

West Adams Matters



WAHA Home Improvement Weekend Saturday & Sunday, April 9 - 10

Please join WAHA as we help out one of our Harvard Heights neighbors by painting his house on Saturday and Sunday, April 9 and 10.

During the course of this two-day special event, we will sand, scrape, prime, and paint a historic house that needs our tender loving care. We also have scheduled "How-To" demonstrations, including window repair, and, from 1 - 3 p.m. Saturday, lunchtime refreshments and WAHA's annual Board of Directors election (see story, page 2). In addition, District 10 Councilmember Martin Ludlow will dedicate the City's new Harvard Heights HPOZ signs on Saturday.

In the early 1980s, when WAHA was a new organization and the urban pioneer/historic preservation movement was just beginning in

West Adams, we organized several barn raising-style "Tom Sawyer" days where WAHA members gathered to work on one person's home, doing plastering, painting and/or other necessary rehab projects. On April 9 and 10, we plan to

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Coming Home *by Allen Lulu*

My wife and I began our search for our first home last summer after we returned from our honeymoon and among the other places we looked was the area known as Historic West Adams. We were familiar with it because three of our friends moved, in the span of one year, to 3rd Avenue in Jefferson Park between 36th and 37th and we had visited on many occasions. It was the kind of neighborhood we had wanted to move into: Suburban, but not the Valley. Removed, but 20 minutes from just about everything. And, it was a neighborhood, not just a place to hang our hat and occasionally smile at strangers.

I now know there is an old saying in West Adams: you think you are buying a house, but you are really buying an entire community. I have found a cadre of new friends, a support system of both fellow renovators and neighbors who eagerly lend their helping hands, and I am even going to open my doors to strangers on June 4, when my home is on WAHA's spring architecture tour, "Historic Bungalows of Jefferson Park." (See story, page 3.)

But first, we had to find a home. It became an almost desperate search.

(continued on page 10)

Evening Stroll in Westmoreland Place

Wednesday, April 6, 5 - 7 p.m.

Espresso Cart will be at the corner of 11th Street and Elden (just east of Vermont)

Please join WAHA on an Evening Stroll through the "Clark and Bryan Lone Star Tract," also known historically as "Westmoreland Place," as we say hello to some of WAHA's newest members.

WAHA's Board has recently voted to acknowledge the obvious, expanding our boundaries (for preservation advocacy and restoration support, not to mention bringing friends into the official fold) to the historic neighborhoods bounded by Olympic Boulevard on the north (including Country Club Park, Alvarado Terrace and "Lone Star") and south to Exposition Park and Expo Park West.

For this event, we'll explore the treasures in one of these new WAHA family neighborhoods. Discover a 100+-year-old Mission Revival mansion, a Victorian built by a Banning family member, a historic 1920s church, and a once-modest Victorian clapboard residence reconstructed as an elegant Italianate manor during the 1940s, among other gems.

Wesley Clark and Elden P. Bryan bought the land that became this neighborhood in 1903 from a B. Ballerino.

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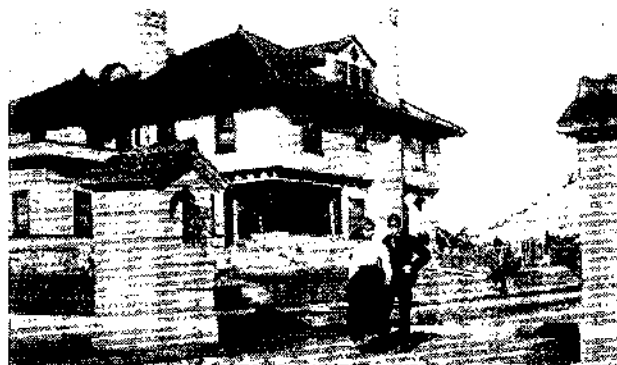
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Evening Stroll

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Elden Avenue is named after E. P. Bryan. Bryan built a sprawling and much photographed Mission Revival home on Westmoreland Place, but today all that is left is the concrete retaining wall along Olympic at Westmoreland.



The residence at 1049 Elden Ave. is over 100 years old, and changed ownership only three times. Built by Carolyn Bumiller-Hickey, a single mother raising five children on her own, the home has a Mission Revival exterior paired with a transitional Craftsman interior that retains some Victorian elements, such as the decorative tile around the fireplaces and the original gas light fixtures.

The residence at 1151 Arapahoe St., originally a Victorian clapboard built in 1900, was stripped down to the studs and reconstructed into an Italianate manse in the 1940's. The owner spared no expense and used nothing but the finest material during the reconstruction. He imported Italian marble for the fireplaces and created an oasis in the backyard with waterfalls and meandering streams. After most of the construction was completed, the owner was arrested and convicted for embezzlement. Seems he had financed the reconstruction with the proceeds from his company where he was the accountant.

A descendent of Phineas Banning, who established the first stage line and railroad in Los Angeles and was the founder of the city of Wilmington, owned the Victorian residence at 1153 Magnolia Ave, which was built in 1890. Remodeled in 2004, the new owners retained the original leaded glass windows, clapboard siding and carriage house.

And don't forget to visit the espresso cart on Elden south of Olympic, east of Vermont at 11th Street – strategically placed for you to stop by on your way to discovering our many historic treasures.

