

"...to support preservation of the West Adams community's architectural heritage and beautification activities, and to educate Los Angeles' citizens and others about cultural heritage and restoration techniques. . ."

NEWSLETTER



Number 172

May 2000

Annual Preservation and Restoration Special Issue California Preservation Foundation Honors ADHOC

by Jim Childs

Preservation efforts in Los Angeles and specifically the West Adams area were honored when the California Preservation Foundation held its 25th annual conference in Monterey this April 13-16. The silver anniversary meeting recognized the long-standing efforts in preservation work being done in Southern California. Among the preservation awards presented this year were three for Los Angeles, one of which was for our own West Adams neighborhood. Adams Dockweiler Heritage Organizing Committee was given C.P.F.'s "Presidents Award" for its cumulative effects through preservation advocacy in the University Park community.

A.D.H.O.C. President Jean Frost and Chairman Jim Childs were given the award at Friday ceremonies in Monterey's historic State movie theater by C.P.F. President Cassandra Walker. C.P.F. acknowledged their leadership of A.D.H.O.C. which has been responsible for two National Register Historic Districts, thirty-one Los Angeles Historic-Cultural Monuments, five CEQA litigations, the restoration

of the historic streetlights at Adams and Figueroa and the recently certified University Park H.P.O.Z.

A.D.H.O.C. was conceived in 1987 as an advocacy voice for historic preservation and was created in response to a series of demolitions and attacks on the neighborhood's historic fabric. The disregard by the establishment invoked a community reply echoing that of Willy Loman in "Death of a Salesman" — "attention must be paid." A.D.H.O.C.'s mission has been to, "identify, certify, and when necessary,

Continued on page 8

A Look Back At West Adams' Historic Mansions

by Laura Meyers

The history of Los Angeles is, in many ways, a history of real estate and mansions, as we who live in West Adams well know. By the turn of the century, when much of our community was developed, West Adams Boulevard was already earning a reputation as "the Street of Dreams," the place in Los Angeles where architecture reflected an owner's achievements and aspirations.

But L.A.'s passion for extravagant, grand residences actually stretches back to the Civil War era, when Phineas Banning, who had found his fortune in freighting and transportation, built a 10,000-square-foot Greek Revival residence in Wilmington. At the time, most homes in Los Angeles were "rickety adobe houses" lining "crooked, unpaved streets," but Banning was determined to create an impressive edifice of 18 rooms, with thick pile carpets, imported Italian marble and high ceilings even on the second floor, where no guests would be invited to even witness the opulence. The house was topped with a cupola, from which Banning, nicknamed "the Port Admiral," could watch for his arriving ships.

Continued on page 8

A version of this article first ran in Los Angeles Magazine's January 2000 issue.

In honor of WAHA's newly-published Resource Guide, we offer a special program (not to mention several articles in this newsletter) on. . .

How I Did It... And Didn't Die Trying! Visit A Historic Residence Currently Undergoing Restoration

Join WAHA for a tour of the J.A. Walls Residence, designed by the architecture firm of Morgan & Walls and constructed in 1906. This two-story Colonial Revival home is undergoing a complete (down to the studs) renovation and restoration project by owners Ken Catbagan and Natalie Neith.

Sunday, May 21 5 p.m.

2159 West 20th Street

Potluck (WAHA supplies the first course)

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HERITAGE ASSOCIATION**

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President's Message by Linda Scribner

WAHA's general meeting and elections took place April 8 in the community room of the AME Zion church (a Los Angeles Historic-Cultural Monument). Earl Wooten, church deacon and former WAHA Board member, conducted a tour of the beautiful, newly-restored sanctuary, including the organ chamber for the fabulous Rogers 960 organ with eight ranks of pipe. (And he even explained what a rank is). Earl, an accomplished musician, then gave us a wonderful surprise mini-concert showing the range and volume of this unique instrument. I want to thank Earl and Pastor George W. Maize IV for opening their facility for this meeting.

All right, all right — I know you're all waiting to know who your new Board members are. So let me introduce them:

* John Deaven (who has asked to be Publications Director — Go, John, Go);

* SeElcy Caldwell (we're going to find a great task for her);

* Clayton deLeon (who among other things wants to liaison with USC); and

* Anne Marie Brooks (who would like to be Fund-raising Chair, and who has the experience to do the job — Yes, Anne Marie, Yes).

So we go into the new year with a full board (all the present board members are returning for another year), renewed energy and high hopes for another successful year in WAHA-land. The Board Retreat, where we plan the year ahead and elect officers, will be held on May 20th.

The long-awaited and updated Resource Guide will soon be in your hands. I would like to give a great big WAHA THANK YOU to Judie Schoening for the countless hours she has spent putting it together, verifying addresses and phone numbers, inserting new resources, and entering the entire thing into a database which will make future changes and additions easier (Thanks, Judie, Thanks). She and John Kurtz since spent many more hours in editing before the Resource Guide was ready for publication. It was a tough, labor-intensive job, and I know you'll find it extremely useful.

Norma Latimer has arranged with CalTrans for freeway signage to designate "Historic West Adams" along east- and westbound exits between Crenshaw Boulevard and Hoover Avenue on the Santa Monica (10) Freeway. She approached the WAHA Board for funding, which was approved in the amount of \$3,400, to pay for the manufacture and installation of these freeway directional signs. The Board asked for confirmation regarding additional signage, which has now been received, so hopefully we should see the signs installed by August 2000. Thank you, Norma, for all your hard work to make this signage happen (Yeah, Norma, Yeah).

