

# Watts House Project

By *edgarthree*

Created 08/23/2009

Project Overview \***Project Name:** Watts House Project

**Street Address:** 1762 East 107th Street

**City:** Los Angeles

**State:** CA

**Zip Code:** 90002

wattshouseproject.org

**Web Site:** [wattshouseproject.org](http://wattshouseproject.org) [1]

**Year Established:** 1996

**Telephone:** 6262780703

**First Name of Project Contact:** Edgar

**Last Name of Project Contact:** Arceneaux

**Brief Project Description (100 words):** Located on the E. 107th Street, centered around the historic Watts Towers, Watts House Project (WHP) is an ongoing collaborative artwork in the shape of a neighborhood redevelopment. Its goal is to transform the interiors and exteriors, front and backyards of all 20 homes on E. 107th Street. Directed by preeminent artist Edgar Arceneaux, WHP is built on cooperation between residents, artists, and architects to find creative solutions to everyday problems facing the community around the Watts Towers. along with these renovations the WHP is in the process of establishing a lease to own program, artist in residency program, resident owned cafe, social services, solar paneling and street improvements.

Program/Development Partners**Public/Civil Sector:** Program

**Name:** Los Angeles County Museum of Art

**For-profit Private Sector:** Development

**Name:** ForYourArt, Catherine and Jeffrey Soros

**Non-profit Sector:** Program

**Name:** California Community Foundation

**Creative Industries Served:** Visual arts

Performance-based arts

Heritage, arts & crafts

Design

New Media

Creative services

Community Context: \***Community Programming:** Technique or studio training/ workshops

Community Service/Engagement Programs

Other

Shared: Facilities and Equipment

Other Shared Resources

**Technique or Studio Training/Workshops:** metal working, storm water catchment systems, organic gardening, green construction

**Population served+:** 100

**Community Engagement/Programming:** onsite construction, literacy programs, community meetings and brainstorm sessions

**Population Served+:** Approximately 500 people, including the residents from the 22 homes on E.107th Street; WHP volunteers; and greater Watts community.

**Other Programs:** film and theatre screenings, furniture building, green construction and finishing work, community cookbook, film making workshop, arts and crafts workshop

**Population served+:** 250

**Shared Community Resources - Facilities and Equipment:** communal area for neighborhood events, staff meetings and neighborhood needs, tools for gardening and lite construction

**Shared Community Resources - Other:** information on government, state, local and grass roots

## Watts House Project

---

programs that can benefit the both families and the neighborhood

Building Description \***Building Description:** Renovation

**Year Renovated:** 2009

**Year Originally Built:** 1920

**Building Type:** Residential

**Artist/Space Ownership/Use Structure:** Combination

**Building Area (square feet):** 800

**Types of Spaces:** Other

Included Space Types / Uses **Live/Work Spaces:** Cooperative

**Total Units(#):** 1

**Units for Broader Community(#):** 1

**Total Affordable Units(#):** 3

**Units for Resident Organization(#):** 1

**Workspace Studios:** Cooperative

**Total Units(#):** 1

**Units for Broader Community(#):** 1

**Total Affordable Units(#):** 3

**Units for Resident Organization(#):** 1

**Total Units(#):** 0

**Units for Broader Community(#):** 0

**Total Affordable Units(#):** 0

**Units for Resident Organization(#):** 0

**Gallery:** Available to Public

**Office Space:** For Resident Organizations Only

**Multi-Purpose Space (e.g. for Community Use):** Available to Public

**Additional Artist Amenities:** Natural light

Wheelchair accessible

High speed internet access

Parking

Roof/patio access

Garden access

Zoning / Building Regulations \***Original Zoning:** Residential

**Zoning Change Required:** Yes

**Other Zoning/Regulatory Issues:** Currently zoned as R3. We hope to get a variance so as to use the spaces as live/work space.

Development Team \***Type of Developer:** Non-Profit

Arts Organizations

**Developer:** Watts House Project

**Contractor:** Gaspers Construction

**Project Manager:** Stephen Slaughter

**Architect:** SH\_Arc, Venice Beach, CA

**Artist Organization:** Watts House Project

**Other Experts Consulted (property management, legal, etc):** Janger Law; Rosa Maria Castillo

Kesper, Public Housing Specialist; Steve Glenn, CEO Livinghomes; William Winchester, Youth Build; Los Angeles Department of Water and Power and Building and Safety

Finance \***Total Development Cost (\$):** 65000

**Acquisition Cost (\$):** 120000

**Construction Cost Per Square Foot (\$):** 19.69

**Cost Per Unit (\$):** 21666

**Total Equity (\$):** 0

**Portion from Private Investment Sources (\$):** 110000

**Funding Sources/Uses:** Other Sources/Uses

**Foundation Support (\$):** Jeffrey and Catherine Soros, personal loan

**Bank Debt (\$):** 000


Links / Images / Attachments **Links:** [ongoing renovation projects](#) [2]

## Watts House Project

---

[upcoming events and volunteer days](#) [3]

[pictures and video of past work and LA Times Story about the WHP](#) [4]

**Photographs (up to 10):** 

[1726 1750 W-sign.2.pdf](#) [5]

**Submit:** Please check this box if your application is complete and you wish to submit it at this time. If you do this, you will no longer be able to return to edit your application.

**Slideshow Images****Thumbnail image:** 

[Watts House Thumbnail.jpg](#) [6]

**Slideshow Image 1:** 

[Watts House 1.jpg](#) [7]

**Slideshow Image 2:** 

[Picture 072.jpg](#) [8]

**Slideshow Image 3:** 

[flower mural.jpg](#) [9]

**Slideshow Image 4:** 

[garden.jpg](#) [10]

**Slideshow Image 5:** 

[banner.jpg](#) [11]

**Source URL:** <http://www.lincnet.net/artist-space/search/results/watts-house-project>

### Links:

[1] <http://wattshouseproject.org>

[2] <http://wattshouseproject.org/wp/>

[3] <http://wattshouseproject.org/wp/>

[4] [http://wattshouseproject.org/wp/?page\\_id=35](http://wattshouseproject.org/wp/?page_id=35)

[5] [http://www.lincnet.net/sites/all/files/1726\\_1750\\_W-sign.2.pdf](http://www.lincnet.net/sites/all/files/1726_1750_W-sign.2.pdf)

[6] [http://www.lincnet.net/sites/all/files/Watts\\_House\\_Thumbnail.jpg](http://www.lincnet.net/sites/all/files/Watts_House_Thumbnail.jpg)

[7] [http://www.lincnet.net/sites/all/files/Watts\\_House\\_1\\_0.jpg](http://www.lincnet.net/sites/all/files/Watts_House_1_0.jpg)

[8] [http://www.lincnet.net/sites/all/files/Picture\\_072.jpg](http://www.lincnet.net/sites/all/files/Picture_072.jpg)

[9] [http://www.lincnet.net/sites/all/files/flower\\_mural.jpg](http://www.lincnet.net/sites/all/files/flower_mural.jpg)

[10] <http://www.lincnet.net/sites/all/files/garden.jpg>

[11] <http://www.lincnet.net/sites/all/files/banner.jpg>