

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-134-HCM

HEARING DATE: January 24, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1060
200 N. Spring Street
Los Angeles, CA
90012

Location: 925 Haverford Ave
Council District: 11
Community Plan Area: Brentwood-Pacific
Palisades
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Lot 18 of Block 34 of TR 9300

PROJECT: Historic-Cultural Monument Application for the
ALDERSGATE/WE BOYS-J.O.C. LODGE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Betty Lou Young and Randy Young
550 Latimer Rd.
Santa Monica, CA 90402

OWNER: California Pacific Conference of the United Methodist
110 S. Euclid Ave.
Pasadena, CA 91101

RECOMMENDATION

That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: October 29, 2007 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built around 1910, this two-and-a-half story residential building exhibits character-defining features of Mission Revival-Craftsman architecture. The subject building is rectangular in plan with a recessed off-center entrance. The side gabled roof is covered in asphalt shingles. The exterior features stucco finish with painted wood trim. Large square brick piers support a porch roof and a porte cochere. The façade also has wide overhanging eaves above exposed knee braces, large Mission style dormers and ball parapets. The building has original double-hung and picture windows. Significant elements of its Craftsman-style interior include dark wood finishes, teardrop crystal-and-brass chandeliers, mahogany furnishing, sideboards, and accents. The interior also has original mirrors and wall sconces, fireplace with decorative facing, and built-in cabinetry with beveled glass.

The proposed Aldersgate/We Boys-JOC Lodge historic monument appears to have been built on a site on Harvard Street in the Wilshire district. The members of the First Methodist Church bought the property in 1928 and moved the subject building in two halves to Temescal Canyon in the newly established (1922) Methodist community of Pacific Palisades as their permanent retreat house. For about 35 years, the subject building served the Methodist Church as an institution for the social and religious instruction of young men ("We Boys") and young women (the "Jesus Our Companion" or "J.O.C." group), and as a lodge to host guests and social gatherings. Membership declined in the fifties and in 1961 the property was sold to the Board of Lay Activities of the Southern California-Arizona Annual Conference of the Methodist Church, which renamed the building "Aldersgate Lodge" after the site of John Wesley's spiritual reawakening. The Board also removed the "We Boys/J.O.C. Lodge" sign from the roof. In 1971-2, the Conference Campground Commission of the United Methodist Church took over the estate and has used it since then for a variety of religious and educational purposes.

Additions were made in the 1940s, notably, the dining room and pergola (1945). The second floor configuration has been altered significantly for use as dormitory rooms. A basement complex was likely added around 1945 and includes a meeting room, lounge, kitchen, and bedrooms. An updated manager's apartment sits above the dining room addition. The roof also lacks its original clay tiles and the wooden "We Boys-J.O.C Lodge" sign. Other changes to the subject property include the addition of a Chapel (1991), and alterations to the landscaping.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

December 3, 2007

To: Edgar Garcia
Office of Historic Preservation
200 North Spring St., Room 620
Los Angeles, CA 90012
From: Betty Lou Young
550 Latimer Rd.
Santa Monica, CA 90402
Phone: 310-454-8468
Fax: 310-454-304
e-mail: rusticbetty@ aol.com

Re: Nomination of Aldersgate /We Boys-J.O.C. Lodge for Cultural Heritage recognition.

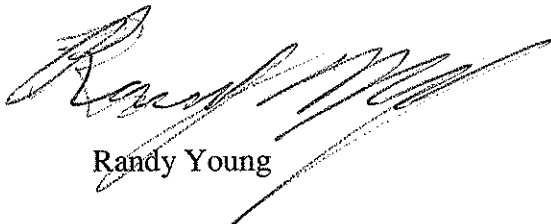
The enclosed nomination form is being submitted with the enthusiastic approval of the board of directors of Aldersgate Lodge and the management of the Southern California Conference of the Methodist Church and is presented under the aegis of the Pacific Palisades Historical Society. The structure has recently been thoroughly renovated and is being revitalized as a dynamic part of the community after many years of lethargic and sometimes disinterested management. As part of these efforts, those in charge are now proud to honor the structure's unusual place in the social, cultural, and religious fabric of the city and of the community of Pacific Palisades and are eager to seek formal recognition. We debated about the use of the full original name in the nomination, since the structure was commonly called the "We Boys Lodge," but decided to use the full appellation, including the "J.O.C.," as it appeared on official documents and on the rooftop sign.

Thank you very much for your consideration.

Sincerely,



Betty Lou Young



Randy Young

CULTURAL HERITAGE COMMISSION
433 SOUTH SPRING STREET, 10TH FLOOR
LOS ANGELES, CA 90013
(213) 485-6793

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT ALDERSGATE / WE BOYS - I.O.C. LODGE
2. STREET ADDRESS 925 HAVERFORD AVE
PACIFIC PALISADES
CITY LOS ANGELES ZIP CODE 90272 COUNCIL DISTRICT 11
3. ASSESSOR'S PARCEL NO. 4412001043
4. COMPLETE LEGAL DESCRIPTION: TRACT 9300
BLOCK 34 LOT(S) 18 ARB NO. —
5. RANGE OF ADDRESSES ON PROPERTY 925 HAVERFORD AVE.
6. PRESENT OWNER CALIFORNIA PACIFIC CONFERENCE OF THE UNITED METHODIST CHURCH
STREET ADDRESS 110 S. EUCLID
CITY PASADENA STATE CA ZIP 91101 PHONE (626) 568-7300
OWNERSHIP IS: PRIVATE X PUBLIC —
7. PRESENT USE RETREAT & CULTURAL CENTER (BEFORE MOVING)
ORIGINAL USE PRIVATE HOME

DESCRIPTION

8. ARCHITECTURAL STYLE MISSION REVIVAL
(See Style Guide)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE
(See optional Description Work Sheet)

HISTORIC-CULTURAL MONUMENT APPLICATION

PAGE 2

NAME OF PROPOSED MONUMENT ALDERSGATE / J.O.C. / WE BOYS LODGE

10. CONSTRUCTION DATE: FACTUAL _____ ESTIMATED 1910

11. ARCHITECT, DESIGNER, OR ENGINEER UNKNOWN

12. CONTRACTOR OR OTHER BUILDER MOVED TO SITE BY KRESS IN 1928

13. DATES OF ENCLOSED PHOTOGRAPHS 1938, 2007
(8 x 10 Black and White Glossy)

14. CONDITION: EXCELLENT ☒ GOOD _____ FAIR _____ DETERIORATED _____
NO LONGER IN EXISTENCE _____

15. ALTERATIONS PERGOLA ON THE SOUTH SIDE WAS ENCLOSED IN 1945,
DINING ROOM ADDED IN 1948, APARTMENTS ALSO ADDED TO
SECOND FLOOR AND BASEMENT IN 1948. ROOF REPLACED

16. THREATS TO SITE: NONE KNOWN ☒ PRIVATE DEVELOPMENT _____
VANDALISM _____ PUBLIC WORKS PROJECT _____ ZONING _____ OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE _____ MOVED ☒ UNKNOWN _____

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND / OR ARCHITECTURAL IMPORTANCE;
INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH THE SITE
(See optional Significance Work Sheet)