On January 31, WAHA submitted a proposal to the National Trust for Historic Preservation to have a field session in West Adams during the National Preservation Conference, to be held in Los Angeles October 31 - November 5, 2000.

Jennifer Charnofsky, Leslie Evans and I spent an entire weekend working on this project — and I'm happy to report that our proposal was accepted and West Adams will be on the map for this very important national conference. We will be featuring four sites: Van Buren Place (a National Register Historic District as well as a local HPOZ); Ed Trosper and David Raposa's home (a Los Angeles Historic-Cultural Monument); the Durfee Estate - Brothers of St. John of God (a Los Angeles Historic-Cultural Monument that's also listed on the National Register of Historic Places); and Joe Ryan and Chuck Roche's home (a Los Angeles Historic-Cultural Monument). We are in the planning stage for the field session, and are seeking volunteers who would like to serve on the committee and/or docent for the event itself. This is our chance to show off our incredible neighborhood to the nation, so let's do it in style (Wow, Jennifer, Leslie and moi, Wow).

Our May meeting will be held at Natalie Neith and Ken Catbagan's latest house project, at 2159 West 20th Street, at 5 p.m. on Sunday, May 21. You'll never see another house quite like this one, so please come and see how they did it.

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Community Calendar

All committee meetings begin at 7 p.m.

May

- 5/17 Zoning & Preservation Committee
Contact Tom Florio for location
213/749-8469
- 5/20 WAHA Board Retreat
Call Linda Scribner
323/735-1385
- 5/21 WAHA General Meeting
Natalie & Ken's Excellent
Restoration Adventure
2159 West 20th Street
5 p.m.
Potluck

West Adams in the News...

When we wrote about our neighborhood in the news a few months back, we never thought we were starting a monthly column. But here we are, famous again:

The Los Angeles Times story was headlined, "Preserving the Past in West Adams." This April 16 Metro section article described the multi-ethnic approach to create five historic preservation overlay zones in the West Adams District.

"In a unique multiracial, grassroots effort, African Americans, Latinos and Asians are teaming up to preserve some historic Los Angeles neighborhoods and protect homes...that in some cases, are more than 100 years old," wrote George Ramos. "Some experts estimate that as many as 15 historic houses a year in West Adams either are demolished or their features are covered by stucco." Now, though, Ramos observed, people are united to save the community's historic homes.

Among the West Adams residents interviewed for the story was Travis Emery, who has lived in the ANNA (Adams Normandie) area for 15 years. "I used to live in Santa Monica," Emery said, "but I moved here because I wanted to live in a multiethnic area."

WAHA Board Report

By John Kurtz

The latest WAHA Board meeting was held at Tony DuBois's home, Thursday March 23. Besides the normal reports on status of upcoming events, treasurer's reports, membership status, etc., the WAHA Board also:

* Heard the National Trust has approved a tour of West Adams during their conference in Los Angeles in November, 2000

* Approved an expenditure of \$3,400 to fund Santa Monica Freeway signs, designed and installed by CalTrans which say "Historic West Adams," as proposed and organized by Norma Latimer

* Approved a contribution of \$500 for the sterilization, adoption, and care of animals at the South Central Animal Shelter.

Exposition Park Community Workshop Slated

A decade ago planning began for a master plan for Exposition Park, and a three-phase expansion of the former Museum of Science and Industry into the very successful California Science Center. The first phase of many of the park improvements has begun and some, like the Science Center and the first corner park, at Vermont Avenue and Exposition Boulevard, are already open to the public. But the planning continues.

Now a Community Workshop sponsored by the Exposition park Master Plan Advisory Committee is scheduled for Saturday, June 3, from 9 a.m. to 1 p.m. at the California Science Center's Loker Conference Room. To be discussed are the Science Center (phases two and three, which include an environmental science learning center plus an air and space museum); the further implementation of the Exposition Park Master Plan; the corner parks; improvements on Exposition Boulevard; the economic and design strategies for the Figueroa Corridor; and EPICC, the new Intergenerational Community Center.

If you are interested in attending or need more information, contact Monique Hudson at 213/744-7483.

Many West Adams homeowners take years to restore their beautiful turn-of-the-century residences, but one WAHA member took a near-wreck and turned it into his family's new home in just two months. Here is how he did it.

Making A Dream House

by Ed Saunders

We bought our new home on 20th Street just a year ago, in May — and we moved in at the end of July, after spending seven or eight weeks working on the property. I had been searching in this neighborhood after realizing we couldn't find a place we could afford, with the space, yard and amenities we wanted, elsewhere in Los Angeles. West Adams hadn't been on my list of places to look, but my son goes to school nearby, at St. James, and his playmate, Leah Joki and Jerry Butler's son, lived here. We visited Jerry and liked what we saw, and then came the task of finding the right home on the right block. Homes were going quickly, and we were outbid on a beautiful house, move-in condition.

Then my daughter saw the "For Sale" sign on this house. It was the right size, on the right block, so we put in a full price offer, inside sight unseen, subject to inspection.

When we finally walked in, though, we weren't delighted. Everything was stark, institutional white, including the woodwork. The floors were stained dark. The house had been a troubled youth home, and they had installed a security system, a huge fire alarm — with wiring for a surveillance system dangling from the ceiling. Phone jacks were everywhere. Door locks had been inserted on each door, which also had painted signs like "Office" or "Do Not Enter." The kitchen had linoleum even where it shouldn't be — and the cabinets had long since disappeared. The pantry was trashed, and its doors were marred, ugly and literally falling off their hinges.

