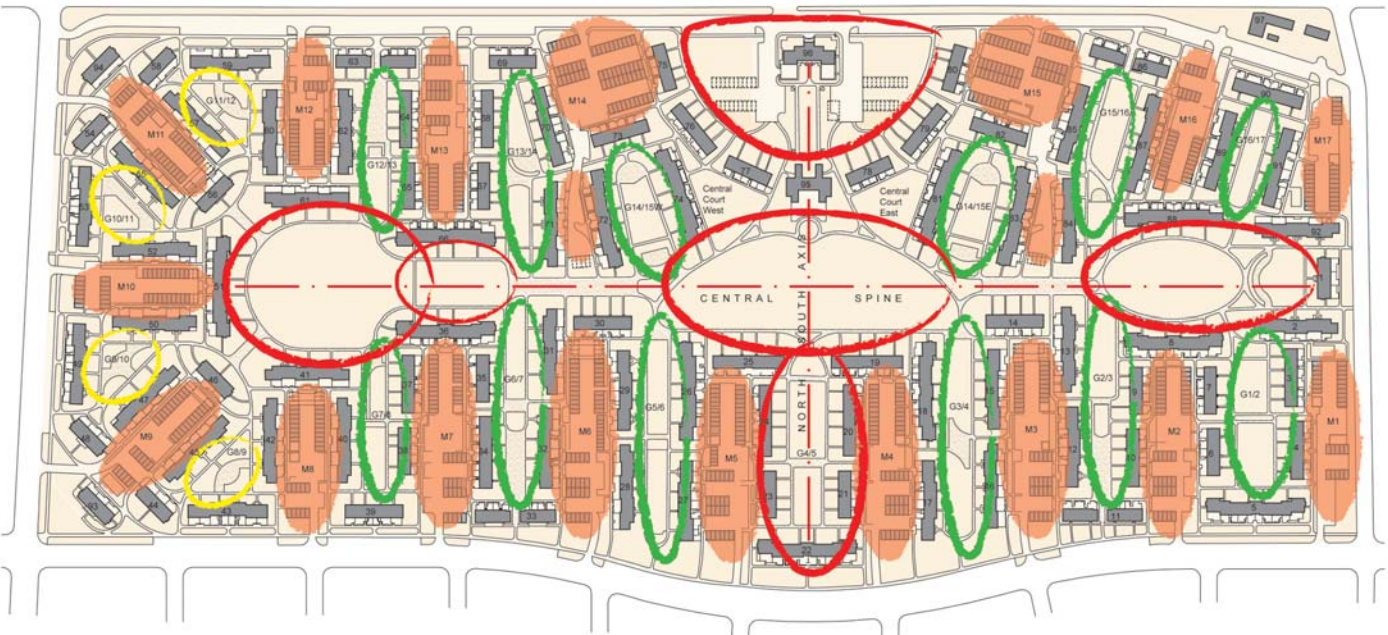
West Green (MB 2013)



Public Spaces - Tier One



Garden Courts - Tier One, Two and Three



Garage Courts - Tier Three

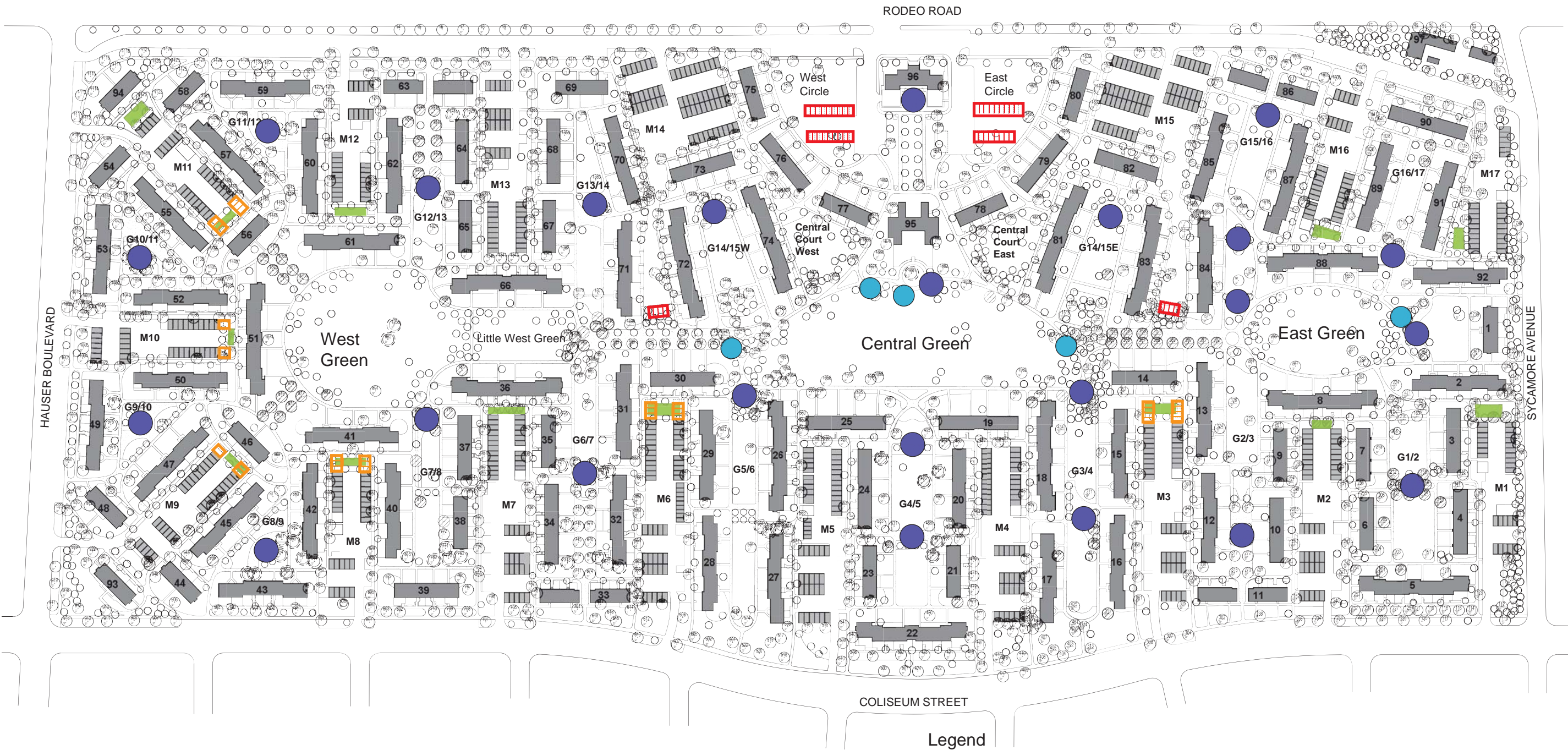


Garden Court 4/5 (MB 2013)

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

- 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 upper middle income, 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.