Parking will be available at the LAUSD parking lot on 11th street between Arapahoe and Magnolia (one half a block from the espresso cart). If additional parking is needed, attendees may park in the Food4Less parking lot between Arapahoe and Hoover just 1/2 block south of Olympic.

The walk is from 5 - 7 p.m. Coffee drinks are free to the first 50 "customers." Homes can only be viewed from the outside – no open houses. Say hello to neighbors, meet new friends, and get a close-up look at this wonderful neighborhood. ●

WAHA PRESENTS

"Historic Bungalows of Jefferson Park: A Home Tour"

Tour one of L.A.'s most historic communities, right in the heart of the Historic West Adams District.

Spend the day in Jefferson Park, and discover a unique pocket neighborhood that blends past and present. On Saturday, June 4, from 10 a.m. to 4 p.m., during West Adams Heritage Association's Annual Spring Historic Home and Architecture Tour, you are invited to visit eight timeless Craftsman bungalows and cottage gems — all with beautiful interiors and most never opened to the public before.

Check-in at 3453 2nd Avenue (south of Jefferson Boulevard, four blocks west of Arlington.) This is a self-guided walking/driving tour; visitors may go in any order, and may start at any time during the day (but don't forget: doors close at 4 p.m.). This tour focuses specifically on homes located in Jefferson Park — between Jefferson and Exposition Boulevards, and between Arlington and 4th Avenue.

Jefferson Park's bungalows are particularly remarkable for their consistency of style and historic integrity. Most of the modest, one-story homes, originally built for less than \$3,500, are about 1,500 square feet, with characteristic features of the Arts and Crafts movement, such as covered porches, built-in china cabinets, bookcases with original leaded glass, trundle beds, double Dutch entry doors, and decorative moldings. Natural building materials, such as limestone and sandstone, which were used for pillars and chimneys, are features particularly unique to Jefferson Park.

We encourage visitors to explore our neighborhood more completely.

Jefferson Park has several restaurants and bakeries just a few blocks from the tour location — perfect for mid-tour break — plus our own West Adams Girl Scout troop will have a lemonade/sweets stand.

Comfortable walking shoes are advised — no high heels, please.

To order advance tickets: Please send your name, telephone number, e-mail address, number of tickets, and a check made payable to "WAHA" and mail to: "Jefferson Park Tour," 2330 West 31st Street, Los Angeles, CA 90018. We'll confirm your ticket order by phone or e-mail; pick tickets up the day of event at check-in.

Or, pay at the door: \$20.

We do need volunteers as docents or ticket takers. Contact Erin Sullivan at 323-733-2188, or via e-mail ersull@usa.net. For more information about the tour call 323-871-8554 or e-mail tour@JeffersonPark.info

Jefferson Park, which begins below Adams on the north, and is bordered by Western on the east, Exposition to the south and Crenshaw on the west, is a 50-square-block neighborhood that is part of the larger Historic West Adams District. In 1899, the area was still primarily agricultural land. The widow and daughters of Andrew Joughin, who had carved out Arlington Heights to the north from the former blacksmith's vast Rancho las Cienegas tracts, still lived in a house on the corner of Arlington and Adams where they could overlook their holdings. Fields of mustard grew below Adams Boulevard, which was already earning cachet as "the Street of Dreams."

Just a few short years later, as his own imposing manse was rising in West Adams Heights, Frederick Rindge and his Artesian Water Company were beginning to lay out Jefferson Park's tracts. The company, which had a water franchise in much of south Los Angeles, was responsible for subdividing most of the Jefferson Park, a roughly 50-square-block neighborhood in what was at the time the southwestern edge of the Los Angeles metropolis. Most of the homes were built between 1905 and 1912. The area was popularized largely through the help of Gustav Stickley and his bungalow magazine *The Craftsman*. Development continued through the 1920s in the section west of 8th Avenue.

Soon, Jefferson Park became characterized as an attractive, working class neighborhood that boasted a rather diverse population of residents, especially compared to other parts of Los Angeles. By 1930, for instance, census data indicates that

(continued on page 11)

WAHA BOARD ELECTIONS SATURDAY, APRIL 9 - 1 P.M.

West Adams Heritage Association's annual Board elections will be held during the General Meeting on Saturday, April 9, from 1-3 p.m. WAHA currently has a 17-member Board, and one-third of these positions are up for election each three years, on a rotating basis.

As always, we need Board members with fresh, upbeat, in-the-know ideas. This community was founded by the best volunteers in the nation, and now is the time for newer members especially to come forward. You need not spend an extraordinary amount of time doing tasks, but you must be committed. Generally speaking, Board members must commit to attend all WAHA Board meetings (usually held the fourth Thursday of each month) and also will be given specific responsibilities for certain of WAHA's events, committees, and social functions.

We don't have many requirements: a love of old houses, an enthusiasm for community activities, and membership in WAHA for at least six months. WAHA always needs expertise in fundraising, zoning issues, and preservation. But if you have a program you'd like to initiate, those ideas are welcome, too. If you'd like to run for the Board, do come to the meeting and sign up then. You'll be asked to present yourself in a very short (one-two minutes) speech.