Upstairs, a wall was bulging in one bedroom. Lathe was sitting over a subfloor — and all the doors had knobs that had been re-positioned, higher than normal.

It wasn't pretty, but I saw the potential of the space. I talked with people who were already in the neighborhood, and I was assured that, even with all the required work, this house was a good buy. Especially, I had seen what Eric and Darby Bronson had done with some of the other homes in the area, and he was very influential in convincing me that we could do this project.

Still, I needed to know how much this was going to cost, and how much time it would take. How I approached it may not be how others would. I had hired a Home Inspector to analyze what was right (and wrong) with the property, and his report was very detailed. I used the home inspection report as a construction plan. I started contacting people in the WAHA book to handle each of the items addressed in the report, and I also visited several houses undergoing restoration, including Paul Pratt and Karen Haas' new property on 24th Street. I basically acted as my own general contractor. I was in a crunch, and I was going to run out of time, since we had to get out of our condo (and, not surprisingly, my wife didn't want to move with the kids into a construction zone).

And it was to be a fairly large project. I had to do some foundation work (to fix sloping floors and add some piers), remove an exterior staircase, replumbing, rewiring (and, of course, in the process of updating the electrical, gaping holes were put in the plaster, so that became a mess, too). The bids for the foundation were as high as \$40,000, and for the plumbing as high as \$15,000, but I saved a lot of money by helping with the work. I hired skills, and then I would act as the assistant. I went out and bought all the parts, which cut out mark-ups and saved time, since each night I'd be given a shopping list (some home supply stores are now open 24 hours!).

As with any restoration project, there were some good surprises — and some Pandora's Boxes. It turned out that all the plumbing verticals were already copper, so we didn't have to completely replumb. But one electrical contractor declared the maze of wiring in the house "a nightmare." He found live, naked wires and part of his job became trying to determine which wires were even functional.

How did I do the project so quickly, keeping in mind that really this is still a work in progress? I had the plumber poised to go as soon as we closed escrow, and that work took about a week. I was already working more than fulltime — 14 hours a day — at the house, and planned to keep up that pace until it was done. My job was demolition man, trash bearer — supplying any part or service my workers needed, to keep them moving forward. After the plumber, the electrician came in — and that took about two weeks. I wanted all the outlets to be the same height and distance from the floor. And I felt I needed to wire the whole house with co-axial cable, and new phone wiring, since once we'd started the electrical work the walls were wide open anyway. Now I can put a TV in any room in the house with one single cable outlet, and I can safely plug in computers anywhere, though we did set up a computer room.

When the electrical was complete, my wife came over to review the project. It was filthy — the plaster, the dirt, the dust and now the paint stripping, which had been going on simultaneously with the electrical (I started with one man working six to eight hours a day, stripping, and had to add a second guy working half-days to get it done). My wife was really taken aback, because the house was far more of a mess than when we first saw it during escrow. She refused to come back until everything was complete.

I discovered, happily, that the electrician's assistant had multiple skills, including plaster patching, brick laying, concrete patching — although, shall we say, he was not always reliable. I just used whatever skills walked into the house.

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A Lesson in Procrastination

Never Do Today What You can Put Off for A Decade

by Alan Schoening

One would guess and/or assume knowing how much we like to cook, entertain and eat, that we would have done our kitchen before anything else in our 1913 Craftsman Manse on Third Ave. WRONG, RODNEY!

The house was in good condition and we were able to move in upon the signing of escrow papers. The former owners, having lived here for 27 years, and having civilized 10 children during the process, retired to St. Louis, Mo. They took with them a huge Wedgewood stove, two refrigerators and a freezer, leaving our new kitchen somewhat blank. There was a wall of cabinets, original, including flour and potato bins in the bottom, decorated in avocado formica to match the sink counter. During the 1960s, "modren" cabinets and a pantry and kitchen sink cabinet were added. I think this must be the oldest chipboard, veneer covered in the entire world. On the ceiling, was one light fixture, with two 60 watt bulbs, dating to about 1950. On the other hand, the floor was built up from oak quarter-sawn wood, to include a heavy layer of mastic, varigated black asbestos tile, laid over with 1/8 inch chipboard and new vinyl tile, circa 1960.

WHAT TO DO???

Since the 25% down payment left us sans extra funds, we first stripped the wall mirror off of the master bedroom, and painted over the lead paint. Did you know that one coat of white paint turns the old lead paint into a garish pink?? Fortunately the second coat covers the pink. I should write the Resource Guide!! Anyhow, after the bedroom, and the bathroom, we looked at the kitchen. Not for long however. We moved in an old cabinet with a butcherblock formica top, installed a two-burner hot-plate, bought a fridge, and convection oven and a Weber grill. That was to be our kitchen while we contemplated re-doing the entire room with Wolf ranges, Sub-zero cold things, great dishwashers, and fabulous cabinetry. HERE COMES RODNEY AGAIN.

Several years ago, I started pulling down the '60s cabinetry, only to discover old stove venting systems leading into the furnace/kitchen chimney. Along with old earthquake cracks in the masonry, I discovered bits of original, as well as added-on paint behind the cabinets- olive green, partially covered over with crimson red. After ripping out the kitchen pantry, also from the '60s, our creative cooking center resembled Vietnam in the late '60s. We called it our deconstructive period. Lasted for years.