SEE ATTACHMENT

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS
WITH DATES) "HISTORY OF THE WE BOYS / JOC LODGE" COMPILED BY
LULU GLOCKNER (DATES 1931-1961), "THE STORY OF ALDERSGATE
LODGE" BY THOMAS ROY PENDER, DEPT. OF CITY PLANNING PARCEL
PROFILE REPORT, CLIPPINGS FROM "PALISADIAN" NEWSPAPER
(INTERVIEWS WITH ARCHITECT TAYLOR LOUDN, BILL BUEGE, AND
MANAGER CHRIS ERIKSON (2007). ARCHIVE FROM THE CONFERENCE (GIVEN)

20. DATE FORM PREPARED 11/107 PREPARER'S NAME BETTY LOU YOUNG
ORGANIZATION PACIFIC PALISADES HISTORICAL SOCIETY STREET ADDRESS 550 LATIMER RD

CITY SANTA MONICA STATE CA ZIP 90402 PHONE (310) 454-8468
DOC: APPLICATION DISK: J10 V 1.0

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

COMPLETE ONE OR BOTH OF THE UPPER AND LOWER PORTIONS OF THIS PAGE

ARCHITECTURAL SIGNIFICANCE

^{-J.O.C.}
THE ALDERSGATE / WE BOYS LODGE IS AN IMPORTANT EXAMPLE OF
name of proposed monument

MISSION REVIVAL ARCHITECTURE AND MEETS THE CULTURAL
architectural style (see Line 8)

HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND

THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

----- **AND / OR** -----

HISTORICAL SIGNIFICANCE

^{-J.O.C.}
THE ALDERSGATE / WE BOYS LODGE WAS BUILT IN CA 1910.
name of proposed monument year built

WE BOYS AND J.O.C. WAS IMPORTANT TO THE
name of first or other significant owner MOVED TO SITE IN 1928

DEVELOPMENT OF LOS ANGELES BECAUSE OF ITS ROLE IN THE

RELIGIOUS AND SOCIAL LIFE IN LOS ANGELES. ALSO ITS ROLE

IN THE DEVELOPMENT OF THE NEW (1922) METHODIST

COMMUNITY OF PACIFIC PALISADES WITH ITS SUMMERTIME

CHAUTAUQUA ASSEMBLIES

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS.

THE ALDERSGATE / WE BOYS LODGE ^{J.O.C.} IS A 2 1/2 -STORY,
name of proposed monument number of stories

MISSION REVIVAL, RECTAGONAL PLAN RETREAT CENTER
architectural style (see Line 8 above) plan shape (see chart) structure use (residence, etc.)

WITH A STUCCO FINISH AND WOOD TRIM.
material (wood siding, wood shingles, brick, stucco, etc.) material (wood, metal, etc.)
CLAY TILE

IT'S GABLE ROOF IS ASPHALT TILE - ORIGINALLY,
roof shape (see chart) material (clay tile, asphalt or wood shingles, etc.) window material

PICTURE AND DOUBLE-HUNG WINDOWS ARE PART OF THE DESIGN.
window type (double-hung [slides up & down], casement [opens out], horizontal sliding, etc.)

THE ENTRY FEATURES A RECESSED, OFF-CENTER,
door location (recessed, centered, off-center, corner, etc.)

DOOR HAS CENTRAL GLASS PANEL (WINDOW) WITH 2 SIDE GLASS
PANELS (WINDOWS) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
entry door style (see chart) ELABORATE BRASS FITTINGS AROUND DOOR KNOB
AND DOOR BELL. ALSO A BRASS PLAQUE WITH MOTTO BY LOCAL SPONSOR.
OF THE STRUCTURE ARE WIDE, OPEN, VERANDA-STYLE PORCH WITH 5
identify ORIGINAL FEATURES such as porches (see chart);

SQUARE BRICK PILLARS AND AN ELABORATE SLATTED WOOD CEILING
balconies; number and shape of dormers (see chart); number and location of chimneys;
WITH A CHANDELIER. A PORTE COCHERE ON THE SOUTH SIDE WITH SQUARE
BRICK PILLARS. MISSION-STYLE PARAPETS (2) OVER 2ND FLOOR WINDOWS,
shutters; secondary finish materials; parapets; metal trim; decorative tile or cast stone; arches;
ONE OVER THE ENTRY, AND A 4TH OVER THE PORTE COCHERE, SUPPORTED
BY SQUARE BRICK PILLARS.

ornamental woodwork; symmetry or asymmetry; cornices; friezes; towers or turrets; bay

SINGLE CHIMNEY OVER THE LIVING ROOM FIRE PLACE.
windows; halftimbering; horizontality; verticality; formality or informality; garden walls; etc.

SECONDARY BUILDINGS CONSIST OF A CHAPEL IN THE GARDEN.
identify garage; garden shelter; etc.

SIGNIFICANT INTERIOR SPACES INCLUDE SEE ATTACHMENT
identify ORIGINAL FEATURES such as wood

paneling; moldings and trim; special glass windows; ornate ceilings; plaster moldings; light

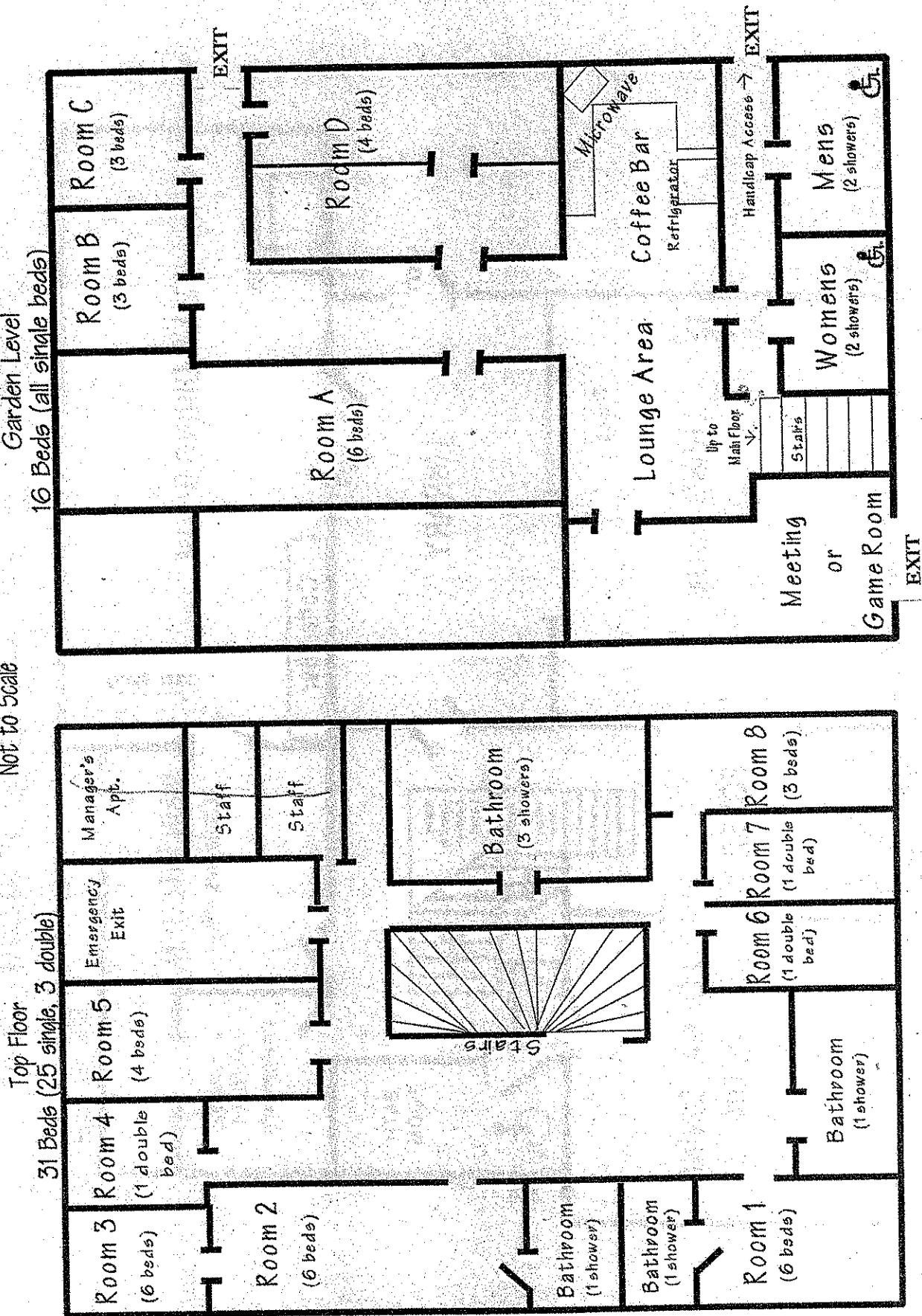
fixtures; painted decoration; ceramic tile; stair balustrades; built-in furniture; etc.