Saturday, June 4, 2005
10 a.m. – 4 p.m.
Advance tickets: \$15
At the door: \$20
(Last ticket sold at 3 p.m. sharp)
tour@JeffersonPark.info
www.JeffersonPark.info

WAHA Paints A House

continued from page 1

initiate this activity again when we paint the exterior of Ellsworth K.C. Walker's home at 1750 S. Ardmore.

Longtime WAHA members Carmen and Don Zigrang, and their neighbors Mike and Pat Campos, have also graciously invited us to their adjoining backyards a few feet away at 1740 S. Ardmore for our meeting, restoration demonstrations and the election. We haven't forgotten your kids (yes, we'd like BOTH parents to help)! We will have adjacent supervised activities, including a bounce house, on Saturday.

Ellsworth K.C. Walker was born in St Louis in 1916. He always had a great love of music, and studied at Julliard, before joining the Army during WWII. During this time period, Walker became friends with the Mills Brothers, who encouraged him to move to Los Angeles in 1943.

Walker went on tour with the Mills Bros for six months and then worked for the Los Angeles County Board of Education for many years until his retirement. In the 60's and 70's Ellsworth owned a record store on Hoover called K.C.'s record shop. He worked it during the day and went to journalism school night at City College. He moved into his home on Ardmore in 1960.


We need MANY volunteers to help out with this effort! Please contact Eric Bronson (323-737-1163 or eb@birdmarella.com) or Todd Moyer (323-731-7111 or toddmoyer@kw.com) if you are willing to help out.

Volunteers will need to bring their own sanders, face masks, work gloves, and other safety gear. WAHA will provide brushes, rollers, paint, and plenty of refreshments.

We couldn't do this without other friends. Shilpark Paint Co. is donating the paint and caulking materials. Rejuvenation Hardware is donating a porch light, house numbers, and a period-style mailbox. Chris "Papa" Chris has opened a new South of the Border restaurant right next door to Papa Christo's Taverna, and is donating a spread from Papito's. Smart and Final is helping out, too, with supplies and paper products.


From 1 - 3 p.m. on Saturday, we will also have a mini "Demonstration Day" to show you how to fix window sashes, caulk windows, prep for painting, and the like. Even if you don't want to learn about the carpentering and paint trades, however, we hope you'll join us and support this effort to give this house a facelift.

If it rains and/or if the work isn't complete, we've scheduled touch-ups for the following weekend, April 16-17. ●




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Forthmann Carriage House "Deconstruction"

by Laura Meyers



Wednesday, March 9, was a classic good news, bad news day for West Adams preservationists. The good news was that one turn-of-the-century house, the Downe Residence, had landed safely on a new site, saved from demolition. The bad news, however, was that a City of Los Angeles Historic Cultural Monument had been significantly damaged by unpermitted construction (or, rather, deconstruction).

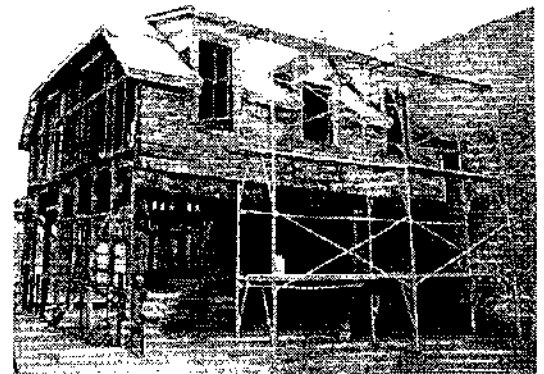
Neighbors discovered the Forthmann Carriage House, Los Angeles Historic Cultural Monument #103, located at 629 West 18th Street, nearly teetering on stilts. It has had most of its original exterior facade's siding and other historic fabric removed without appropriate Building and Safety permits or required review and approval by the Los Angeles Cultural Heritage Commission, the administrative authority for all of our City's landmarks.

Thus began the first of several rounds of emergency notifications to the Department of Building and Safety. Inspectors made a site visit and issued "Stop-Work" and "Order-to-Comply" citations to the owners, the Shammas Group. Additional visual site inspections throughout the day and week by various community members and City officials confirmed the extent of the non-permitted de-construction. Several staff members of the Los Angeles Planning Department were so concerned about the damage they sought the assistance of District 1 Councilmember Ed Reyes, who chairs the City Council's land use committee, to intervene in the matter.

As it turned out, the Forthmann Carriage House was being prepped for a partial demolition and a partial move to a vacant lot in Angelino Heights. The would-be house mover desires to construct a new "habitable" first floor, and would retain just the roofline and the upper-story windows of the carriage house at the new site. Relocation permits had been applied for and evaluated by Building and Safety engineers, but that's where the trouble began. The City engineers had not simultaneously evaluated the structure at its original site, and indeed had not even checked the City's own online parcel profile for the 629 West 18th Street address, where they would have discovered that it was a City monument. Too, although Building and Safety took in the application last November, plan check staffers did not issue a "correction sheet" (which, among other requirements, called for the acquisition of a demolition permit) until February 28. Work had already commenced (albeit, without required final permit issuance). When the applicant finally was pushed to apply for the demolition permit, staff at the City's public counter then mistakenly punched in a San Pedro address, rather than our own West Adams location.