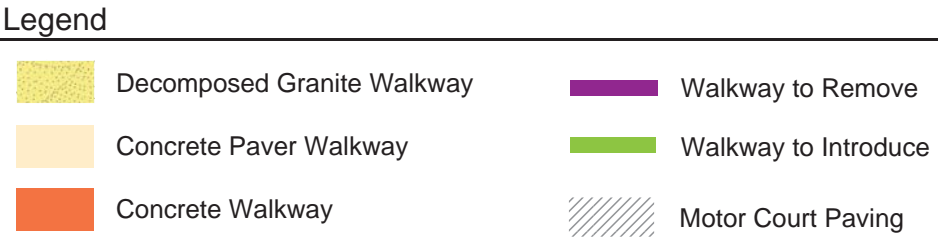
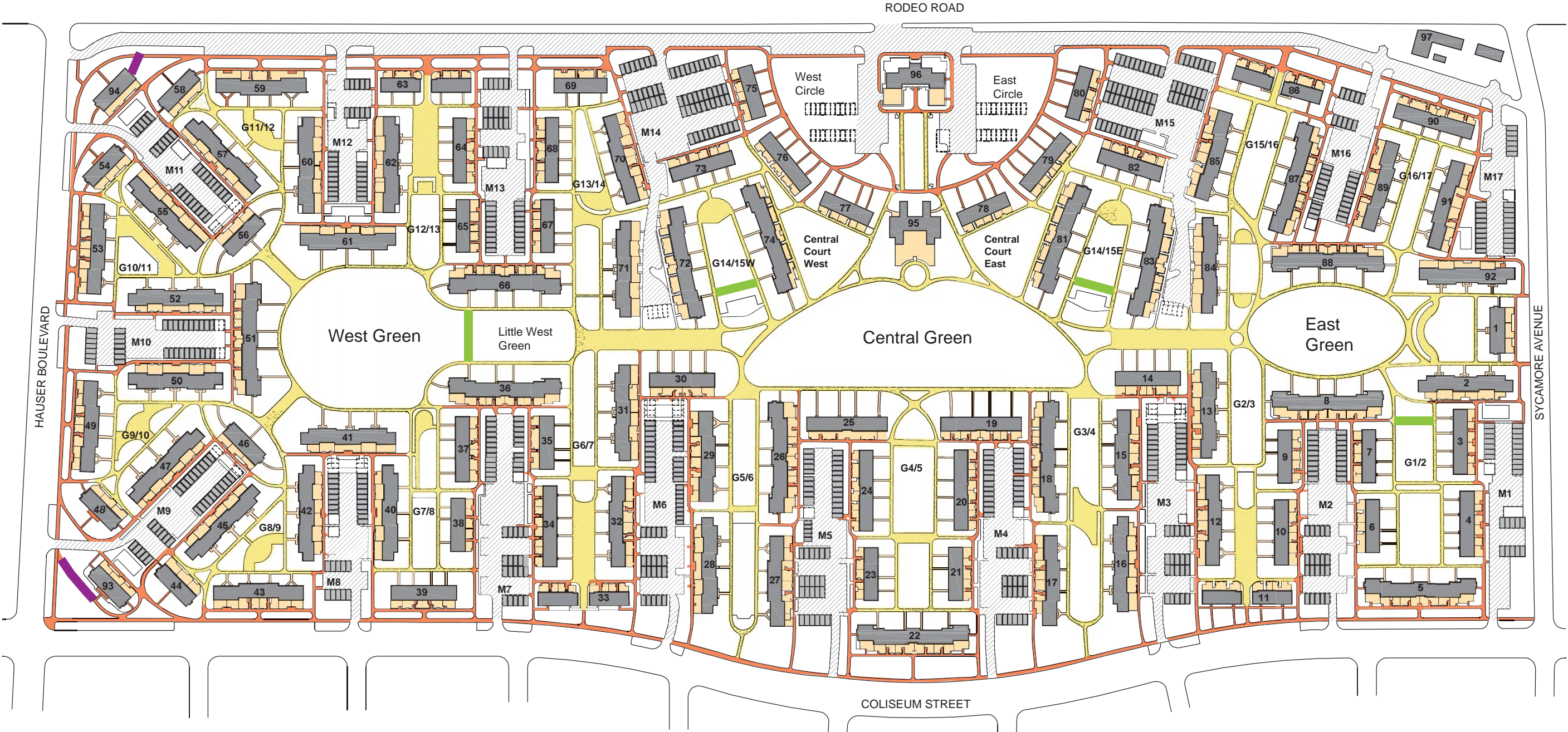
- Consider introducing recreational, amenity and gathering spaces in areas originally intended for these uses.
 - Consider contemporary uses such as play spaces for tots and children, productive gardens or dog parks.
- Introduce gathering spaces within garden courts in areas where originally intended. Refer to Garden Court guidelines.
 - Introduce recreation amenity spaces within motor 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. (Cornell University Archives, c. 1944)



Accommodate informal and formal gathering areas. (MB, 2013)



CIRCULATION

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.

