

## Lincoln Place Timeline

**1951 to 1986 Lincoln Place is family owned.**

- 1986** LP is purchased by a new owner, TransAction Companies Ltd, with two main partners: James Coxeter and Robert Bisno
- 1987** Ten major-rehab evictions are served to tenants as a trial balloon. L.A. Times reports that a total of 200 evictions are planned.
- August 1987** LPTA is formed by Lisa Weil and Ethel Shapiro-Bertolini to protest the evictions and protect the tenants. Ethel is a retired trade unionist who was underground during the McCarthy Era. She is already in her seventies when she co-founds LPTA.
- August 1988** Sheila Bernard moves to Lincoln Place and in '89 becomes the president of LPTA when Ethel retires.
- 1987 - 1989** LPTA successfully fights the major rehab evictions. The tenants are safe from these evictions for the time being.
- 1990** Bisno announces his new plan, which involves the demolition of Lincoln Place. The tenants realize that the only way to get Bisno off their backs is to buy the property. The tenants adopt the slogan "Let's Own It" and research ways to achieve a non-profit purchase. In 1993 and 1994, the tenants make two offers to Bisno, but both are rejected.
- 1996** Bisno's demolition and condo plan is rejected by the Los Angeles City Council. Bisno files suit against the City.
- Sept 2000** Bisno starts his 6-phase "rehab" project (to include the demolition of 2 buildings and the "rehab" of the other 50). 300 families move out "voluntarily" over the next 2 years, owing to the "encouragement" of Bisno and associate Elly Nesis. The vacant apartments are no longer for rent.
- Sept 2000** Sheila Bernard nominates Lincoln Place as a City cultural landmark. Cultural Heritage staff recommend approval. However, Bisno objects at hearing held by the Cultural heritage Commission. The Commission declines to endorse the nomination.
- Sept. 2000** Bisno wins his 1996 condo lawsuit against the City. (The judge rules that the City's rejection of the. condo project based on the loss of affordable housing violates the Ellis Act.) The City appeals.
- June 2001** AIMCO becomes a 50% partner in Bisno's rehab project.
- Sept 2001** Rehab of one building is completed at Frederick and Lake. The building is named the "Village at Venezia".
- Oct-Nov 2001** 59 households are evicted from five buildings along Lake Street.
- May 2002** Amanda Seward of the LA Conservancy files a National Register of Historic Places for Lincoln Place

- July 2002** The City loses its appeal of Bisno's condo project. The judge orders City Council to reconsider the project.
- Sept. 2002** The State Historic Resources Commission schedules a hearing on the Lincoln Place historic nomination. For Oct. 8 2002. Bisno alleges not all owners were properly notified. The commission reschedules the hearing for February 2003.
- Sep-Oct 2002** The judge threatens City Council with contempt, and orders City Council to rehear Bisno's condo project immediately.
- Nov 22 2002** Pursuant to the judge's order, City Council re-hears Bisno's condo project. The City Council certifies the 8 1/2 year old Environmental Impact Report and approves the 1991 Condo Project - over protests from tenants, Venice residents, housing advocates, and historic preservationists. The City Council finds there is "no substantial evidence" Lincoln Place is a historic resource.
- Dec 2002** Lincoln Place Tenants Assoc. files suit against the city, challenging the certification of the Environmental Impact Report (EIR) and the approval of the condo project. Among many other things, the 8 1/2 yr old EIR analyzes the historic aspect using incorrect criteria for a property less than 50 years old instead of a property that is 50 years old.
- Jan 2003** Bisno files his applications for 5 demolition permits on Lake St., but the City refuses to issue the permits. Bisno files suit against the Department of Bldg and Safety, saying he is asking for over-the-counter permits under the Ellis Act.
- Feb 2003** The State Historic Resources Commission unanimously determines Lincoln Place is eligible for the National Register. The commission forwards the nomination with its recommendation to the Keeper of the National Register. By law the file is open for comment for 45 days, until April. 24. During the 45 days, Republican Congressman (George Radanovich, chair of the subcommittee that oversees the National Register office, visits twice with the Keeper and sends 2 letters alleging abuse by tenants of the Register. Radanovich does not name Lincoln Place, but the letters are placed in the Lincoln Place file.
- Apr 2003** Bisno demolishes 2 apartment buildings on Frederick and Doreen using 2-yr old demolition permits from the abandoned rehab project.
- Apr 24 2003** The Keeper of the National Register returns the nomination of Lincoln Place with the request for accurate description of the property (2 buildings now demolished), so description is no longer accurate) and more. But the keeper does not reject the nomination, as stated by Bisno and the City.
- May 8 2003** The City issues demolition permits for the five Lake St buildings