The early 1880's Forthmann Carriage House is the remaining on-site element of a designated complex in which the main house was a moved-off in 1989 and relocated to 28th and Hoover Street. The elegantly restored main house is now used as a facility for USC's Civic and Community Relations Department. The remaining Carriage House itself has been over the years the subject of many well meaning but failed attempts at re-location.

Many questions will have to be resolved before any future activity on the Forthmann Carriage house can take place. Who is legally responsible for the non-permitted de-construction? Who will be held liable for the restoration costs? How much of the original historic fabric has already been demolished? Can any of the remaining on-site historic fabric be salvaged and reattached to the historic structure? Will the Cultural Heritage Commission approve any move-off of the Carriage House? If the CHC approves a move-off how much of the historic structure will they require the developer to restore?



This story has no resolution yet. We will update readers next month. ●

Save the Date!

Los Angeles Neighborhood Initiative (LANI) 3rd Annual Community Forum

Saturday, May 21
8 a.m. - 2:30 p.m.
USC Davidson Conference Center
3415 S. Figueroa Street (Corner Figueroa and Jefferson)

Do not miss this opportunity to hear prominent Los Angeles area leaders describe how neighborhood stakeholders can reinvigorate their efforts to bring positive change to their communities. Register at www.lani.org or call 213-627-1822 x20.

Stepping Out

Mount St. Mary's College Offers Tours of Doheny Mansion

After more than a year of completely sold out tours of the Doheny Mansion, space is available for upcoming 2005 tours of the legendary residence at Mount St. Mary's College near downtown Los Angeles on **April 16, June 18, July 16, and Oct. 8.**

The home of oil baron Edward L. and Carrie Estelle Doheny for almost 60 years, the Gothic Renaissance-style Victorian mansion was designed by architects Theodore Augustus Elsen and Sumner P. Hunt in 1898. This well-maintained home boasts a marble-pillared great hall, the Pompeian Room with imported Siena marble and a Tiffany iridescent glass dome, furniture copied by permission of the Italian government from Pompeian furniture in a Rome museum, and much of the original furnishings in its other opulent rooms. Visitors will step back in time as they learn the history of this fascinating family, and the lifestyle of rich and famous Angelenos 100 years ago.

Docent-led groups limited to 20 people will visit the first floor of the Mansion and outside surroundings. The cost of the tour is \$25 per person and reservations are a must. No children under 12, please.

Contact Angelic Rome at (213) 477-2764 to book reservations or for further information. Proceeds will benefit the preservation of this historic residence. ●

Anything Goes

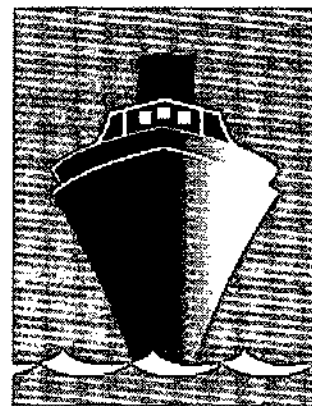
Complications ensue when swinging sophisticates and sassy socialites venture on a Trans-Atlantic journey in a Kelly Ward-directed production of Cole Porter's classic boy-meets-girl tale, which first debuted on Broadway more than 60 years ago and now will be playing March 31 - April 10 at the Bing Theater on the USC campus.

Because the course of true love seldom runs (or in this case, sails) smoothly, comic complications arise in this rambunctious play about the high jinks of passengers aboard the S.S. American bound for England. As stowaway Billy Crocker competes with wealthy aristocrat Lord Oakleigh for the affections of his cherished Hope Harcourt, some of musical theater's most-beloved songs are performed, including "You're the Top," "I Get A Kick Out of You," "It's De-Lovely" and the title song.

In its heyday, the on-stage antics were nearly eclipsed by the off-stage tribulations of getting the play into theaters. Based on a story by P.G. Wodehouse and Guy Bolton, the original plot revolved around shipwrecked passengers stranded on an island. Melodramatic in tone, the original script was trashed when fate intervened. The real-life S.S. Morro Castle ran aground off the coast of New Jersey, killing more than 130 people just as rehearsals began. Howard Lindsay and Russel Crouse completely revised the libretto and, with Porter's original composition, created a timeless theatrical work.

Since its 1934 opening, the show has been seen by multitudes in numerous revivals in New York and London, a film version and two television adaptations.

Admission: General, \$15; Senior citizens, USC faculty and staff with valid I.D., \$10; USC students with valid I.D., \$6; a \$2 convenience fee applies to all phone orders. For more information about show dates and times, call 213-740-2167 or visit <http://www.usc.edu/spectrum/> ●



What Did They Hear? The Musical Landscape of the Early 20th Century

Charles McKnight, an associate professor of music at the University of North Carolina at Asheville and a specialist in the history of Russian music, explores many of the musical styles prevalent during the arts and crafts period in a special lecture sponsored by the Friends of the Gamble House on Tuesday, April 12 at 7 p.m. at the Neighborhood Church, 2 Westmoreland Place in Pasadena.

Because the first decades of the 20th century were teeming with numerous innovations in musical style, Russian, German, French and American composers sought to find new ways to express the dynamic nature of modern society while, often at the same time, paying homage to nostalgic influences.

Among the styles of music that McKnight will discuss and preview are Impressionism, Expressionism; Primitivism and Nationalism. He will also note their affinities with the visual and literary arts.