From there, everything progressed. I ripped out all of the '60s cabinetry. I patched the walls and ceiling. I took out several layers of floor. What was left of the floor/sub-floor was unrestorable. The walls, poor things, were scarred from earthquakes, over-painting and cheap cabinets.

A major project was to tear out the bins under the cabinet, take the doors off of the top, and find out that the painted-over hinges were solid Art Deco brass. These we

cleaned in a pot of boiling water, just as we have done with every door-knob, light switch and window lock in the house. Try it: Boil for 20 minutes and then steel brush. This restores all things metal.

Now we start to refurbish. Creme colored paint for the walls and ceiling. Semi-gloss white acrylic for the wood-work. This of course was after I tore out the window frames and sills, and had new ones milled and nailed in. Denny Dickson helped with the rewiring, and with cutting out the new sink cabinet to replace the avocado. That was done with butcher block-colored formica, matching the new top over the flour bin, that complimented the new stainless steel cabinet from Metro that we got at Surfes Restaurant Supply, with the two-inch-thick maple top. New steel wall grids hold colored tumblers and DOFs. A steel and wood wall unit holds skillets and woks over the stove. Other grids hold spices and oils near the stove. Bussing trays hold racks, bowls, etc. on shelves under the Metro unit. When we installed the new steel sink, everything under it changed. Since our plumber does not make house calls, I taught himself plumbing. Along with getting a chill near the top of my jeans, and 40 trips to Orchard Supple, and installing the new disposal, I was done in only three days. For lighting, I had left over from temporary trade shows a number of \$10 goose neck lamps from Home Depot. With a little creative placement and wiring they give us incredible light directly over our workspaces.

Now the easy part gets complicated. Remember the floor? We decided to put down sheet vinyl from Linoleum City throughout the kitchen and laundry room. They used six-foot-wide stuff in the kitchen, with a seam down the middle. No problem, right? Big problem. The seam started lifting up — neither the tape nor the adhesive worked as it was supposed to. Remedy? Rip up the vinyl and start over with twelve-foot-wide stuff. It seems to be working, and as an apology, they gave us the second floor and \$450 back. Final touches included a stenciled backsplash over the sink and a number of Italian ceramic platters on walls and shelves.

We now have an exceptionally great kitchen, extra cabinet space, super lighting, and room to really start cooking. I guess it's time to start re-doing the first bathroom!!

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ADHOC Award

Continued from page 1

litigate." The function of A.D.H.O.C. has been as a base, a strong foundation, a grassroots neighborhood advocacy watchdog that is committed to the preservation of its community.

Funding efforts for A.D.H.O.C.'s preservation advocacy have been supported in part by various grants from the West Adams Heritage Association. Among other funding sources was a unique theatrical performance trilogy called "Theater in Historic Sites." Agatha Christie's murder mystery plays were adapted, produced and professionally presented by LA Stock Company players, in local Victorian Monument homes.

Additional Los Angeles awards were given to U.C.L.A. and the El Pueblo de Los Angeles. The U.C.L.A. award recognized the Westwood school's commitment to the rehabilitation and restoration of major architectural campus buildings such as Royce Hall which had suffered damage during the Northridge earthquake of 1994. Jean Bruce Poole was honored for her over two decades of single-handed work in preserving the historic El Pueblo de Los Angeles Historic Monument in downtown.

The C.P.F. "Preservationist of the Year Award" was given to Ruthann Lehrer for her lifetime achievements in preservation. Currently with the City of Long Beach Ruthann's long and distinguished career in preservation includes her work with the Los Angeles Conservancy on the City's Central Library restoration.

C.P.F. alternates its annual conference between historic venues in the northern and southern part of the state. There were naturally several awards also given to northern recipients as well and they included: the host city of Monterey for its CDBG Historic Grants Program, and Ken Garcia, features writer on the *San Francisco Chronicle*. The "Sen. Milton Marks Award" was given to the Hon. Joe Gonzalez, Mayor of the City of San Jose.

Continued in next column

BLOCK CLUB & NEIGHBORHOOD NEWS



WESTERN HEIGHTS

The next step in the process of creating a historic preservation overlay zone (HPOZ) for Western Heights occurred on Friday, April 7, when a hearing was held before a City Planning hearing examiner. There was a large showing from our small six block neighborhood. We had twenty speakers supporting the HPOZ for Western Heights, including residents and representatives from the L.A. Conservancy and WAHA. There were four neighbors in attendance who spoke in opposition to HPOZ.

On Saturday, April 8, Western Heights had a tree and vine planting, a

project called "The 21st Street Green Wall." It was a tremendous success. We planted 14 trees in neighbors' parkways and 44 vines to cover a freeway sound wall. This project was primarily financed through the Neighborhood Matching Fund. WAHA had also generously donated to this event. We received donations from El Cholo for lunch, Trader Joe's, Whole Foods, Evian, and Along Came Mary. We gave every volunteer a t-shirt donated by Guess? Inc. Western Heights neighbor Marina Poropat designed a logo for this event which was printed onto the shirts. During lunch, we had karaoke entertainment. If you're in the area, please drive by 21st Street between Manhattan Place and Gramercy Place

Block Club and Neighborhood News is an important and integral part of the WAHA Newsletter -- a place for us to share ideas, information, and upcoming events. To publicize future events, you must provide the information to the newsletter well in advance, no later than the first of the prior month (eg: August 1 for the September issue). To submit "News from Around the Blocks," please contact Michael S. Smith at 323/734-7725. You may also e-mail information to mikegreg@pacbell.net, or fax to 213/894-5335 (please address to Mike Smith).