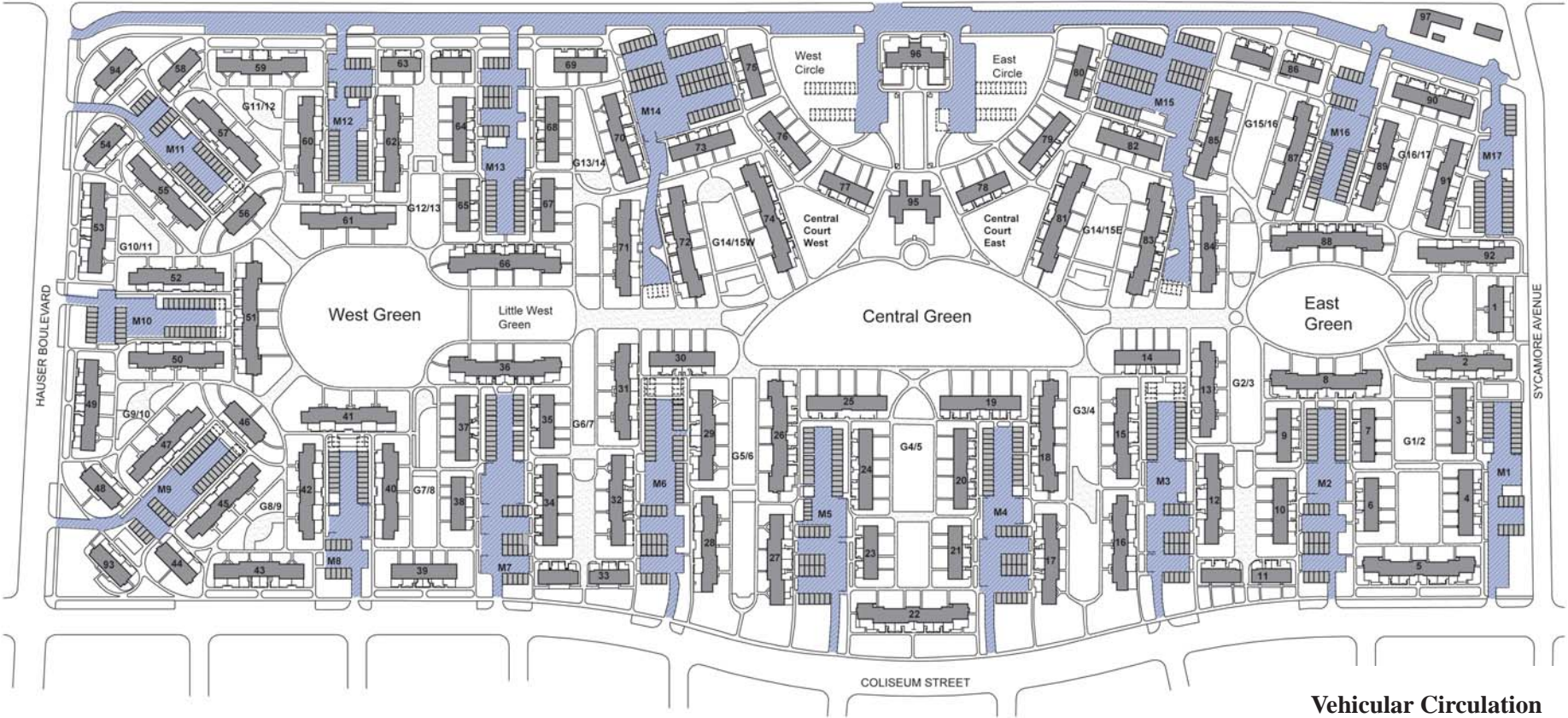
- Preserve the circulation system as a hierarchy of external roads and internal driveways, garage courts and pedestrian walkways that provide separation of vehicular and pedestrian movement and a rich pedestrian experience.
 - Introduce gathering spaces, connections and walkways using the original design 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.

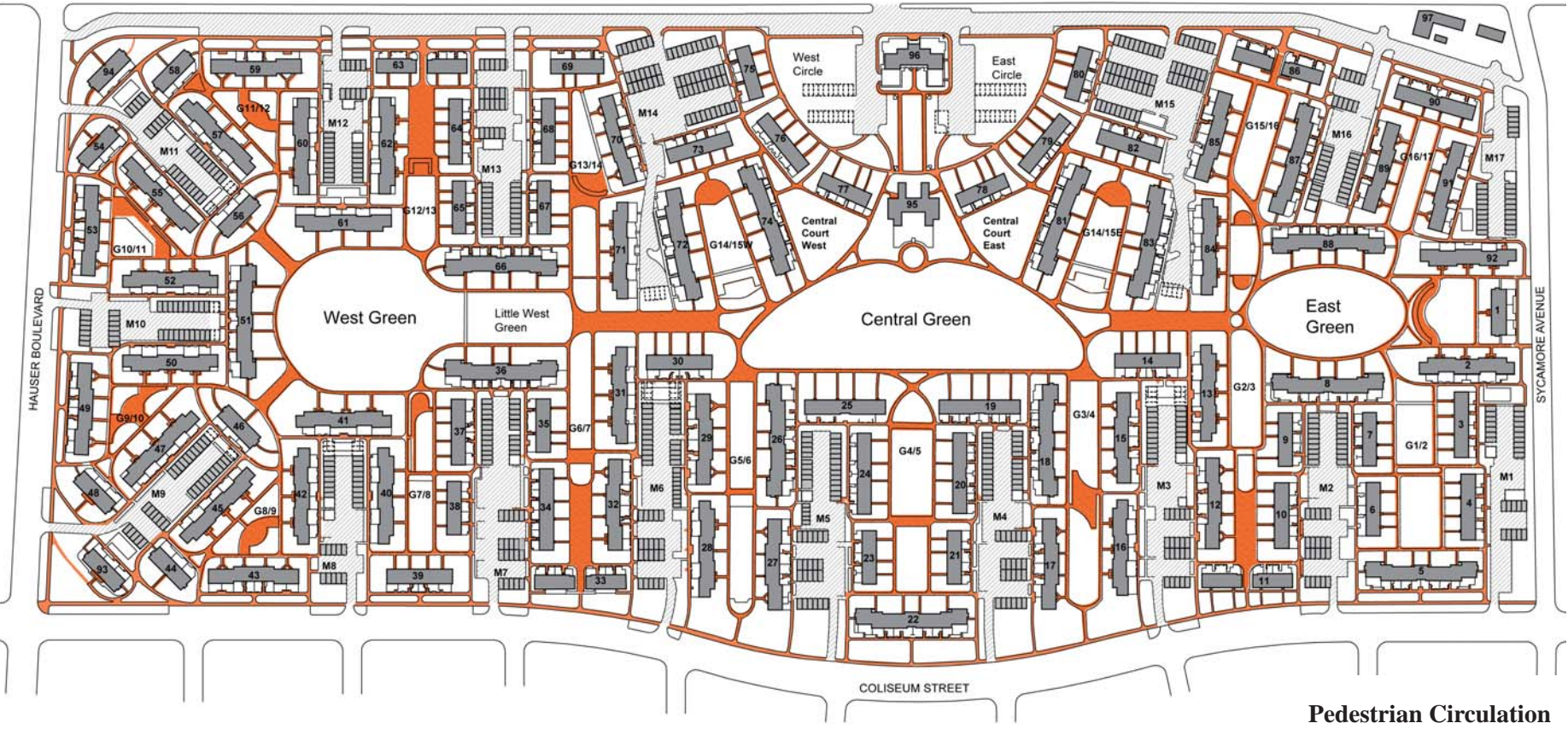
Pedestrian Circulation

- 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. (Cornell University Archives, c. 1944)