More Information: visit <http://gamblehouse.org> or call 626-793-3334 x 52. ●

MEETING NOTICE

You are invited to a California Environmental Quality Act (CEQA) Scoping Meeting regarding the Central Region Elementary School #13 in Arlington Heights on **Tuesday, April 5 at 6 p.m.** at Pio Pico Span School (1512 S. Arlington Ave., just south of Pico). Proposed school site is located: north of 21st Street; south of Washington Boulevard; east of 3rd Avenue; west of Arlington Avenue. For more information, contact Yonah Hong, LAUSD Community Outreach Organizer, at 213-633-7421.

SEN. BOXER SPEAKS AT USC

Sunday, April 17, 1 p.m.

U.S. Senator Barbara Boxer will deliver the seventh annual Carmen and Louis Warschaw Distinguished Lecture on the Jewish role in American politics at USC's Davidson Conference Center.

Representing California in the U.S. Senate since 1993, Boxer has authored legislation on numerous issues, including after-school programs, healthcare, environmental protection, gun control, and airline safety. She serves on the Senate Committees on Commerce, Foreign Relations, and Environmental and Public Works, and she is the Democratic Chief Deputy Whip.

Sponsored by Casden Institute for the Study of the Jewish Role in American Life, the lecture is free but reservations are required. Parking is \$6. Please enter the USC campus at Gate 4 on Jefferson Boulevard.

For more information, visit <http://www.usc.edu/casdeninstitute>. To RSVP, contact casden@usc.edu or call 213-740-3405. ●



CALIFORNIA PRESERVATION CONFERENCE

The 30th Annual California Preservation Conference focusing on "Diversity of Change - New Perspectives of Historic Preservation" is taking place at the Historic Mission Inn, Riverside, May 12-15. The conference is sponsored by the California Preservation Foundation (CPF), the City of Riverside, and the Mission Inn Foundation, with major support from the California Office of Historic preservation. The CPF conference is always an inspirational experience seeing others deeply interested in Historic Preservation, along with the "Friday Night Success Stories" that bring humor to stories of preservation victories. For more information, check out the website, www.cpf.org. Also, please note that due to this event, WAHA's preservation meeting will be one week earlier, Saturday, May 7.

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Community Matters

EIR Now Slated for University Gateway Project *by Jean Frost*

On Monday evening, March 14, community members received welcomed news that the proposed University Gateway Project would have its Mitigated Negative Declaration (MND) withdrawn and a Notice of Preparation for a Draft Environmental Impact Report would instead be prepared.

The University Gateway Project developers and their staff were present at the Mary McLeod Bethune Library for the North Area Neighborhood Development Council's Land Use and Zoning Committee's public hearing and review meeting on the project proposal. Community members who were in attendance to make comment for the administrative record, speak against the current MND, and press for an EIR were surprised by the announcement. When the reality sank in, they applauded and cheered the good news.

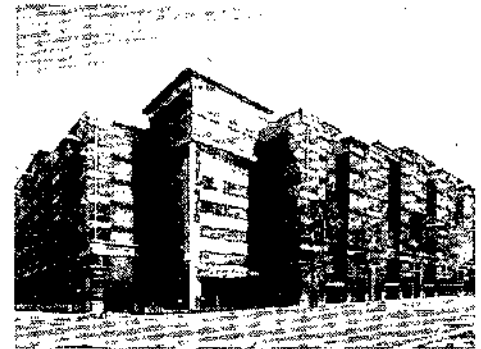
Readers will remember last issue's article about the development. The University Gateway Project is a private (not a USC) mixed-use development at the northwest corner of Jefferson Boulevard and Figueroa. As proposed, it is an eight-story, 900,000-square-foot, 0-setback structure designed to provide housing for 1,658 students and over 80,000 square feet of retail space. It does not provide sufficient City Code required on-site parking and will require myriad City, and CRA regulatory exemptions including those for height, set backs, parking, and land-use.

WAHA as well as many other community members and preservation groups including the North University Park Community Association, the Adams Dockweiler Heritage Association, and the University Park Historic Preservation Overlay Zone Board joined with various local property developers, apartment building managers, and business entrepreneurs in a unique alliance of common interests protesting the Project's inadequate MND. Alan Smolinsky of Conquest Student Housing retained the well known land use attorney Jack Rubens of Sheppard Mullin Richter & Hampton to present the coalition's case. Rubens is widely recognized for his successful efforts representing the Los Angeles Conservancy in saving Saint Vibiana's Cathedral from the wrecking ball.

After the announcement of the EIR, the meeting continued with an open dialogue between the Gateway development team and community members. There were many tough questions from the community about specific aspects of the project. The meeting was terminated by the Library closure at 8 p.m. without all of the issues having been discussed. There was an agreement that there would be another meeting on the second Monday in May (9th) to continue the dialogue. Some community members planned to attend the scheduled Hoover PAC public hearing on the project later in the week (03/17/05) and resume their discussion of the project's impacts.

Community members also requested notification of the required "Scoping meeting" for the N.O.P. (Notice of Preparation) so that they could make comment. The Gateway development team in response to several of the questions about parking stated that there had been continuing discussion with the administrators of the Shrine Auditorium about a possible Shrine parking structure being constructed on the surface parking lot site between the proposed Gateway Project and the Shrine itself for sub-leasing by USC for the Gateway development. This was new information which had not been mentioned in the MND.