IMPORTANT LANDSCAPING INCLUDES SEE ATTACHMENT.
identify notable mature trees and shrubs

Aldersgate Retreat Center

Bedroom Floor Plan

Not to Scale



History of the Lodge

Aldersgate Lodge was established in 1928 as a religious and recreational retreat center by the members of two Sunday school classes that began meeting in the First Methodist Church in 1893, when it was located in downtown Los Angeles on the northeast corner of Sixth and Hill streets. The young men's class, known as the "We Boys," was led by an inspirational teacher named Eva Todd Burch, who was so revered by her pupils that the group—eventually numbering 2,000-- stayed intact after the boys had become leaders in the professional and business life of Los Angeles and even after Mrs. Burch's death in 1911. A similar young women's group, the "J.O.C.," or "Jesus Our Companion," was taught by Adelaide Whitfield La Fetra, but was also counseled by Mrs. Burch.

The young men followed Mrs. Burch's admonition to lead honorable lives, to avoid alcohol, tobacco, and the use of profanity, and to treat women with respect. After her death, they had a succession of other teachers who included Dr. Rufus B. von Kleinsmid, president of the University of Southern California, and their bonds of fellowship were strengthened.

Over the years the two groups met together for various religious and social activities that led to many intermarriages. The largest annual event was the Fourth of July picnic, which in 1927 was held in the relatively new (1922) Methodist community of Pacific Palisades and was hosted by its founder, Dr. Charles Holmes Scott. The site, under the oaks in Temescal Canyon, was so appealing that a local booster, Dr. Herbert Crane, persuaded them to purchase a lot (and later a second lot) in the Vacation Homes Tract on the eastern rim of the canyon for \$1,500. Plans were being made to build a structure when the group accepted an offer of a large house on Harvard Street just off Wilshire Boulevard in the Wilshire district, which had been purchased by Jack and Ruth Elerath and which the couple wished to replace. The price was \$3,000, plus nearly \$5,000 paid to the Kress company to move it to the new site. The house was accordingly cut in half in January 1928, the open ends protected by heavy tarpaper, and each section moved in two or three days (versions vary).

The two parts of the structure were placed on a foundation by a contractor and reassembled by "We Boys" volunteers, who did the woodworking, plastering, and painting, and who met afterwards for pot-luck dinners and song sessions in front of the fireplace. Jack Elerath himself brought a tractor from his ranch and dug out the basement. Furnishings, ranging from a furnace and a sofa to cutlery and linens, were either donated or bought at bargain prices. To raise funds and to celebrate the project's completion, a symbolic wedding was held with "Mr. We Boy" and "Miss J.O.C." as a bride and groom (both played by men), coming down the staircase, which had been decorated with vegetables. All was then ready for the 1928 Fourth of July celebration.

Altogether, the upstairs dormitories and rooms accommodated 35 guests, while as many as 300 members (out of a membership of more than 800) came from all over the Los Angeles area to attend meetings and social events, such as the annual Fourth of July picnic, the "Watermelon Cut," and the fifth anniversary repetition of the symbolic wedding ceremony, this time with women. While most of the events were restricted to members and their friends, rentals to suitable groups for retreats and conferences provided an important source of income. Management was in the hands of a hostess, for

years a Mrs. Elizabeth Church, who lived on the property, arranged the bookings, conducted the business, and prepared tasty meals. Rules were strict. No smoking or drinking or pillow fights—a good time to be had by all, but no undue frivolity.

When the mortgage was paid off in 1943, an improvement program began. A pergola on the south side was enclosed in 1945 to provide a larger dining area for groups, and the second-floor rooms were re-configured. In 1948 a dining room was added at the rear to accommodate 100 diners, and apartments were added in the basement and on the second floor over the new dining room. On the outside, the same stucco building material was used as on the original structure, but the design of the addition was a simple box, which made no attempt to emulate the mission style.

In 1961, when the aging membership had declined to a very few, the structure and its contents were turned over to the Board of Lay Activities of the Southern California-Arizona Annual Conference of the Methodist Church. The “We Boys-J.O.C.” sign was removed from the roof, and the building was renamed “Aldersgate Lodge” in honor of the turning point in John Wesley’s spiritual life. Another change occurred in 1971-72, when the lodge was turned over to the Conference Campground Commission as a more appropriate operational agency, and as such it remains today. Currently, Aldersgate hosts many religious and educationally oriented groups for overnight stays or single events and provides meals and basic services.

From the beginning, the adjacent lot on Haverford was treated as part of the lodge complex and was originally landscaped by Will Peterson. Picnics and other gatherings were held there regularly under a great oak until 1954, when the tree died and was removed, leaving a large open space. In 1991 the Helen and Maurice Buerge family, Palisadians who were Methodists, funded the construction of a “Carpenter Romanesque”-style chapel at the back of the property. Designed by Peter Snell, it serves as an attractive adjunct to Aldersgate Lodge and is used for various compatible gatherings—church services, weddings, etc. At the same time the Buerge’s son Bill created a park-like design for the entire property. Two coastal redwood trees stand in front of the house, while a row of redwoods continues across the top of the adjacent lot, screening Haverford Avenue from view, and a giant ficus tree provides shade for a lawn that slopes down toward the canyon. The side wall of the chapel, which faces the street, can be opened wide to accommodate overflow audiences seated on the lawn. Around the edges of the lawn, native shrubs and biblical plant varieties are interspersed with Craftsman-style benches, while colorful annuals line the path that connects the lodge with the garden.

The lodge itself has recently been painted a very pale sage green, with darker accents, and the interior has been completely repainted and refurbished as well. Plans are under way to remove the carpets to reveal the original hardwood floors, and a handsome baby grand piano has recently been purchased for the living room. A scheduled dinner party at Christmas time is seen as a community-awareness gesture and a fund-raising effort to continue the improvements.

