

Westwood Neighborhood Council Resolution on the historic Janss Dome Building

Whereas, the Janss Investment Corporation Building (aka “Janss Dome Building”) at 1099 Westwood Boulevard in Westwood Village, was commissioned in 1929 by Westwood’s founders, brothers Edwin and Harold Janss, to be their headquarters building, and was the first building constructed in Westwood Village and is the oldest existing structure in the Village; and

Whereas, the Janss Investment Corporation hired master architects James and David Allison to design what was intended to be the signature building for the Village, just as The Regents of the University of California had hired Allison & Allison to design UCLA’s signature building – landmark Royce Hall – as well as the Physics-Biology Building (now Humanities Building), Kerckhoff Hall, the Women’s Gymnasium (now Kaufman Hall), and the original portion of the Administration Building (now Murphy Hall), among numerous other landmarks; and

Whereas, the Janss Dome Building was designed by Allison & Allison in Spanish Colonial Revival style with Classical Revival influences, and its monumental Rotunda and Dome with Moorish accents, in keeping with Janss Company mandate for Mediterranean architecture in Westwood Village to harmonize with the Italian Romanesque architectural style on the UCLA campus; and

Whereas, in 1988 the Janss Dome Building was declared by the City of Los Angeles as a Historic-Cultural Monument, in 1989 the Janss Dome Building was designated in the Westwood Village Specific Plan as one of the most highly significant Cultural Resources in Westwood Village, and subsequently has been found eligible for listing on the California Register of Historic Resources, as well as the National Register of Historic Places, the U.S. Federal government’s official list of the nation’s most important buildings and resources worthy of preservation; and

Whereas, since the mid-1990s the Janss Dome Building has been owned by Westwood Dome Partners, L.P. (Arba Group), and unfortunately the ongoing repair and maintenance of the Janss Dome Building has been neglected, allowing many significant character-defining features of this landmark structure to become damaged, deteriorated, degraded, or destroyed over the past 25 years, resulting in its current condition of dilapidation and disrepair; and

Whereas, a new tenant, Artisanal Brewers Collective, L.L.C. (ABC) recently has signed a lease to open a new restaurant and microbrewery, Broxton, in the main portion of the Janss Dome Building, and ABC’s representatives submitted plans to the Westwood Neighborhood Council Land Use & Planning Committee and Board on several occasions which showed and stated that ABC would remove the damaged lower portion of the original monumental and multi-paned arched window of the Janss Dome Building facing Westwood Boulevard, and replace this altered plate glass section with new steel multi-paned windows to match the original design:

Now, therefore, be it resolved that the Westwood Neighborhood Council calls upon the property owner/landlord, Westwood Dome Partners, L.P., in coordination with its tenant, ABC, to retain the services of a qualified historic preservation consultant, and to work with the City of Los Angeles Office of Historic Preservation to develop a proper preservation plan, and to undertake all necessary steps to repair, restore, and preserve the degraded, damaged,

and/or destroyed architectural elements and character-defining features enumerated below, and to submit this repair and restoration plan for project review and approval by the Westwood Community Design Review Board (DRB), and to obtain a Certificate of Appropriateness (COA) from the Director of Planning upon recommendation by the Westwood DRB, all in accordance with the Westwood Village Specific Plan, and to ensure that all repair and restoration work is performed in accordance with the Secretary of the Interior's Standards for Rehabilitation; and

Be it finally resolved that the Westwood Neighborhood Council calls upon the property owner to ensure on an on-going basis that the historic Janss Dome Building will be maintained, repaired, and preserved to avoid future degradation, deterioration, or damage to the character-defining features of this priceless and irreplaceable Monument, as this landmark will mark its milestone 90th anniversary in 2019, the same year that UCLA will celebrate its Centennial, and as the City of Los Angeles, Westwood Village, and the UCLA campus look forward to hosting the athletes of the world and worldwide visitors during the Olympic Summer Games in 2028.

1. Repair and restore all damaged, cracked, and missing plaster sections; patch and repair all existing holes on the exterior façade; remove all unpermitted patches (including those patched with "Dap") that do not match the existing façade, and replace with patch materials and paint that matches the existing stucco finish and paint colors on the exterior façade;
2. Remove all peeling paint, as well as all sections painted in unapproved colors (including the "hot pink" paint at 1045 Westwood Boulevard, In-Style Nails), and repaint the entire exterior façade in a color palette approved by the Westwood Design Review Board;
3. Remove all paint covering the original blue-and-gold glazed ceramic tiles in the original Moorish zig-zag pattern on the Dome, and clean and restore the existing original glazed ceramic tiles beneath the painted Dome surface;
4. Repair and restore the rusting decorative metal surrounding the main entry doors;
5. Replace the chipped, cracked, and broken ceramic floor tiles on the stairs to the main door;
6. Remove all broken window panes visible on the exterior façade, including those on facing Westwood Boulevard as well as on the alley (Sigal Gevojanyan space), and replace in kind with glazing to match the existing original window glazing;
7. Remove the damaged lower portion of the original monumental and multi-paned arched window in the Domed Rotunda section of the building facing Westwood Boulevard, and replace this altered plate glass section with new steel multi-paned windows to match the original design, as shown in the project plans submitted to the Westwood Neighborhood Council Land Use & Planning Committee and Board of Directors by ABC's representatives;
8. Repair all broken lighting fixtures and lighting instruments on the exterior and on the tiled Dome, remove all non-working or obsolete lighting fixtures and all related visible exterior tubing and wires, and relight the Domed portion of the building during nighttime hours;
9. Remove all bird feces from the Dome and cupola, and clean and restore the Dome and cupola;
10. Replace the missing decorative golden-colored metal ball missing from atop the cupola;
11. Repair and restore the antique sculpture fountain located on the landlord's private property in front of the Dome building (and remove the duct tape holding one of the panels closed);
12. Remove all non-permitted signage from the building and direct these tenants to submit proper signage, paint color, and/or façade alteration applications to the Westwood DRB.