The City does *not* require compliance with the condo project approval conditions when issuing the demolition permits, because Bisno says he is not proceeding with the condo project) when issuing demolition permits, but the City warns Bisno that if he ever wants to proceed with the condo project again, he will have to demonstrate that he did comply with the conditions.

**May 2003**

20<sup>th</sup> Century Architecture Alliance, California Preservation Foundation, L.A. Conservancy and National Organization of Minority Architects appeal the demolition permits to the Bldg and Safety Commission and file suit against the City for issuing the Lake St. demolition permits, alleging violations of the L.A. Municipal Code and California Environmental Quality Act.

The Bldg and Safety Commission holds a hearing, but the appeals of the permits are denied.

**June 3, 2003**

---Bob Bisno testifies in Washington before the Radanovich subcommittee which oversees the National Park Service that his tenants are abusing the National Register program.

**June 23, 2003**

A Court hearing on an injunction to slay the demolitions is scheduled for 8:30 am, but at 6:45 am, demolitions at Lake St begin. By the time the judge shows up for the hearing at 9:30 am, all the buildings are down.

**August 2003**

AIMCO buys the rest of Lincoln Place from Bisno.  
AIMCO tells its stockholders at its quarterly earnings conference call that  
-it has completed the acquisition of the Lincoln Place  
-Lincoln Place has the potential for 1300 newly-built units  
-AIMCO might consider selling; But AIMCO doesn't mention the condo project

**Nov 2003**

LPTA loses its suit against the City in the trial court.

**Jan 2004**

Preservationists lose their case in the trial court.

**Jan 20, 2004**

LPTA files its appeal. Preservationists file their appeal.

**Mar 18, 2004**

A construction fence goes up around the two buildings at the corner of Doreen and Elkgrove.

AIMCO attempts to start asbestos work related to demolition. About a dozen tenants, mostly seniors, physically hold off asbestos work while lawyers for LPTA and Preservationists are in the appellate court to get a stay of demolition-related work. Just as the asbestos workers go around the tenants, enter the building, and start hacking away at cabinets, a fax comes from the court saying the stay has been granted and a stop-work order is taped to the fence. The buildings are safe for the time being.

**July 28, 2004**

Amanda Seward submits California Register nomination for Lincoln Place. It took her six months to complete this work.

**Sept 2004**

AIMCO hires Shober-Livas relocation company to persuade/threaten/pay tenants to leave LP.

**Mar 4, 2005**

Bill Rosendahl and Flora Gil Krisiloff, the candidates for CD11 upcoming election, attend LPTA's Sunday meeting, and both pledge to support the tenant in their dealings with

AIMCO. Both candidates have already written in support of historic preservation and have pledged to oppose any zone change for Lincoln Place.

**March 18, 2005** AIMCO issues Ellis notices to about 300 households remaining at Lincoln Place, exactly a year after the fence went up around the two Doreen buildings.

**April 4, 2005** LPTA hires Elena Popp of Eviction Defense Network to defend against the Ellis evictions.

**July 2005** The State Historic Resources Commission decided to hear Lincoln Place's nomination after AIMCO delayed successfully the hearings two times (eight months).

**August 5, 2005** The State Historic Resources Commission conducted a hearing on Lincoln Place's eligibility to the California State Register. The Commission made a decision to have Lincoln Place be listed as a California Landmark based on Amanda Seward's nomination and oral presentations given at this meeting.

August 2005 AIMCO again serve eviction notices to remaining tenants.