ADHOC Award Continued

The program concluded with a Laurel & Hardy silent-film short accompanied on the theater's historic

Wurlitzer organ by the renowned Dennis James. The California Preservation Foundation's 26th annual conference is set next year in San Diego. Watch the newsletter for specifics.

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Ed Saunders

Continued from page 4

Once the holes were patched and the stripping was done, we were really down to the wire. So I planned a massive assault on the painting. We had first to choose paint colors, and another neighbor proved very helpful here. Karen Haas came over and walked through the house with us (yes, my wife actually returned). We told her we wanted a light, bright, airy feel. We came up with different hues of yellows, greens and creams. Believe it or not, the painting was done in a week, and then we had to refinish the floors. That project totally covered the walls and woodwork with a layer of fine sawdust, so we had to hire a professional cleaning crew to get off all the dust. But we had done it! We moved in on time.

When we first looked at this project, we were told — guesstimated — that we could maybe do it for \$10,000 (yeah, right). After talking to contractors, I thought we'd be looking at more like \$50,000. But we actually came out in between. I saved tons of money just by being here, on site. And equally important, my wife saw that the house was everything we hoped it would be.

Preservation Begins At Home



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We are pleased to offer West Adams' finest Gilded Age mansion for sale. The Dr. Grandville MacGowan Residence, Los Angeles Historic-Cultural Monument #479, is at 14,500 square feet the largest intact original mansion in private hands in West Adams. It was designed in 1912 by Hudson & Munsell. From its enormous living room/ballroom to the grand reception hall with its sweeping oak staircase, to the mahogany paneled dining room with intricate molded plaster ceiling, this magnificent Tudor-influenced Arts & Crafts residence bespeaks elegance. Features include eight fireplaces; master suite of three rooms and two baths; five family bedrooms and baths; plus expansive (3,000 sq. ft.) guest quarters and home office/studio; all on 3/4 acre. Take a virtual tour @ <http://tours.bamboo.com/usa/ca/00114011.htm>. Asking \$1,250,000.

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Mid-City/Westside Transit Corridor Studies Community Open Houses

The Federal Transit Authority and the Los Angeles County Metropolitan Transportation Authority (MTA) are preparing an Environmental Impact Statement for the Mid-City/Westside Transit Corridor, and have scheduled several community meetings and scoping sessions.

The alternatives being considered along Wilshire Boulevard and the Exposition Boulevard Right-of-Way include a rapid transit bus line along Wilshire, a rapid transit bus line along Exposition and the Exposition Light Rail Transit. (For those of you who have lived in West Adams throughout the 1990s, you'll remember that Westsiders living in the Cheviot Hills/Rancho Park area effectively quashed the Exposition Light Rail line, which would have provided commuter light rail train transport from Downtown to Santa Monica, citing concerns about child safety and noise, among other objections).

Our nearby meetings are:

Tuesday, May 23, 5 - 8 p.m.,

Peterson Automotive Museum, 6060 Wilshire Blvd.

Wednesday, June 7, 5 - 8 p.m.

California African-American Museum, Exposition Park

Call 310/366-6443 for other meeting dates & places

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Mansions of West Adams Continued from page 1

Banning hoped that Wilmington, his company town, would become the City of Angels' commerce and shipping center, but that was not to be. After 1876, when the railroad finally came to Los Angeles and secured its future, the hoi polloi moved to Bunker Hill, where early, simple white frame dwellings soon gave way to exuberant, grand Queen Anne mansions with stained glass windows, second and third-story balconies, and a crazy-quilt of towers, gables and turrets. And no wonder: by 1887, Los Angeles was home to an estimated 2,000 real estate agents. The most extravagant Bunker Hill residence was the Bradbury residence, a Victorian fantasy mansion that took up most of a city block. Bradbury had made a ton of money in Nevada silver mines — but his house, like his fortune, didn't last: the mansion was torn down in 1915.

Even the Banning family preferred the city's social center. Although son Hancock and his wife Anne Banning occupied the Wilmington manse on and off until Hancock died, in 1927, Phineas' widow Mary Hollister immediately abandoned the southerly site upon Phineas' 1885 death, moving downtown. Another son, William Banning, who accrued a separate fortune on Catalina Island, establishing Avalon as a summer resort and later selling the package to William Wrigley Jr., erected his 30-room dream house in the prestigious West Adams district, on the corner of Hoover and 31st.

"It was enormous, by any standard," observes Jeffrey Herr, director of the Banning Residence Museum in Wilmington, which is owned by the city of Los Angeles and open to the public. "[William's mansion] was very elegant, and was built around an open interior courtyard." At one end, the horses were stabled — and each stallion had a window so the animal could peer through to the courtyard. The house had a huge ballroom, a cast-iron corn stalk motif fence, lavishly-appointed fireplaces and doors entries — and separate apartments for William, who never married; Joseph Sr. and his wife; and Joseph's sons Joseph Jr. and William II, and their wives. "Each family lived separate lives in this mansion, with separate servants, though the wives each took turns in three-month periods of running the larger household," says Herr.