Horizontal wire trellises. (Cornell University Archives, c. 1944)



Original lamp post. (Cornell University Archives, c. 1944)



Preserve wood-framed and brick walls. (MB 2013)



Preserve extant wire trellises and introduce new trellises where missing. (MB 2013)



Preserve extant original lamp posts and repair as needed. (MB 2013)

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) as was originally intended, 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 where 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	 Extant Compatible Tree to Remain	 New Tree
 Shrubs	 Extant Original Tree to Remain (to be replaced in-kind)	 Mature Specimen Tree to Remain
 Lawn		

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 as originally intended, 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 bouganvillea 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 - a lemon grove, edible landscape, 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 selected 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 groves, 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.

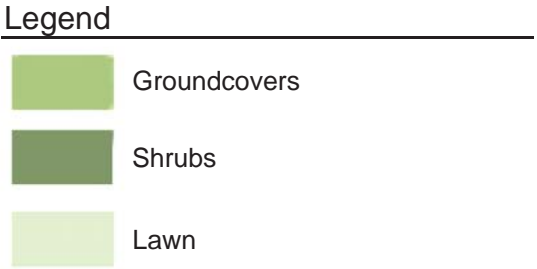
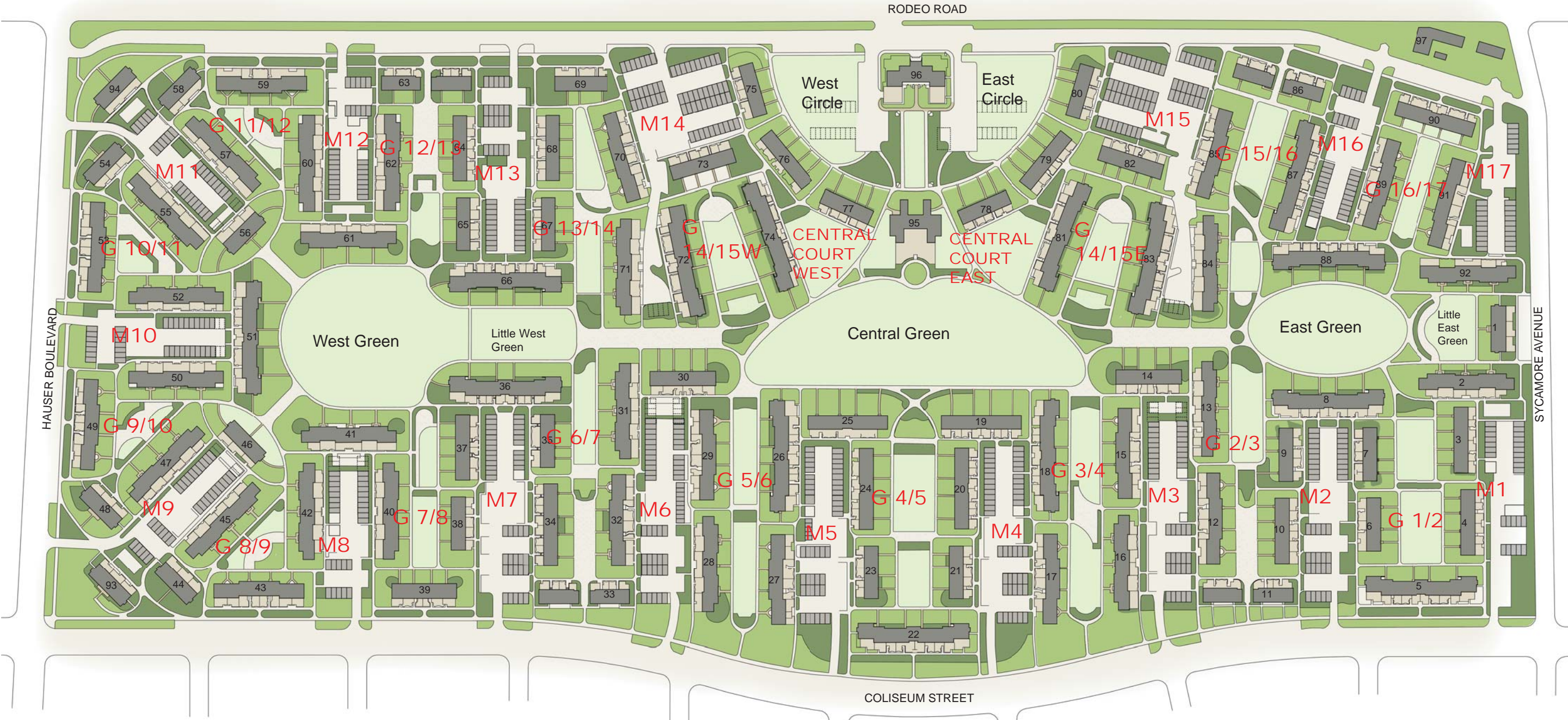
- **Extant Original Tree to Remain** are extant Barlow trees from 1947 or earlier.
 - **Extant Compatible Tree to Remain** are trees planted after 1947 that are compatible with the original tree pattern and design intent.
 - **Mature Specimen Tree to Remain** are trees planted after 1947 that provide 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** - 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 (installed between 1940 and 1942 or to 1948 if the period of significance is extended).
 - 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 installed after 1948 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 a bosque 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.
(MB 2013)



Central Green (MB 2013)



SHRUBS, GROUNDCOVERS, LAWN

Shrubs

Shrub plantings originally complemented the buildings as naturalistic drifts along façades and as geometric forms at corners. Large masses of shrubs assisted in defining spaces at garden courts 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. Do not replace trees that are not original.
- 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. (Shulman Collection, The Getty Research Institute, 1958)



Extant shrubs between the Central Green and the West Tree Allée. (MB 2013)



Groundcovers originally formed drifts at the base of building façades. (Shulman Collection, The Getty Research Institute, 1958)



Extant lawn and shrubs at building façade. (MB 2013)