The Interior

The interior of Aldersgate Lodge is an important example of the California Craftsman style. It is in excellent condition and, except for a clearly defined addition, the major rooms remain the same as they were when the home was built. The first impression on entering the large foyer is of the extensive use of dark wood as a decorative element. On the left, a wide opening gives access to a spacious living room, and on the right, another wide opening reveals the dining room, creating a large contiguous space for social events.. Light is admitted through a bevel-edged panel of glass in the mahogany front door and through narrow windows on each side. The walls of the foyer are paneled with mahogany up to a plate rail; above that is a light-painted plaster surface with bands of mahogany framing the top of the wall and the light-painted ceiling, in the center of which a vintage brass chandelier is hung. At the rear of the room a staircase leads up toward the back wall, where it bends sharply to the right for the ascent to the second floor. A large mirror on the wall is embellished with leaded beveled glass in a pattern of double intersecting lines—a theme carried out in the cabinetry throughout the downstairs rooms. Heavy square mahogany newel posts are connected by a balustrade with keyhole-shaped openings in the broad uprights. .

The living room is set off from the foyer by a pair of low, built-in mahogany cabinets, one on each side. The walls and ceiling are painted in light colors, setting off the dark woodwork—four massive square mahogany beams across the width of the ceiling and wide mahogany framing around the windows. A large picture window in the front, facing the porch, is flanked by two smaller windows with beveled glass borders, and the ceiling is bordered by mahogany coving. The highlight of the room is a wide fireplace with a heavy mahogany mantle, surmounted by a large mahogany-framed, mirror with beveled glass borders. The facing on the fireplace and on the floor-level hearth is of tile in subtly blended tones of green and red, probably Batchelder. Two chandeliers, which are seen in early photographs and appear original, are of brass and crystal in a teardrop style—each a group of five hanging lamps with pencil-thin hexagonal drops and teardrop-shaped end-pieces. The same pattern of lamp is carried out on two wall sconces by the entrance from the foyer (bases only), two free-standing lamps on the mantel, and two free-standing lamps adjacent to the mantle in the library.

The dining room opens off the foyer through a wide, mahogany-framed aperture. It has mahogany panels reaching up to a plate rail on all four walls, with a symmetrical mahogany sideboard extending across the outside wall adjacent to the garden. Beneath a massive counter top are double cabinets on both ends, followed by two sets of deep drawers, and in the center, a double display cabinet with beveled glass on all four doors. Above the central cabinets is a large beveled glass mirror, and above that a long built-in cabinet with beveled glass doors. Both ends of the counter are lowered above the drawers to permit views through a pair of windows of the garden and the mountains beyond. On the frontal outside wall, facing the porch, a large picture window is set off by a mahogany frame. A large brass chandelier hangs in the center of the room, with eight tulip-shaped crystal bowls etched in a delicate leaf pattern.

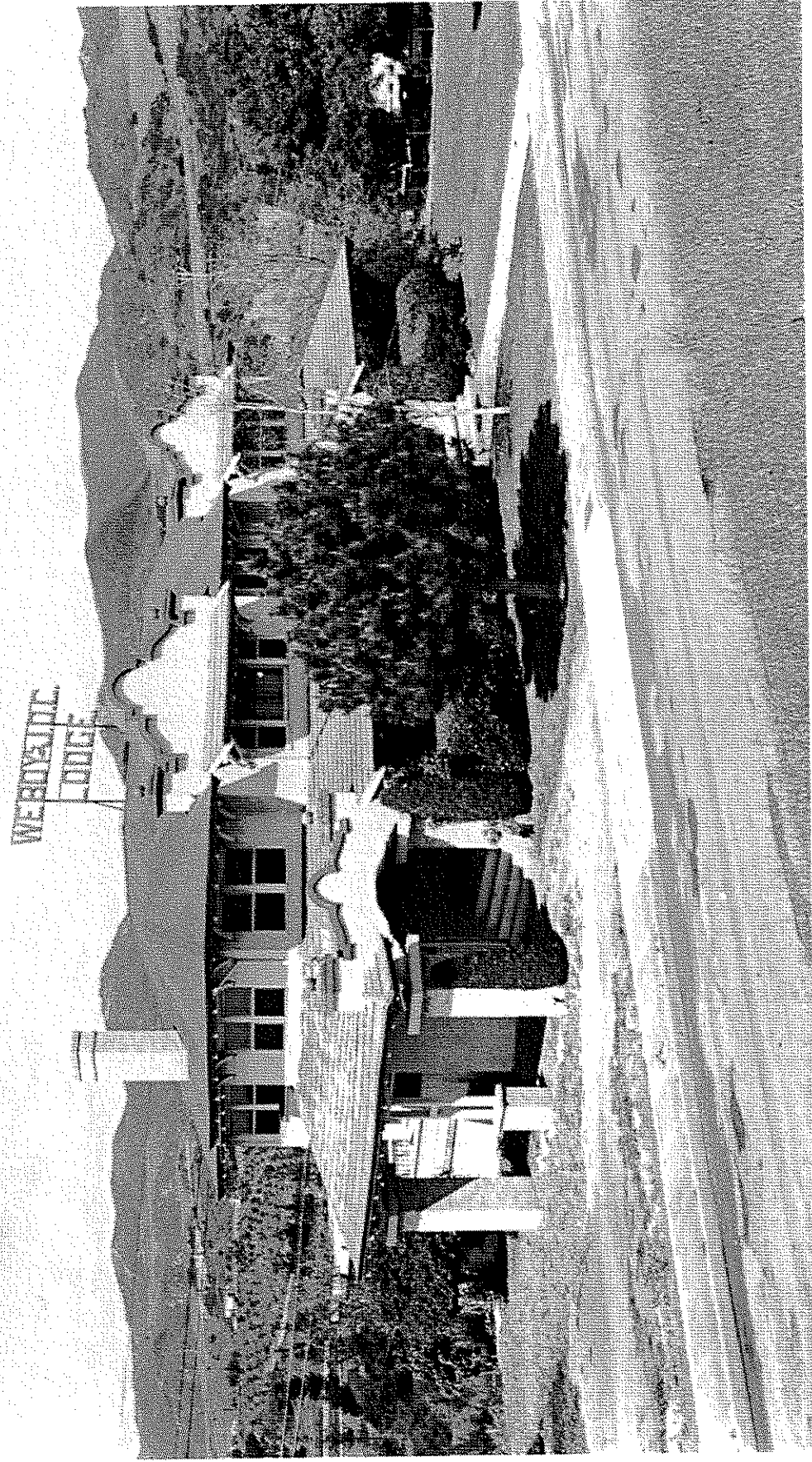
The library is reached from the living room through a wide doorway, framed in mahogany and equipped with a pocket door. The room is completely paneled up to a plate rail, except for the south end where the room was enlarged in 1945 with modern

building materials to incorporate a small porch. The original woodwork in the library is all of dark fumed oak. A fireplace on the back wall has an original mantle, with sturdy oak brackets, but is faced with flimsy red tiles and does not seem to be connected to a chimney. (The fireplace may have been altered either when the move was made or when an addition was put in place.) On both sides of the fireplace are recessed built-in bookshelves, with beveled-glass doors, set in dark wood. Similarly, there are four long, narrow bookshelves on the inside wall, all with beveled glass doors. The chandelier, probably original, is of brass with bell-shaped etched crystal lamps. A brass plaque on the wall honors Mrs. Eva T. Burch for her eighteen years of devotion to the "We Boys," on the occasion of her death on July 7, 1911, and two photos in the living room show portraits of some of her "boys." Today, a pair of doors leads through the back wall of the library into a large, modern, institutional-style dining room that was built in 1948.