Between 1890 and 1920, West Adams was considered to be the finest residential street in Los Angeles and, indeed, the social life of the adolescent city centered in the West Adams district: nearly half the Angelenos listed in the Blue Book of 1910 boasted elegant mansions on or nearby Adams Boulevard. Like other American cities, in the era when Rockefeller, Carnegie, Crocker and other robber barons were accumulating their fortunes, Los Angeles now had a district of "solid" mansions where monied moguls could display their wealth among like kind. Mind you, these riche were Nouveau: The nation's old bluebloods had not yet moved permanently to Southern California, though many of the East Coast's rich elite began to build their winter va-

cation homes in Redlands, San Marino and Pasadena. Although David Gamble did not invest in the lavish Edwardian decoration of the era, when he hired the architects Henry and Charles Greene in 1908 to design an 8,000-square-foot winter retreat, the consumer products company heir spent, and spent, to create a rustic-formed monument to hand-craftsmanship. The Gamble House in Pasadena is still unsurpassed as an Arts and Crafts monument.

But its simplicity was not at first mimicked on West Adams Boulevard, or in the district's exclusive enclaves like Chester Place and West Adams Heights. These residences were built at the climax of the Victorian Age, and reflected the era's love of the spectacularly Gothic, any overindulged, embellished decoration, and all overdone ornate-Eurocentric details.

After lumberman Thomas Douglas Stimson retired, he turned his attention to constructing, in 1891, a massive red sandstone Richardsonian Romanesque fortress featuring a four-story octagonal tower with crenelated battlements, still standing at 2421 Figueroa today. As befits a woodsman, the interior was a veritable museum of fine hardwoods: each downstairs room was paneled of a different variety of ash, sycamore, mahogany, birch, walnut and oak. The second and third floors contained ten bedrooms, while the fourth floor includes a sunroom parlor.

Not to be outdone, a decade later, in 1901, ex-prospecter, ex-Indian fighter-cum oil baron Edward L. Doheny took his new black gold riches to purchase and complete one of the largest residences ever built in Los Angeles. The Doheny estate, 11,500-square-feet of Gothic-Victorian stucco and poured concrete, sits around the corner from Stimson in the center of seven acres at 8 Chester Place, the first fenced and gated community west of the Mississippi. Entered through a red marble vestibule, the 50-foot long entrance hall leads to an immense domed, marble-floored rotunda ballroom with bronzed walls and marble columns with gilt trim. Stained glass skylights, hand-chiseled figurines gilded in 14-karat gold at the base of the dome and red velvet trimming displayed the wealth of the city's first oil mogul. The 22-room mansion also includes a parlor, music salon, a tea porch, an office, a reception galleria, a trophy room, a conservatory, and, on the third floor, a billiards hall, a study and the Dohenys' private chapel.

Doheny told an interviewer of this period that he "had lived so many years in the open" that he found it difficult to accommodate "to the conventional steam heat and soft beds of modern civilization." But, judging by his Chester Place abode, the richest man of his time in Los Angeles overcame such difficulties (and, indeed, the Doheny family went on to build the even larger [55-room, 46,000-square-foot], even more expensive [\$4 million] stone-veneered Greystone manor, on 22 acres of their 400-acre ranch above Beverly Hills in 1925. Just four years later son Ned and his male secretary were dead on Greystone's floors, in a notorious murder-suicide.)

Continued on next page

Mansions of West Adams Continued from page 8

Carrie Estelle Doheny outlived her husband by 23 years, and always lived at 8 Chester Place. She didn't always like her neighbors, though. As nearby Chester Place residences began to be occupied by, well, riff-raff and, especially, movie people like Joseph Schenck, Fatty Arbuckle and Theda Bara (who famously redecorated her Tudor manse like a vampire's tomb, threw wild parties and, worse, had wild affairs), Carrie Estelle opened wide her purse and bought them up, one by one, until she owned all of Chester Place. And then that darn Stimson mansion eventually became a noisy and rambunctious fraternity — until Mrs. Doheny bought it, too, and gave it to cloistered nuns. Chester Place was given to the Catholic Church and became Mount St. Mary's College.

Chester Place wasn't the only game in town. Frederick Rindge, who also owned the twenty miles of coastline that made up the Rancho Topanga Malibu Sequit, and his partner George Ira Cochran laid out West Adams Heights as an exclusive preserve restricted to people of their choosing: at first, other officers of Cochran and Rindge's jointly-owned Pacific Mutual Life Insurance Company. Rindge built a 12,000-square-foot, turreted brownstone Chateausque mansion with walnut and ash paneled walls, stained glass windows, three master suites and a third-floor ballroom. Cochran erected his own manse next door, and nearby another for his mother, and then he built a private railroad spur leading into West Adams Heights from the Red Line so he and his fellow executives could ride in comfort to work in their own posh rail car.

Across Western Boulevard rose another private subdivision: gated Berkeley Square. Financier, land developer and — reporting to Cochran — Pacific Mutual's chief investment officer — Lee Allan Phillips built an enormous red brick gabled Tudor that was, at 26,000 square feet and 30 main rooms, for many years the largest residence in Los Angeles. Constructed at a cost of \$230,000 in 1916, the Phillips mansion contained a morning room, trophy room, music room and ballroom, 16 bedrooms, a recreation room, billiard room, tap room, lounge, gymnasium, organ chamber and, by some accounts, a bowling alley. Phillips showed Cochran who made more money, but today Cochran's house still stands while the Phillips estate is long since demolished.