The Gateway developers will now have to absorb some delays in their anticipated construction start because of the E.I.R. procedures. However this could be offset if scheduled concurrently with several of the entitlement hearings and probable appeals. There will many future opportunities for the community to speak out about this project and WAHA Matters will try to keep our readers informed. ●



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In the Garden

Antique Roses

If you are an old rose fan(atic), one of the best sources for healthy blooms is Ashdown Roses, a grower in South Carolina that not only supplies quality nurseries here but also sells directly to consumers via catalog and a web site.

Ashdown Roses offers hundreds of varieties of antique, climbing and landscape roses, all grown on their own roots (that's the key) and shipped either bare root or year-round growing in lightweight pots. Roses on their own roots are better because they never sucker and form a fuller bush.

The owner of Ashdown Roses, Paul Zimmerman, used to live in Los Angeles. Besides being a former president of the Tinseltown Rose Society, he owned and operated "Hundred Acre Woods Rosescaping," a business that took care of rose gardens. This means the staff of Ashdown Roses is very knowledgeable about growing roses in Southern California. You can e-mail or call them for help and advice on your order.

The Ashdown Roses web site features hundreds of roses and photographs. A full color catalogue is available for no charge. ●

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Coming Home to Jefferson Park

continued from page 1

We had put in a bid on one property about one mile west but were outbid by a couple who paid \$72,000 over the asking price. After that, we were boxed out of another bid by a seller who refused to show the house except after they had an accepted offer – and we weren't it.

Our friend, Shelley Wenk, one of the aforementioned West Adams residents, called one day to tell us that a house had gone up for sale four doors down from her. Our broker, Michael Caldwell, met me, after another day of looking at houses that could only be described as having been dipped in horse manure, marinated, lifted and then put on the sale block for \$300,000. We went to look at this house on the block that my wife and I loved so much. It was an adorable single family home that seemed to be just what we wanted. But there was no one home. So, off we went to look at other places.

When we got back an hour or so later, the "for Sale" sign was gone. The phone numbers we had jotted down for the brokers were just answering machines, and we were just about to give up. When I say that, I mean that in that frustrating moment my wife and I were at the end of our rope. We thought we wouldn't ever find anything and if we did someone else would jump in and bid \$50,000 over us and we would never have a chance.

Our agent turned to me and asked if I wanted to "just check out" another house on the corner of 4th and 36th with a sign out front. After a few calls the agent for the house set up an appointment.

Inside was a dark, somewhat sad home that had been rented by an older couple for a decade. The shades had been drawn for, we imagine, the entire time they lived there. The wall-to-wall carpeting was stained with years of abuse and chronic smoking. But, once we got past the condition we began to see the charms of this Craftsman style home built in 1924.

The front porch main door is an original double Dutch and there is a separate entrance to a smaller office. This office has become the most talked about room in the house. The pocket door that separates it from the rest of the house hadn't been used in years, but was in great condition. The built-in shelves and cabinets with attached secretary was beautiful. And there was this drawer. About four feet wide and nearly hidden by a couch. When we asked we were told by the tenant, "oh, that's not a drawer, that's a bed." When we pulled it out we were delighted to find a full size, sturdy box spring and an old mattress (replaced immediately) that neatly slid into the wall and disappeared.

The breakfront in the dining room caught our attention as it had the original brass fixtures that, when dipped, were returned to their original luster (they just need a quick polish).

Did I mention that this house came with a 600-square-foot guesthouse in the rear? That the renters have been there for seven years and are a deacon for a local church and his security guard son? The Lord's in the back house.....and he's packin'.

But, how could we get this house? After all, everything we had experienced told us that we would end up in a multiple offer situation and we could never afford it. Well, that's the blessing of this story.

The woman who owned the house inherited it from an aunt and barely ever set foot near it. She lived miles south and listed it with an agent in the South Bay who never put the house in the Los Angeles MLS. He just listed it in South Bay and there weren't that many people who were interested in moving to "the 'hood." In fact, when our agent met with him he asked Michael, "people really want to live here?" Yes! In the end we presented the only offer looked at, and we got the house for its asking price. Which was well into our price range.

Does the house need work? Yes. But we were looking for a project my wife, her father, and I could tackle.

Within days of closing we began to meet our neighbors.

The lovely older gentlemen gardener next door who doesn't speak a word of English but, if he sees us working on our lawn or planting roses, is the first one there with shovel in hand a smile on his face and, on one occasion, a house plant on his truck he passed over our fence to us, welcoming us to his block.

The woman who owned the house in-between 36th and Jefferson who invited us to New Year's Eve and gave us a view of just what a renovated home in the neighborhood could look like.

The woman across the street who has lived in the neighborhood for 36 years and recommended a house painter.

The house painter who, although he takes his time, showed up at the front door, wielding a steak knife because he didn't know who was in the house and, looking out for us, his new friends, wanted to make sure no one was breaking in.

The butcher, Mike and his wife, Pat, who own Choice Cuts on Jefferson Boulevard between 3rd and 4th, and who gave us some turkey chops and sausages to try. Mike told us that he had painted our house 25 years before.