The second floor rooms have been repeatedly juggled about, providing dormitories and bedrooms of various sizes, all in institutional style, but neat and freshly painted. They are currently slated for the addition of more interesting and attractive décor. The basement complex, which, due to the sloping hillside, opens out onto the ground floor at the rear, was added later, probably 1945. It provides a spacious meeting room, lounge, a small kitchen, and several bedrooms. On the second floor over the dining room is a one-bedroom apartment for the manager. (See map of the interior.)

EXHIBITS

1. Photograph of the We Boys-J.O.C. Lodge, ca. 1928
2. Photograph of the lodge today
3. Photograph of the Mission-style pediments
4. Photograph of the roof structure
5. Photograph of the south side of the lodge, showing three levels.
6. Photograph of the Buerge Chapel and the north side of the lodge
7. Floor plan of Aldersgate Lodge today
8. Current postcard, calling card, and brochure for the lodge
9. View from living room toward dining room
10. View pf staircase from the foyer
11. Living room fireplace
12. Front window in living room



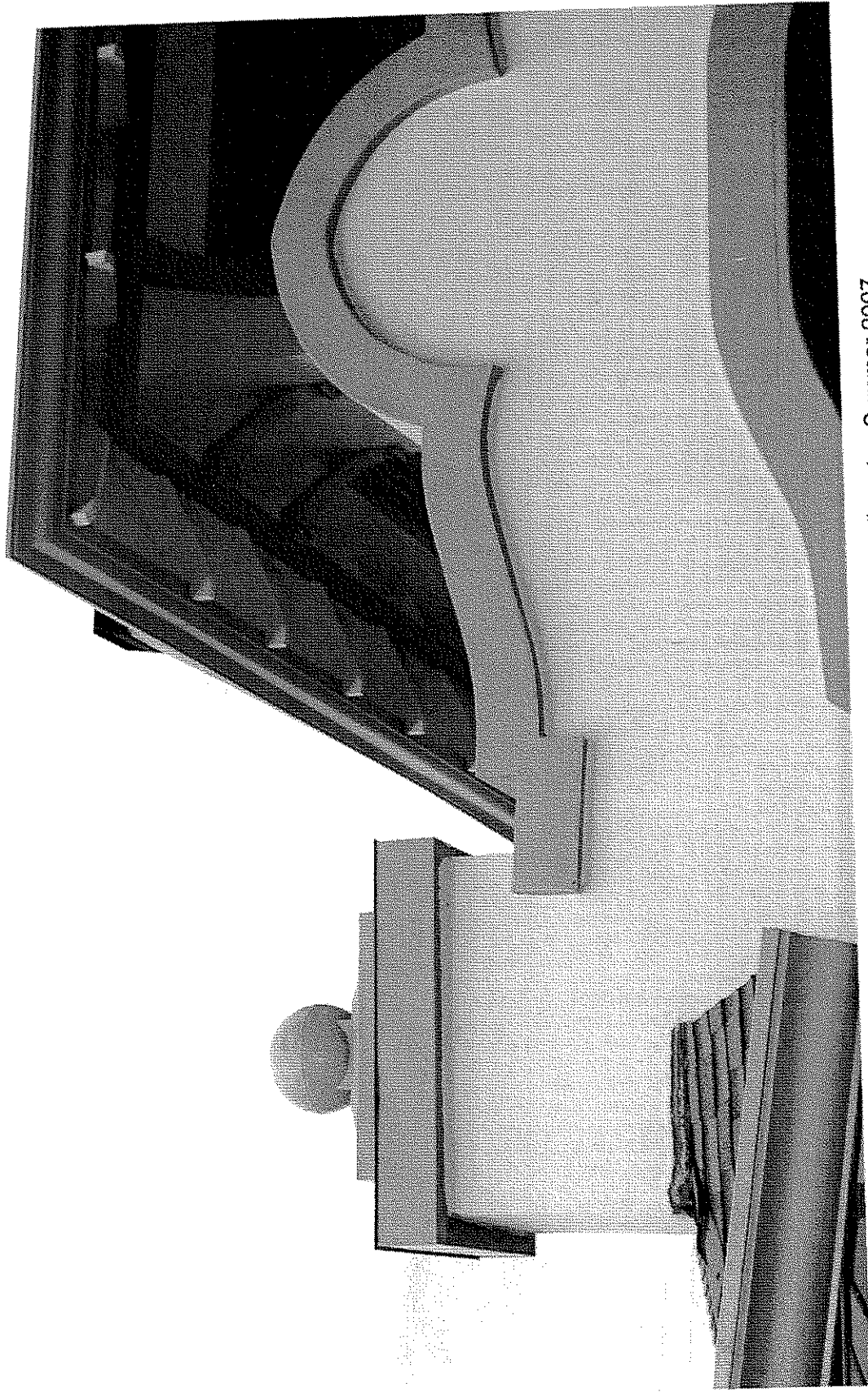
The "We Boys - J.O.C. Lodge" as it appeared about 1938.