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

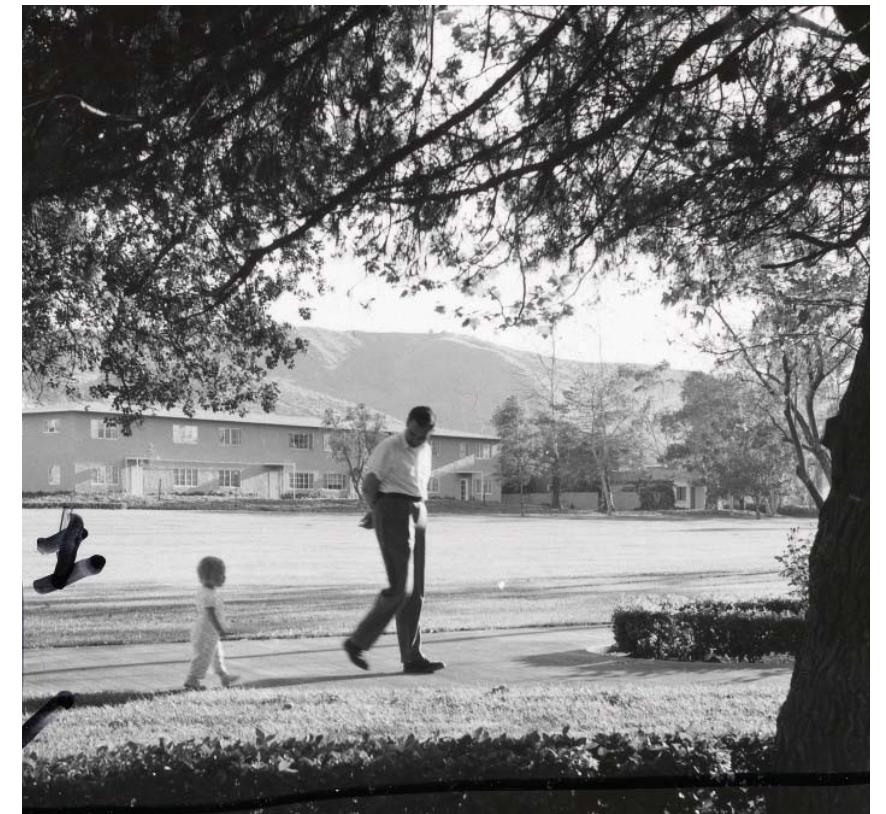
Lawns originally provided a continuity of open space between the main greens and garden courts. As broad central panels of low greenery within each space, the openness and scale afforded by the lawns complemented the horizontal buildings, and provided for informal gathering and use.

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 role 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. (Shulman Collection, The Getty Research Institute, 1958)



Preserve lawns where they occurred originally including within the Central Green. (MB 2013)



Vines were originally established at the bases of buildings to climb v-shaped and long linear trellises. (Cornell University Archives, c. 1944)



Extant horizontal wire trellis and vine. (MB 2013)

Vines

Vines were originally established on building façades, planted at the base of the building and trained to climb horizontal and vertical trellises at door surrounds and balconies. The vines complemented the tree and shrub composition by providing a vertical layer of planting directly associated with the architecture that provided 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 balconies and 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 groundcovers 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 intended 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

Previous Page: Garden Court 15/16. (Cornell University Archives, c. 1944)

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 olives as a formal entry into Garden Court 4/5 and in the oval; and oak, *Blighia* and *Koelreuteria*. 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 (MB 2013)



East Green (MB 2013)

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 (MB 2013)

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, trees 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 individualistic arrangement of gathering spaces and circulation, and an individualistic 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 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. (MB 2013)



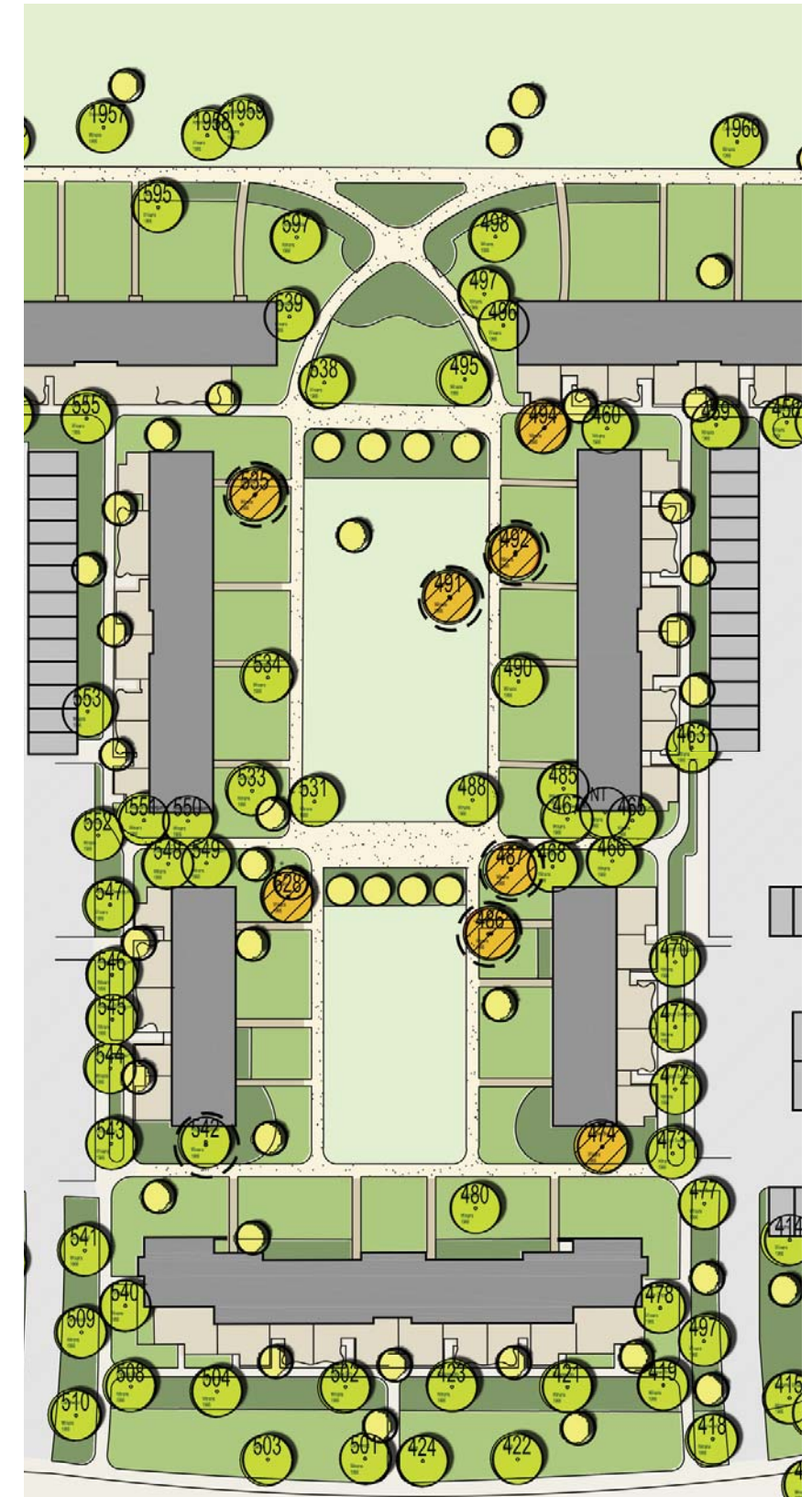
Garden Court 15/16 is one of the Tier Two spaces and will be rehabilitated to reflect the patterns and character of the original design with some flexibility in materials and plants allowed. (MB 2013)