We visited the library on the corner of 3rd and Jefferson. We had some soul food from "Tha Shack." We walked our new dog, a Golden Retriever puppy named "Huck." My wife now power walks with Shelley, disappearing into exercise and conversation as they lose track of time.

I think we are home.

Oh, yeah. We took up the carpeting the first day and, lo and behold: hard wood floors from the 1920's.

Yeah, we're home. ●



Spotlight on Proposed HPOZ in Jefferson Park *by Lori Foulke*

When informed the city lacked the funds to conduct the proposed Jefferson Park HPOZ survey, area residents took matters into their own hands. Under the leadership of Colleen Davis, former WAHA Board Member, a group of dedicated local professionals sought WAHA's help in putting together an all-volunteer HPOZ survey team, in an effort to undertake the survey themselves.

Davis made a formal presentation about the plan for a Jefferson Park historic resources survey and National Register District nomination to the WAHA Board. The Board voted to allocate \$6,000 to purchase two computers, two digital cameras, a scanner, and other equipment and software necessary to carry out the initial phases of the survey. WAHA retains ownership of this equipment and plans to make it available to other groups for similar projects in the future. Michael LaChance is the WAHA Board liaison to the Jefferson Park HPOZ survey team.

Working in pairs and progressing block by block, survey team members will conduct visual field surveys and take digital photos of each structure. Lightweight Fujitsu tablet computers will be used in the field to record data directly into an Access database designed specifically for the Jefferson Park survey, thus eliminating the need to rekey handwritten field notes into electronic form. The tablets are lightweight and portable, and data can be entered with an electronic stylus or a keyboard. The tablets will also be used onsite in the Department of Building and Safety for the input of permit record data to supplement the visual field data. Base property data from the Assessor's office has already been entered into the database for 1,735 structures. Field survey work is slated to begin in the near future.

The proposed Jefferson Park HPOZ includes over 1,700 structures, which would make it one of the largest HPOZ areas to date. The area is bounded by (clockwise from the north): Adams Blvd., Western Ave., Jefferson Blvd. until Arlington Ave., then south to Exposition Blvd. and west to 7th Ave.

Homes in the southwestern portion of the proposed HPOZ will be featured in the upcoming walking tour on Saturday, June 4. Funds raised by this tour will be used to support further phases of the HPOZ survey. ●



Bungalows of Jefferson Park: A Home Tour

continued from page 3

Jefferson Park contained a significant proportion of Japanese and Mexican households as well as a percentage of "negro" households three times higher than Los Angeles county overall. Jefferson Park also drew in a large number of "white" immigrants from around the globe and transplants from all over the U.S.

The Japanese had arrived beginning in the 1920s. By the time World War II began, many Japanese-American families rented or owned small bungalow-style homes in Jefferson Park. In February of 1942 Franklin Roosevelt signed Executive Order 9066 which ordered all those of Japanese ancestry, citizens and non-citizens, into internment camps. Many Jefferson Park neighbors were forced from their homes, yet many returned once the war was over.

Jefferson Park is bisected by a retail street running east to west down its middle. Architecturally, Jefferson Boulevard offers a streetscape of 1920s storefronts that holds great promise for developing neighborhood and pedestrian friendly businesses which neighbors can walk to. Historically, Jefferson "Street" first appeared as a name in the 1853 Hancock Survey, at the same time the other presidents - Washington, Adams - were being honored. By the mid-20th century, Jefferson Boulevard had become the first Japanese-American commercial strip in Los Angeles. Tak's Nursery and Kashu Realty are two examples of businesses that have long catered to Jefferson Park's multi-cultural community. The Boulevard was also home to a New Orleans enclave, including the unofficial "Jefferson Council," Louisiana transplants who "met" at Leon Aubrey's barber shop, and the local landmark eatery Harold and Belle's, which has been dishing up Creole and Cajun specialties at 2920 West Jefferson Blvd. since 1969.

Today Jefferson Park "has gained increasing attention for its remarkable collection of Craftsman style bungalows," according to the Los Angeles Conservancy. On many of its streets, tall palms dating from a century ago still line the parkways. The area now offers some of the best-constructed (and intact) Arts and Crafts Movement housing stock in Los Angeles, with a level of architectural detail and variation that is the hallmark of the finest bungalow neighborhoods across the country.

A century after its beginnings, neighbors would like to preserve the community's heritage. Jefferson Park has been proposed as a potential "HPOZ" (Historic Preservation Overlay Zone) in the City of Los Angeles, but because of local and statewide budget shortfalls there will not be a City budget allocation for an HPOZ survey in this neighborhood in the foreseeable future. As a result, active residents have decided to begin to move the process along on a volunteer-driven basis. Net proceeds have been designated to help fund a survey of the historic properties (some 1,750 in all) in the Jefferson Park neighborhood.

Please help support these efforts, and visit the **Historic Bungalows of Jefferson Park** on Saturday, June 4. ●



New Member Discount

Silverlake Architectural Salvage is happy to announce a 20% discount on all purchases to WAHA members.

Owner Bruce Baker has been a teacher in the Los Angeles School System for the past 20 years and is now following his passion by opening this wonderful resource for old house restoration. Bruce has personally restored many Los Angeles-area houses and has added most of his personal collection of saved building supplies to the inventory at SAS.