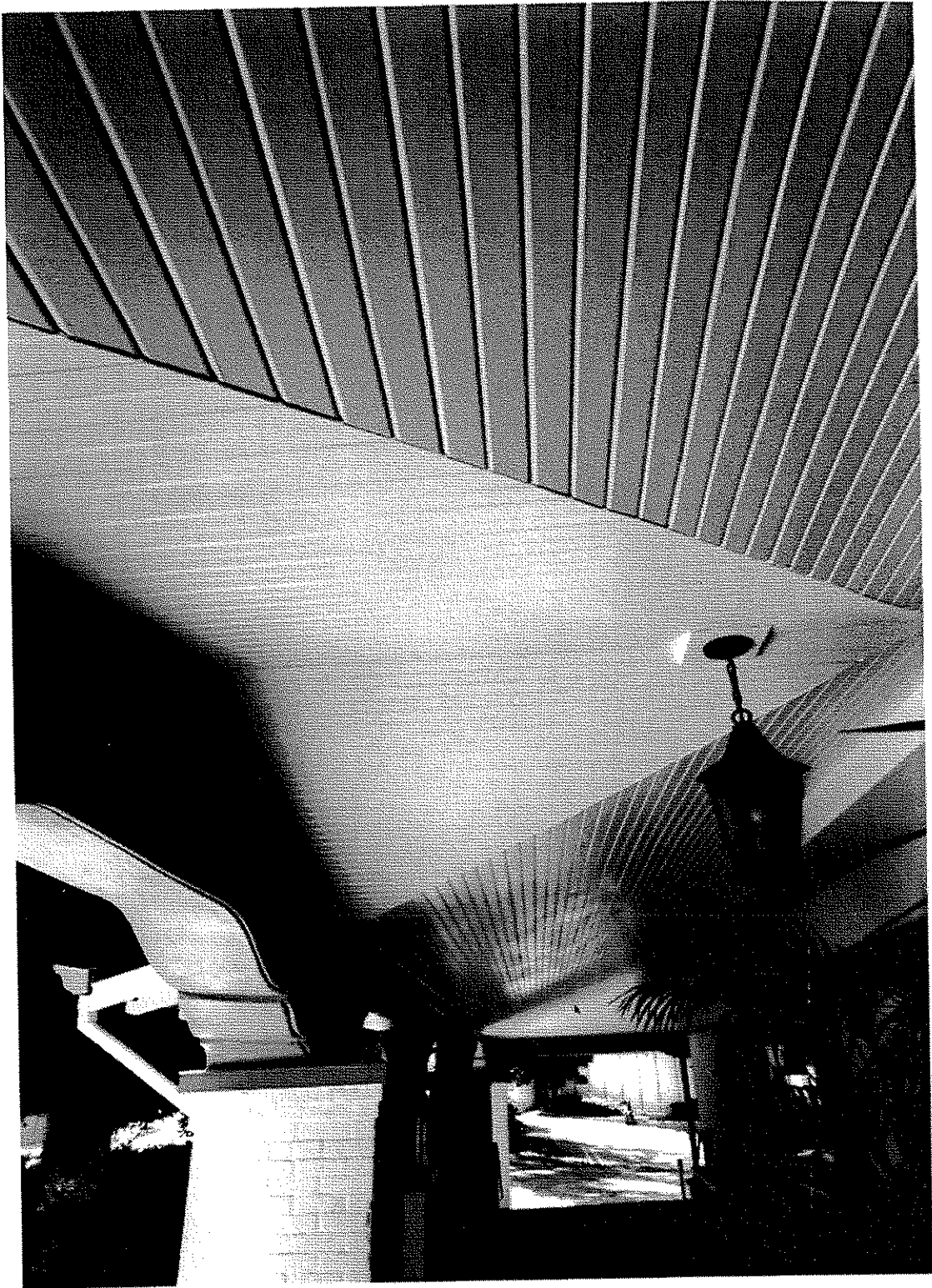
Frontal view of Aldersgate Lodge and Retreat Center. Summer 2007.



Detail of Mission Revival pediments, as they appear today. Summer 2007.



Detail of rafter knee braces and stucco treatment on pediments. Summer 2007.



Ornate slatted ceiling of the veranda, with chandelier, view facing south.
Summer 2007



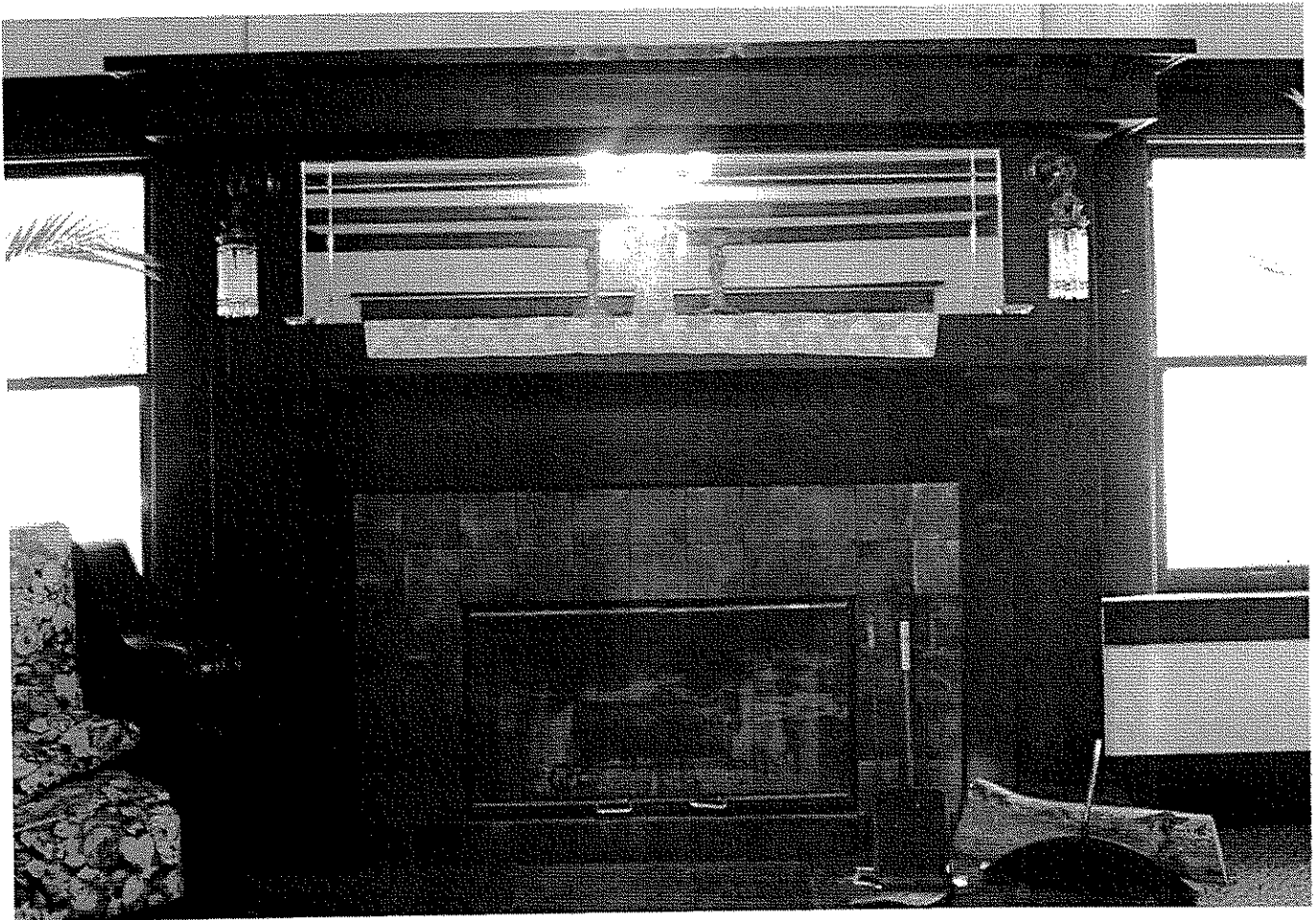
ABOVE: View of the dining room across the foyer from the living room, showing "teardrop chandelier"

BELOW: View of staircase with balustrades and mirror.