Garden Court 4/5 (UCLA Baruch Collection c. 1942)



Garden Court 4/5 (MB, 2013)



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 the original location, following the pattern, form and character that existed originally and plantings at the these spaces.
 - 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 and texture 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.

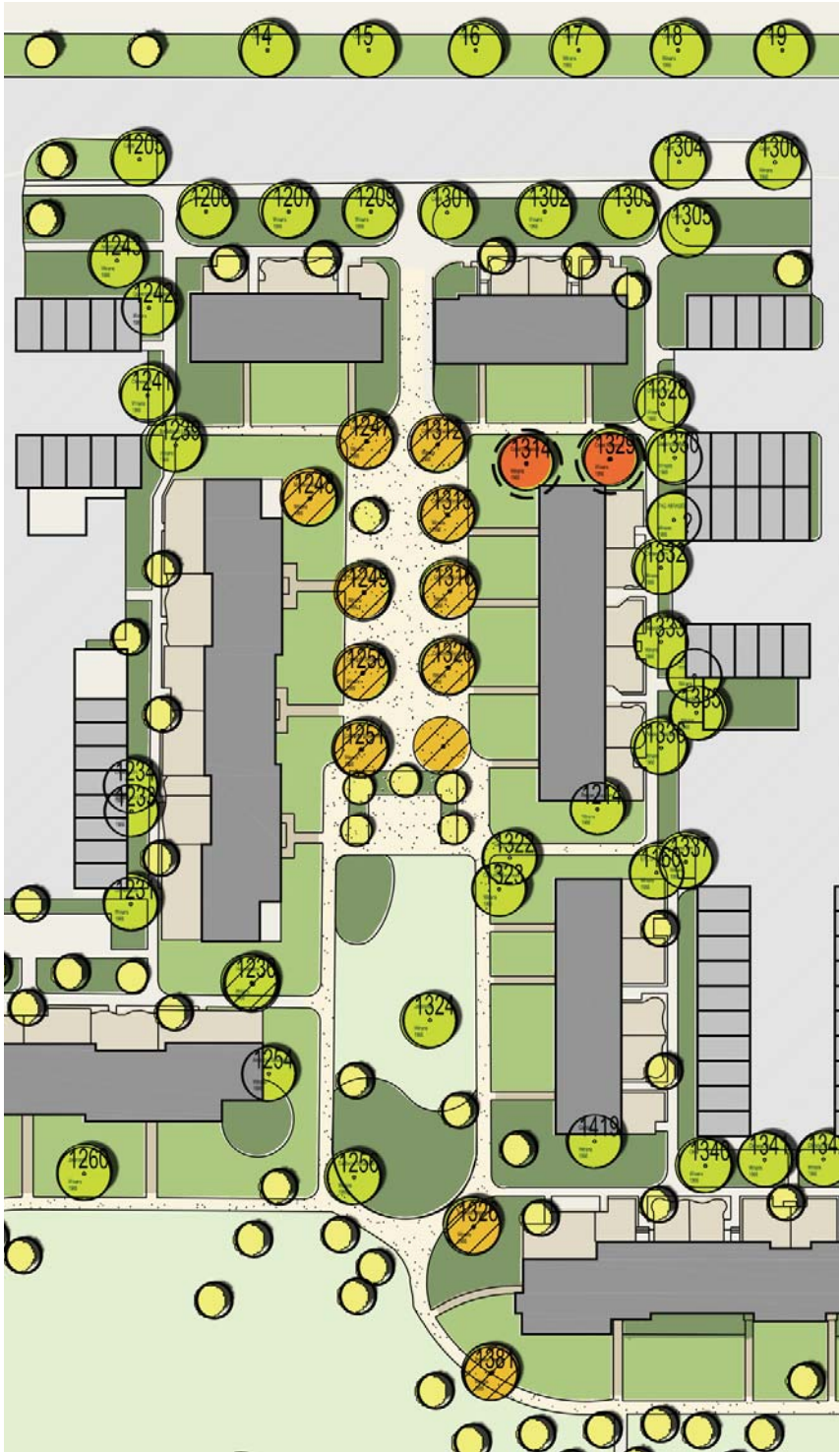
- Rehabilitate Garden Court 4/5 to reflect the original design in form, materials and vegetation.
 - Reestablish the original, simple tree pattern of the original space: grove of trees at north end with camphor trees on the northeast, line of purple-leaf plums and 2 pairs of olive trees as specimen trees at central gathering space, and coast live oaks at south end.
 - 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 (Cornell University Archives, c. 1944)



Garden Court 12/13 (MB, 2013)



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 the East Green;
- 3/4, 5/6 and 14/15W and 14/15E connect to the 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 individualistic 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.
 - 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 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.