Silverlake Architectural Salvage carries a large inventory of doors and windows (many removed with the original jambs and frames), plumbing fixtures, built-in pieces, etc. They currently have special pricing on all hardwood flooring. Bruce and his staff enjoy helping their customers with projects and show every day how much they love their work. Visitors to the store often comment how much they enjoy browsing and spending time at SAS. Bruce invites WAHA members to stop by for a visit.

Silverlake Architectural Salvage welcomes trades and calls out to WAHA members who would be interested in trading or selling surplus salvaged arched windows and doors, plumbing fixtures, sinks, clawfoot tubs, and built-in cabinets with architectural significance.

Silverlake Architectural Salvage is located at 1065 Manzanita Street in Silverlake. They are open 10 a.m. - 4 p.m. Friday, Saturday, and Sunday or Monday through Thursday from 3 - 7 p.m. by appointment. 323-667-2875. ●

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Elysian Heights Craftsman era Carriage House - 1565 Altivo Way - Adam Janeiro (Buyer's agent)

Vermont Square - 1340 West 49th St. - Adam Janeiro (Buyer's agent)

SOLD:

Leimert Park 1920s Spanish gem - 4332 Garthwaite Ave. Adam Janeiro (Buyer's agent). Welcome, Michael and Barbara Greenfield!

City Living Realty is proud to welcome our newest agent, DARBY BAYLISS, to our firm. An eight-year resident of Harvard Heights and trained as a lawyer, Darby has a passion for historic preservation and neighborhood improvement which has inspired her to become a real estate broker.

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Adams/La Brea Development Project

by Georgia Toliver,
WAHA Representative to the MidCity
Corridors Project Area Committee

Five developers have submitted proposals to the Community Redevelopment Agency for developing commercial and residential buildings on Adams between La Brea and Redondo Boulevards. The project site extends on the north side from Adams to the 10 Freeway and portions on the south side of Adams. Costco proposes a store/warehouse on the north side of Adams, ground level parking in the middle of the site and some small retail stores on the corner of Adams and La Brea.

J.H. Snyder Co. proposes a mix-use development of residential and retail on both sides of Adams. On the north side will be large and small retail stores, including a supermarket, high end restaurant and specialty market with open gathering spaces and walkable streetscape. On the south side will be low density residential (rental and for-sale housing) and a community center. They have letters of interest from Costco, Circuit City, and Office Depot for their large retail store. Examples of other J.H. Snyder Co. developments are the Gateway in West Hollywood (Target and Best Buys), Ralphs Supermarket on Wilshire and Hauser, the Water Garden in Santa Monica, and "The Bridge" Howard Hughes in Westchester.

The Bedford Group proposes mix-use affordable housing and ground level retail on the entire site, including a retail anchor and sub anchor, a community center and public square.

Beyond Shelter Housing Development Corp proposes a seven story low income rental, subterranean parking and ground level retail on a portion of the south side of Adams.

Urban Partners LLC proposes three concepts: A. An eight-story high density rental with subterranean and ground level parking. B. A six-story mix of for-sale town homes and rental. C. A four-story mixed use rental residential and retail (with parking behind) and a child care center. All concepts include trees and benches along Adams.

Density, traffic congestion, parking, type of retailers, aesthetics (art and green spaces), local hiring in the project and placement of displaced tenants (both residential and commercial) are a few of the issues facing the CRA. There will be presentations at various community meeting in the next couple weeks. Tracking this project and meeting dates and times are posted on the CRA website, <http://LACITY.ORG/CRA>. ●

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The following companies offer discounts to WAHA members. Remember to show your WAHA membership card when you make your purchase.

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If you frequent a local business — retail store, restaurant, service provider, etc. — ask them if they would offer a discount to WAHA members. Explain that they'd benefit from the increased exposure to local consumers, and be listed in the WAHA monthly newsletter. Or, call me at 323-733-6869 and I'll contact them. — Steve Wallis



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WAHA'S NO EXCUSES 2005 CALENDAR

Don't miss out on all the fun – mark your calendars now for WAHA's advance-scheduled events.

April

Wednesday, April 6 – WAHA Evening Stroll in the Westmoreland Place/Lone Star Tract

Saturday-Sunday, April 9-10 – WAHA Home Improvement Day and WAHA Board Elections

May

Wednesday, May 4 – WAHA Evening Stroll

Saturday, May 7 – Historic Preservation Month Celebration: Black History in West Adams

June

Wednesday, June 1 – WAHA Evening Stroll

Saturday, June 4 – WAHA presents its Annual Spring Tour, "Historic Bungalows of Jefferson Park: A Home Tour"

Saturday, June 11 – "Community Unity Day" and West Adams Boulevard street festival, co-sponsored by United Neighborhoods N.C. and Apostolic Home Assembly

July

Monday, July 4 – WAHA's Annual 4th of July Picnic

September

Saturday, September 24 – Angelus-Rosedale Cemetery Tour

October

Saturday, October 15 – Sunday, October 23 – The annual Frank Lloyd Wright Building Conference comes to Los Angeles in October, along with an associated Los Angeles Architecture Festival, and WAHA is participating with a TBA walking tour of Kinney Heights.

December

Saturday, December 5 – Sunday, December 6 – WAHA's Annual Holiday Historic Homes Tours and Progressive Dinner

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