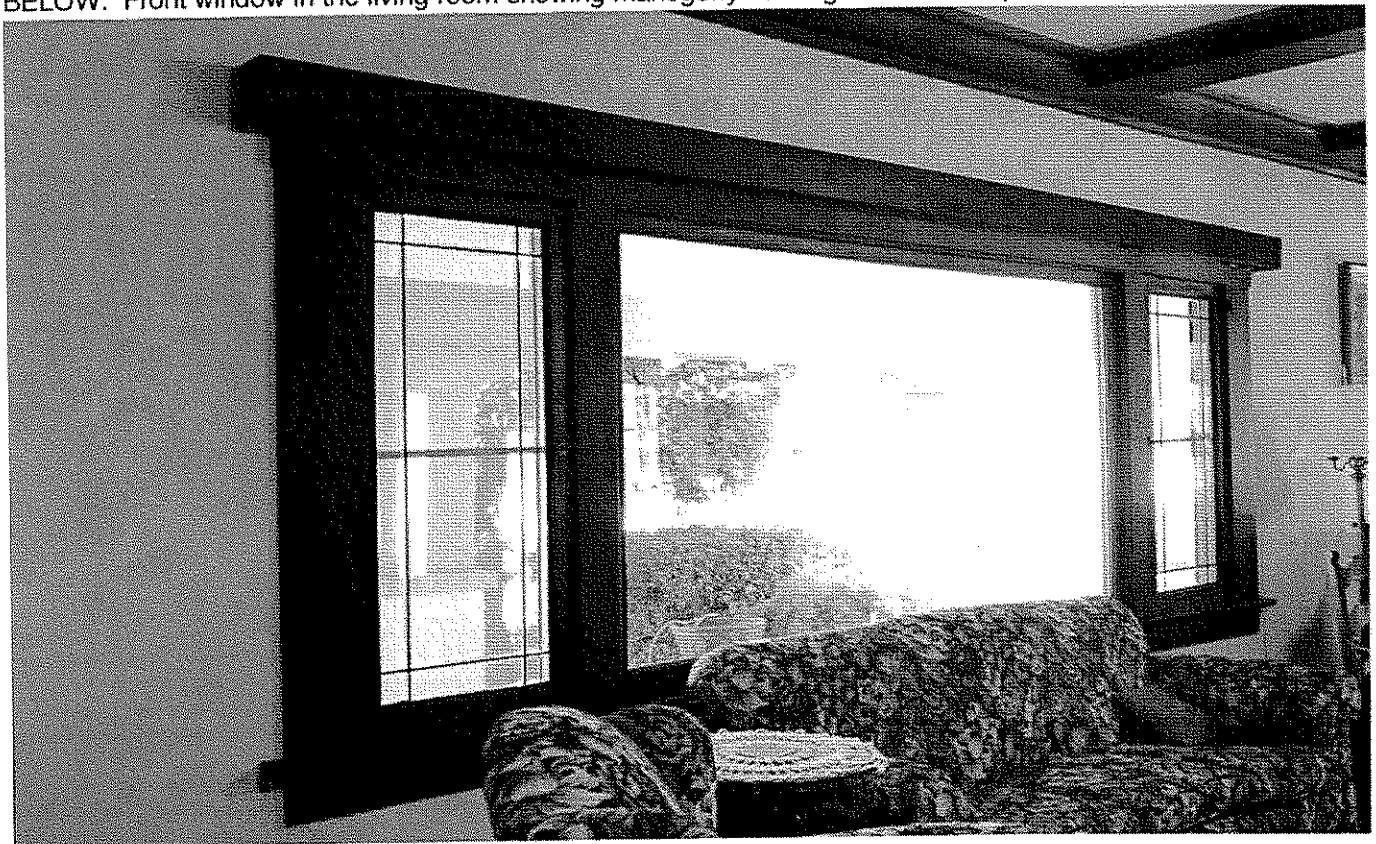


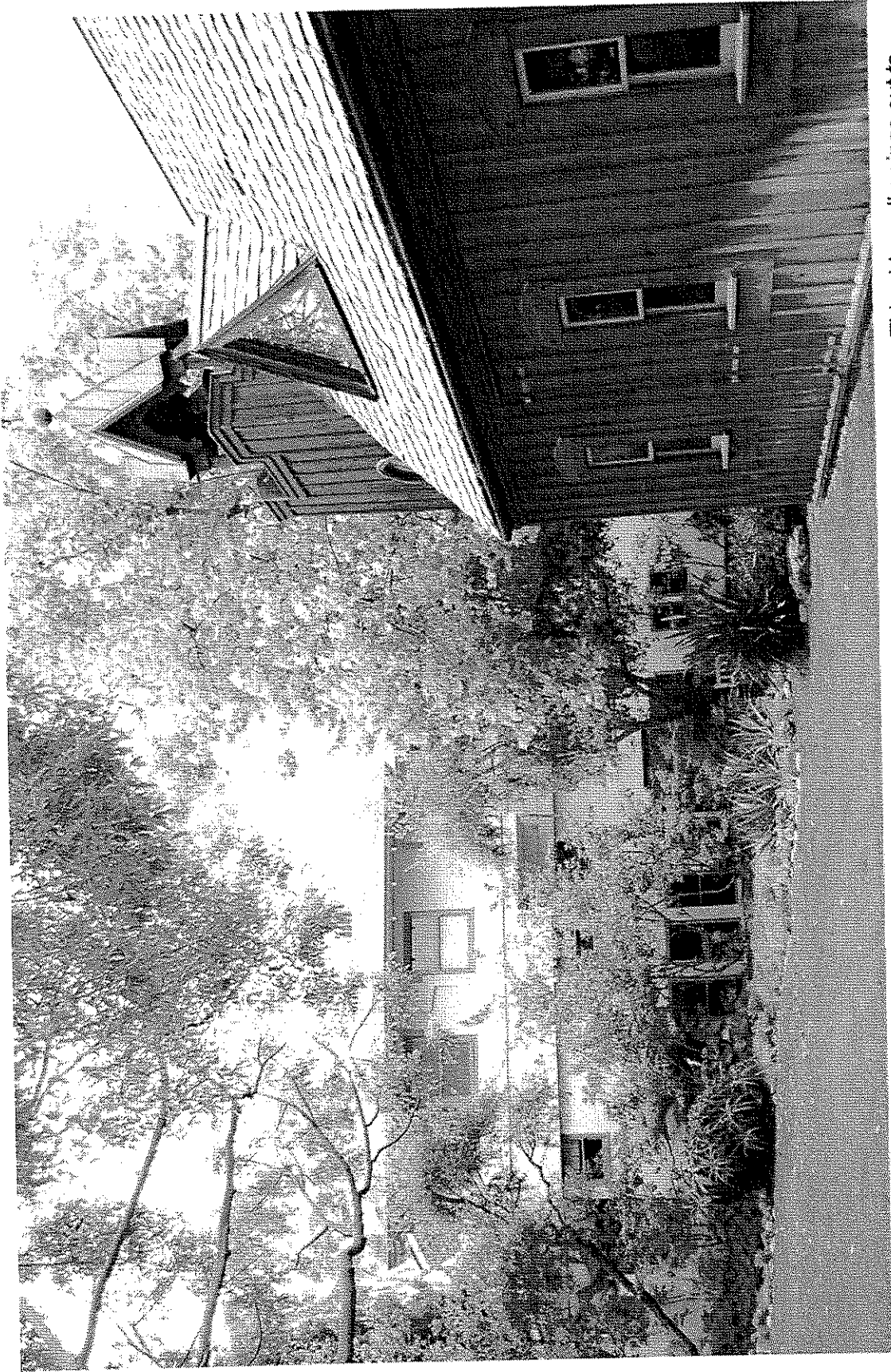
Side angle showing the 1940s addition on the left-the dining room on the first floor, manager's apartment on the second floor and living spaces on the lower, or "garden" level. In the foreground is the formal porte cochere. Summer 2007.



ABOVE: Living room fireplace, showing Batchelder tiles, mirror and teardrop lamp.

BELOW: Front window in the living room showing mahogany framing and beveled pattern in the side windows.





