

## Arts & Crafts Trophy in Wellington Square — Mills Act Tax Savings!

*Landmark Haight-Dandridge Residence  
Los Angeles Historic Cultural Monument No. 1044*



6 bedrooms, 4 baths, library/music room, breakfast/family room  
4,224 square feet • Lot size: 11,624 square feet • R-1 Zone

2012 Victoria Avenue, Los Angeles CA 90016

## Features

This rare intact 1909 Arts & Crafts residence offers modern livability and functionality along with historical integrity. Its spacious floor plan provides great flexibility in the use of rooms.

Features include original period light fixtures, extraordinary oak trim and paneling, beamed ceilings, oak and maple flooring, stained and leaded glass, and signed murals throughout. The dining room features murals depicting castles & forests, huge leaded glass china cabinet and a stained glass window; the wainscoted living room has a one-of-a-kind clinker brick fireplace imbedded with agates, serpentine, and Mexican opals. The music room/library has bookcases w/ leaded glass doors and classical scenes in murals above.

The breakfast room/family room has direct access to the yard, and the gazebo/patio area offers opportunities for al fresco summer dinners. The garage building includes space for two cars, plus large storage/workroom/studio/yoga space and an area with plumbing for future worksink, additional laundry or even a catering kitchen.

The current owners have completed a substantial restoration/rehab, guided by noted Preservation Consultant Marla Felber. Upgrades include new HVAC, new period style kitchen, and new irrigation, landscaping and gating.



## History

Businessman George Haight (a member of the California pioneer family who we remember today for San Francisco's Haight-Ashbury, and whose great uncle was a California Governor), moved to Los Angeles after the Great Quake, and purchased a prominent corner lot on Adams Street at Normandie in 1908. There he built a grand "artistic" Craftsman Bungalow filled with stained and leaded glass, unique chandeliers with etched glass shades, and wall murals painted by Italian-born artist Achille Biorci. This beautiful home was included in *Homes and Gardens of the Pacific Coast*, published in 1913 by the Beaux Arts Society Publishers, which described the interior as "beautiful in its harmony of colors."

By 1927, Adams Street was becoming a commercial thoroughfare, no longer suitable for a quiet residential lifestyle. So the Hights decided to move – house and all. The entire residence was hoisted onto a truck bed, and literally driven over to Wellington Square, a neighborhood then enjoying a spurt of popularity.

A later owner in the 1950s was Ruby Dandridge, an actress, entertainer, and mother of Vivian and Dorothy Dandridge, who performed as the singing "Dandridge Sisters" in the 1930s. Ruby Dandridge is best known for her roles on the radio show *Amos 'n Andy*, and TV's *Beulah*, where she played opposite Hattie McDaniel.



## Restoration and Improvements

The current owners have invested substantial funds in historic restoration and upgrades:

- Extensive rewiring and re-piping; new upgrade to 200 amp electrical service
- Installed 6,000 sq ft of landscaping with sub-mulch drip irrigation, added walkways and gazebo
- Repaired all leaded glass in cabinets; repaired/rewired original light fixtures
- Removed old gravity furnaces and ductwork
- Restored/refurbished garage structure; added two new period-appropriate garage doors with openers
- Refinished all original wood floors; repaired bathroom tile floors
- Added new ductwork, high efficiency furnaces, two A/C compressors
- Repainted all exterior trim, re-meshed and repainted window screens
- Added a separate shower to the master bath
- Added Earthquake retrofit on foundation center support piers
- Stripped and repainted 100 doors and windows; refinished original door/window hardware
- Hired artist/restorer to repair, clean and stabilize the original hand-painted murals in five rooms
- Coated roof with heat-reflective product
- Guttled and rebuilt kitchen with custom period correct cabinets, subway tile backsplash and granite countertops; added new stove, dishwasher and refrigerator.
- Restored original front door, stripping paint and refinishing its oak and original hardware
- Constructed new custom-designed front pedestrian gate and vehicle gate
- Repaired plaster and repaint of complete interior; new shellac on all unpainted woodwork
- Rebuilt/restored fireplace mantle in master bedroom, using period style brickwork
- Installed video entry security system with electronic strike and interior release



## Buying a Historic House

*A property that is historically-protected offers both benefits and some restrictions*

### City of Los Angeles Historic Cultural Monuments



Los Angeles recognizes a select few homes and other properties as unique landmarks, and designates them as Historic Cultural Monuments (HCM). There are potential benefits. You may utilize the State of California historic building code, rather than most local building ordinances, when you are doing work on your historic property. For example, original and/or vintage plumbing fixtures do not need to be replaced or retrofitted upon resale of a historic property. Any interior or exterior work on the house, building or the parcel/lot itself requires building permits that have been approved by the Los Angeles Planning Department's Office of Historic Resources. The Haight-Dandridge Residence is Los Angeles HCM No. 1044.

### Mills Act Historical Properties Contracts

In Los Angeles, certain historic resources are eligible to benefit from a Mills Act Historical Property Contract, which can reduce County property taxes by 25 percent or more. All proposed work is reviewed by and approved by the City. The Haight-Dandridge Residence has been granted a Mills Act Contract, which takes effect in 2015.

### The Secretary of the Interior's Standards and Guidelines for Rehabilitation

The City of Los Angeles uses the Secretary of the Interior's Standards for Rehabilitation to help review proposed alterations to historic properties. The Standards are a nationally recognized tool for the preservation, maintenance and rehabilitation of our nation's heritage, and are the accepted benchmark at all levels of government – national, state, and local – for evaluating proposed changes to historic properties. The Standards are not meant to prevent change – instead, they represent a framework for managing change. These guidelines help assure that the character-defining features of a property shall be retained and preserved.

## Listing Price: \$1,249,000

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