One of the Tier Three garden courts - Garden Court 9/10 (Cornell University Archives, c. 1944)



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 individualistic 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 full a 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 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.
- 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.
- 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)

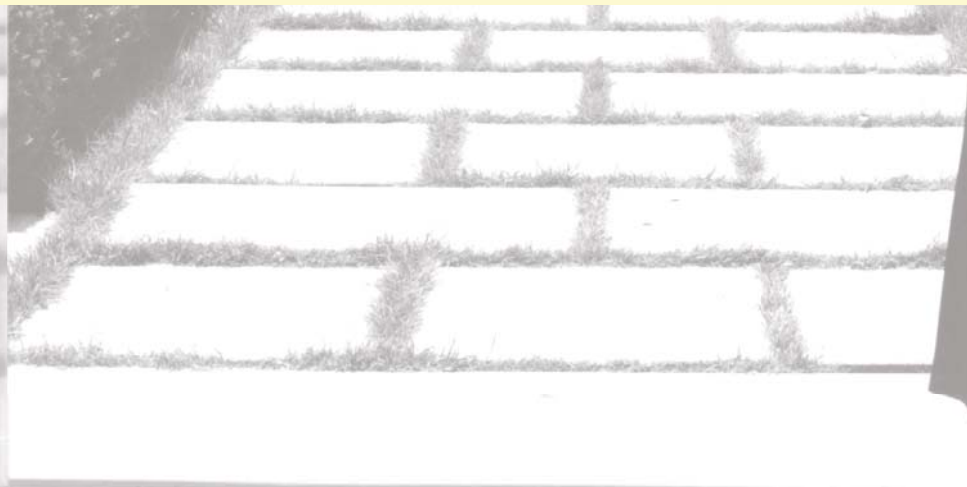


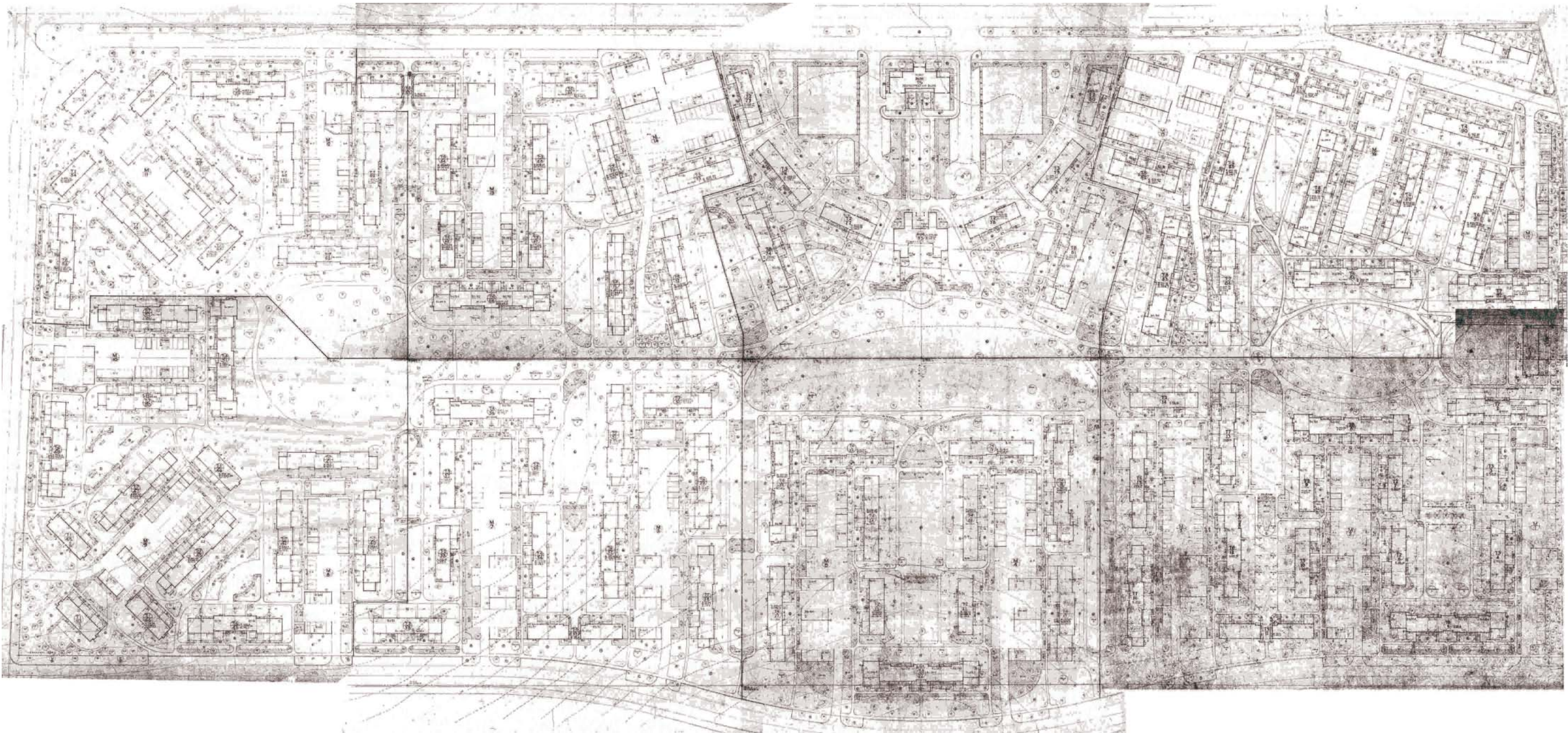
Garage Court M12 (MB 2013)