West Adams Park — Adams Boulevard west of Arlington — offered view lots stretching 500 feet deep along a ridge overlooking the Baldwin Hills, and 150- to 200-foot frontages. The most lavish of the generously-proportioned mansions built here belonged to Lucien Napoleon Brunswig, who'd made his fortune in pharmaceuticals. Designed in 1907 by a French architect in the Beaux Arts style, the Brunswig estate sat on four acres and was laid out in five levels, including two Roman garden terrace levels with imported statuary. Castle York, haberdasher John James Haggarty's dream palace, was built on three West Adams acres in 1911.

Haggarty's Castle had four levels of terraces and boasted a reception room that was 52 feet long and 26 feet wide. The walls were covered with French tapestries, and the stained glass — including a roofed courtyard — cost \$10,000. Over the doorways gleamed Moorish-painted transoms. A drawing room was painted pale pink, with pink cherubs painted on the ceiling; this was Haggarty's Louis XIV room, with gold-leafed furniture, silk-brocade drapes and white fur rugs. The, er, excess didn't stop there: Mrs. Haggarty's china bathtub was trimmed with gold leaf.

Nearby, formerly poor Italian immigrant farmer Secundo Guasti, owner in 1910 of the world's then-largest grape vineyard and the first California wine commissioner, built an impressive Hudson and Munsell-designed Beaux Arts/Italian Renaissance Revival estate whose entry features an inlaid marble floor, oak paneling with carved pilasters and garlands and, overhead, a large allegorical painting on the ceiling above a gilded wood chandelier. The large main parlor fills the west side of the house, and, in the dining room, a heavily carved mantel with marble insert dominates. Many fine society parties were held at the Guasti villa — and even more lavish affairs took their place after 1937, when Mrs. Guasti died and film director-choreographer Busby Berkeley bought the place and all its furnishings. Berkeley hosted many legendary parties at the villa, creating an atmosphere of profligate, escapist entertainment at his home that duplicated the grandeur of his style on film.

But Berkeley's purchase and parties were the exception of the era. By World War I West Adams' reign at the top of the desirable neighborhood heap was quickly coming to an end. Windsor Square was just getting started as the place to be — and rich Angelenos, like Isaac Van Nuys and J.G. Bullock, started moving their mansions from neighborhoods like Westlake and West Adams to the Hancock Park area. "The 'names' drifted north" from West Adams, observes L.A. historian Greg Fischer. The Banning family were among those who picked up and moved — literally. In 1929, they hired architect Paul Williams to "deconstruct" William Banning's 30th Street mansion and move the pieces to Hancock Park, where three new neighboring Colonial/traditional homes were built for brother Joseph's widow and each of their two sons. The ballroom sits today in one, the staircase in another, and so on.

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West Adams Historic Plaques

WAHA has established a grant program to purchase markers for homeowners whose residences are:

- * National Register Historic Monuments
- * Los Angeles Historic Cultural Monuments
- * Contributing Structures to a National Register Historic District

Please contact Tom Florio (213/749-8469) for further information.

Membership Directory Updates

The following are changes to the 1999 WAHA Membership Directory. Please update your copy of the directory if you want to keep it current.

New Address or Phone Number

Anne Marie Brooks (323) 735-3960

Sharon Lybeck Hartmann (323) 735-2451

Mara Simmons, 3444 Vinton Avenue, Los Angeles, CA 90034 (310) 398-1827

Add (and Welcome) New WAHA Members:

Elizabeth & Michael Cavanaugh, 1851 W. 11th Place, Los Angeles, CA 90006 (213) 384-0099

Michael S. Garner & Herbert G. Rowe, Jr, 1805 S. Hobart Boulevard, Los Angeles, CA 90006 (323) 737-3133

Billie J. Green, 2051 South Oxford Street, Los Angeles, CA 90018 (323) 732-6275

Cheryl Ware, 3050 S. Bristol Street, #6B, Santa Ana, CA 92704 (714) 556-8701

And please add and Welcome back a former WAHA member

Lindsay Wiggins, 1050 South Gramercy Drive, Los Angeles, CA 90019 (323) 733-1246

Neighborhood Matching Grants Available

The LA Board of Public Works, Operation Clean Sweep, has announced that it will again offer the Neighborhood Matching Fund (NMF) this year. For those who may be unfamiliar with this program, it is a \$250 to \$5,000 matching grant, that any neighborhood organization can apply for. Projects that "bring the community together," such as murals, community gardens, and streetscape projects will be considered. Applications scoring is based on the project's community benefit and involvement, and feasibility.

If you would like more information you can call Operation Clean Sweep at 800/ 611-CITY, or visit their website at www.cityofla.org/bpw/ocs/nmf. You may also call me (Michael Smith) at 213/894-3616.

Below is a list of application deadlines, by council district.

1st District (Mike Hernandez) will hold a workshop in June, with letters of intent due July 11 and an application deadline of August 9.

8th District (Mark Ridley-Thomas) will hold a workshop in July, letters of intent are due August 8, and the application deadline is September 13.

10th District (Nate Holden) will hold a workshop in July, with letters of intent due August 8 and an application deadline of September 13.

Bortfeld Award Nominations Sought

WAHA's highest award, the Bortfeld Award, is presented to a member who has given special service to the West Adams community. Nominations now are being sought for this annual award. The nominee must be a member in good standing who demonstrates the following qualities: 1) consistent and visible leadership in WAHA and the preservation community, 2) an obvious commitment to preservation, 3) leadership in deed, not just title, 4) notable accomplishments/contributions over a range of activities, not just in one particular activity, and 5) an ability to bring people together to address issues and resolve problems.