Buerge Chapel, designed in "Carpenter Romanesque" style by architect Peter Snell in 1994. This side-wall swings out to accommodate overflow audiences seated on the lawn. Aldersgate is seen from the north showing the first, or main floor, the second floor, and basement, or "Garden Level." Summer 2007.



City of Los Angeles Department of City Planning

01/14/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

927 N HAVERFORD AVE
925 N HAVERFORD AVE

ZIP CODES

90272

RECENT ACTIVITY

None

CASE NUMBERS

ZA-3607
ZA-1988-982-PAD-PAB
DL-1996
PMEX-3278
PMEX-3278

Address/Legal Information

PIN Number:	129B125 534
Area (Calculated):	8,704.1 (sq ft)
Thomas Brothers Grid:	PAGE 631 - GRID A5
Assessor Parcel Number:	4412001043
Tract:	TR 9300
Map Reference:	M B 125-55/78
Block:	34
Lot:	18
Arb (Lot Cut Reference):	None
Map Sheet:	129B125

Jurisdictional Information

Community Plan Area:	Brentwood - Pacific Palisades
Area Planning Commission:	West Los Angeles
Neighborhood Council:	None
Council District:	CD 11 - Bill Rosendahl
Census Tract #:	2627.02
LADBS District Office:	West Los Angeles

Planning and Zoning Information

Special Notes:	None
Zoning:	R1-1
Zoning Information (ZI):	None
General Plan Land Use:	Minimum Residential
	Low Residential
	See Plan Footnotes
Plan Footnote - Site Req.:	Brentwood
Additional Plan Footnotes:	None
Specific Plan Area:	No
Design Review Board:	No
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Not Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	Active: Palisades Charter High School
500 Ft Park Zone:	Active: Temescal Gateway Park

Assessor Information

Assessor Parcel Number:	4412001043
Parcel Area (Approximate):	29,185.2 (sq ft)
Use Code:	7100 - Church
Assessed Land Val.:	\$1,049,228
Assessed Improvement Val.:	\$187,990
Last Owner Change:	11/05/87
Last Sale Amount:	\$0
Tax Rate Area:	67
Deed Reference No.:	1774328-9
Building 1:	

1. Year Built:	1916
1. Building Class:	DX
1. Number of Units:	1
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	8,260.0 (sq ft)
Building 2:	
2. Year Built:	1991
2. Building Class:	DX
2. Number of Units:	1
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	600.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	Yes
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	Within Fault Zone
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	West Los Angeles
Report District:	823
Fire Information:	
District / Fire Station:	69
Batallion:	9

Division:	1
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

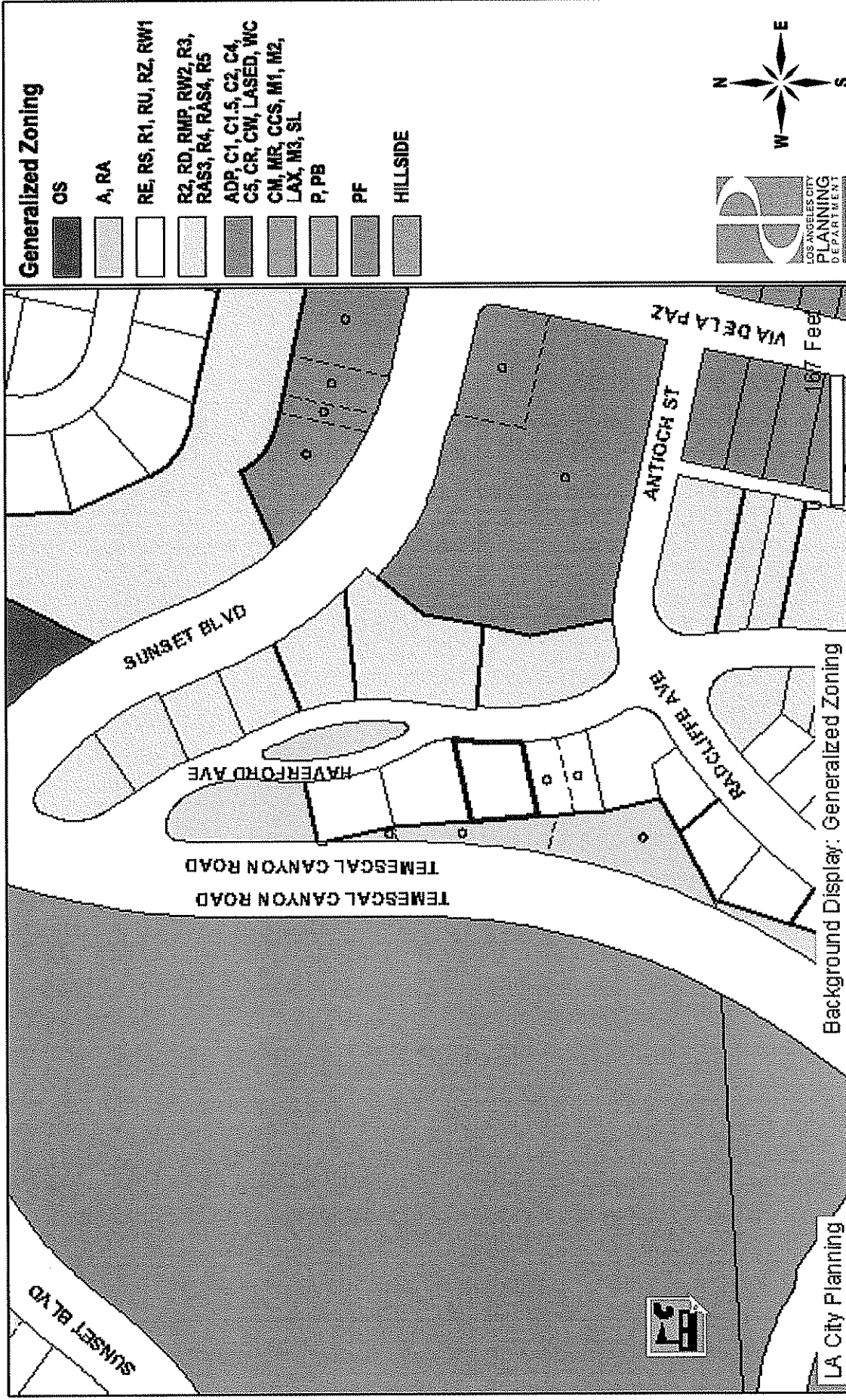
Case Number: ZA-1988-982-PAD-PAB

Required Action(s): PAB-PLAN APPROVAL BOOZE
PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU

Project Description(s): EXISTING IS THE ALDERSGATE RESIDENCE, 40-50 BED WEEKEND RELIGIOUS RETREAT FACILITY (SINCE 1928). IT IS PROPOSED TO COMPARTMENTALIZE THE EXISTING DORMITORY, REDUCING THE NUMBER OF BEDS TO 40 AND ALSO THE CONSTRUCTION OF A DINING HALL ADDITION (PER ACCOMPANYING PLANS IN THE R1-1 ZONE.

DATA NOT AVAILABLE

ZA-3607
DL-1996
PMEX-3278
PMEX-3278



Address: 925 N HAVERFORD AVE

APN: 4412001043

PIN #: 129B125 534

Tract: TR 9300

Block: 34

Lot: 18

Arb: None

Zoning: R1-1

General Plan: Minimum Residential,
Low Residential