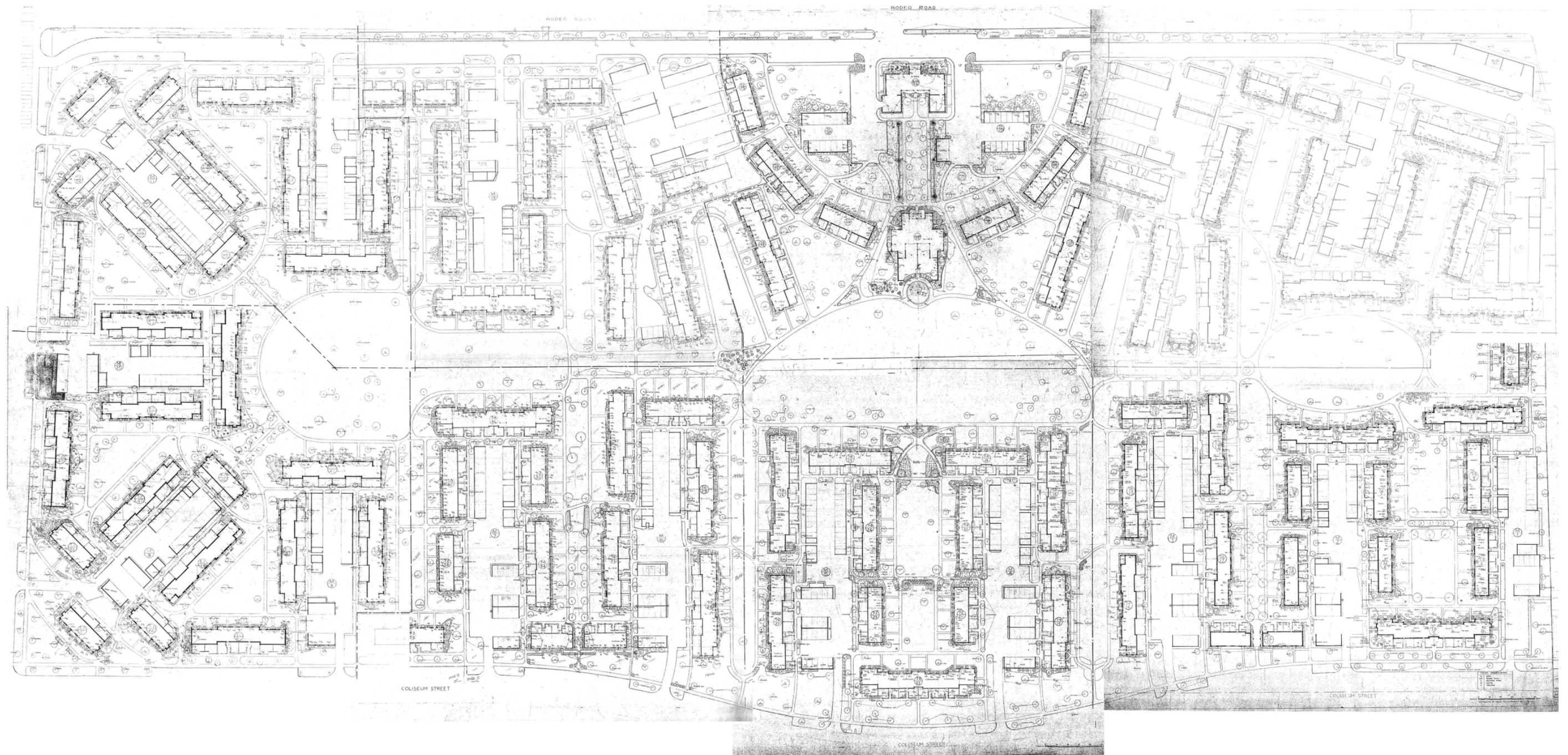
- M7 space south of building 36 (no parking removed)
 - M10 space west of building 51 by removing 4 parking spaces (would require removing portions of 2 garage structures)
 - M11 space northwest of building 56 by removing 4 parking spaces (would require removing portions of 1 garage structure and removal 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)

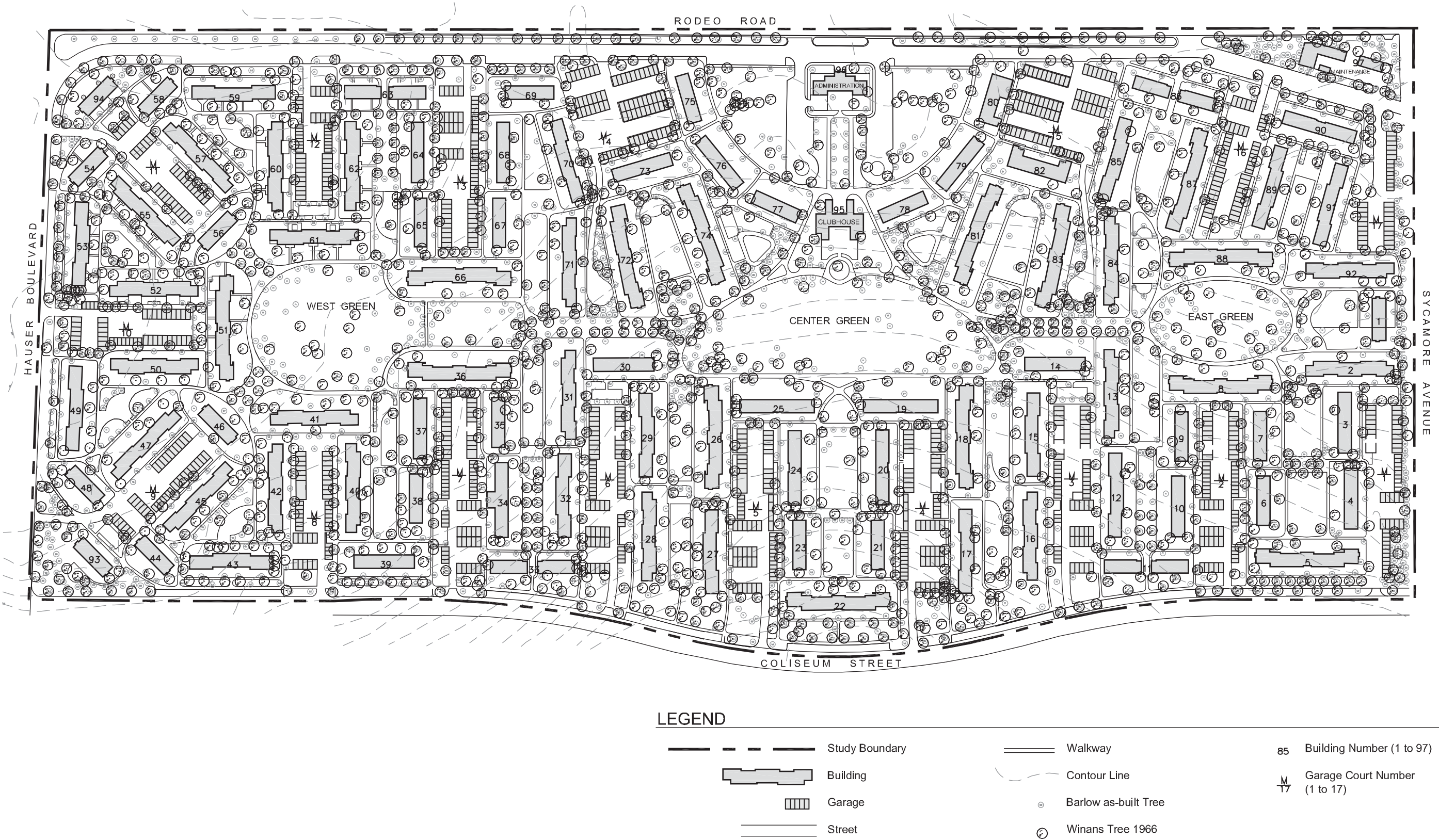


Appendices









The Village Green

Cultural Landscape Report

Part II Treatment Guidelines