The award has been presented in the past to Kathleen Salisbury (1988), Harry Anderson & David Raposa (1989), Harold Greenberg (1990), Lindsay Wiggins (1991), Jodi Seigner (1992), Jon Rake (1993), Lana Soroko (1994), Norma Latimer (1995), John Kurtz (1996), Audrey Arlington (1997) and Jim Meister (1998). As you can see by this listing all former Honorees have had leadership roles in WAHA and have undertaken a diverse range of activities in the organization and in the community at large.

Nominations should be submitted to Linda Scribner, WAHA President, 1749 Bronson Avenue, Historic West Adams, Los Angeles, CA 90019. Please submit nominations with names of candidates and a brief written explanation about why the candidate should be chosen. The winner will be selected by WAHA's President, the Membership Chair and last year's winner, Jim Meister.

Through My Eyes Only:**Two Very Resourceful Members**

By John B. Deaven

A couple of months ago WAHA members Steve Wallis and Eileen Ehmann backed an interesting pick-up truck into my 4th Avenue driveway, ready to load up old doors and windows from my garage that I was glad to pass on. Steve said, "What do we owe you?" "Well", I replied, "How about an interview for my WAHA column?" I am happy to report they agreed, albeit reluctantly!

Eileen was born in Chicago, Illinois, but was raised in New York. She moved here in 1981 to attend California State University, Long Beach. Steve was born and raised near Erie, Pennsylvania. He was moved here in 1986 by a California aerospace company. In 1992 both were enrolled in an adult education class of Chinese herbal medicine, which is where they met. As Steve stated, "How many couples in WAHA can say that?"

Steve bought a house in Long Beach, and Eileen was living in Santa Monica. While enjoying hamburgers one night, they found themselves perusing a free magazine advertising houses for sale. Realtor and WAHA member Jim Weber's name was listed, and eventually Jim introduced Steve and Eileen to Historic West Adams by driving them all over it on weekends. Jim suggested they attend a couple of WAHA meetings BEFORE they buy into the area, to get a feel for the neighborhood. They did, and on May 1, 1997, they moved into their current craftsman home on Westmoreland Boulevard, east of Western Avenue, between Venice and Washington Boulevards.

For those who remember, their house was featured on a WAHA tour in 1990, and it is known as the Rosenblum Haus, built in 1913. It has an extremely unusual cast concrete fireplace that is original with the house and looks like it is straight out of Germany's Black Forest. Once you see it, you never forget it. When I went to interview Eileen and Steve, I knew I took that long-ago tour. I knew I had seen that fireplace before, with its stained glass window of a castle overlooking the Rhine!

The first time I remember encountering Steve was in June 1998 at a WAHA garden affair in Jennifer Charnofsky and Leslie Evan's beautiful backyard. Steve stood up to announce that Sherwin-Williams paint store was offering a 20% discount to WAHA members, and he had sheets of colored paint chips to hand out. That was roughly the same time that Steve and Eileen put together a new column for our WAHA Newsletter, titled "Member Discounts."

During that same year of '98, Eileen and Steve wanted to line their long Westmoreland block with new magnolia trees, which was the Boulevard's original type of tree. With the help of Tree People volunteers, Eileen and Steve got Southern California Edison to sponsor the planting of 26 baby magnolias up and down Westmoreland. "It was a fun and productive day," said Eileen. "All of our neigh-

bors helped dig the holes and plant the trees, along with WAHA members Linda Scribner, John Kurtz, Audrey Arlington, Hiawatha Calhoun, Harold Smith, Odel Childress, and Georgia Toliver with her son Sterling, amongst others." Steve and Eileen also helped to secure the new trees that are currently lining 5th Avenue, north of the Santa Monica Freeway (#10).

Also, Eileen and Steve felt there was too much litter in their area. With other Harvard Heights neighbors and volunteers they organized a clean-up day and worked hard. Nevertheless, one week later the litter was back. Eileen wondered if people would throw away their trash if disposal containers were in sight. So in 1999 the two of them organized local businesses to "adopt" 66 trash cans that were given to their area free by the city. Both agree the program is currently working nicely. The businesses that were contacted by Wallis and Ehmann all agreed to empty the containers, and the area has a great deal less litter.

By day Steve works for the Disney Company now, and Eileen works at the new J. Paul Getty Museum in their Antiquities Conservation Department. By night they are currently working on still another new project. They bought a neglected 1921 four-plex apartment building, four houses south of them on Westmoreland. The two of them replaced the foundation, and they are working on it unit by unit, restoring the mahogany trim, the arched doorways, and the plaster friezes.

However, Steve's first love has always been cars, a passion he has had since childhood. His father use to drag race, he remembers. In the past, Steve has restored several Camaros and G.T.O.'s. He found a 1972 Chevy 4 X 4 pick up truck in The Recycler. He purchased it, and he tore it apart at his Long Beach property, which he still owns and rents out. Piece by piece Steve has rebuilt it. He restored what he could and replaced what he had to. The interior is most impressive with new paint, new upholstery, and a new dash assembly. Now it runs like a kitten, and it has served this couple's love for being fix-er-up'ers well. It currently has a multi-colored primed exterior. Yet, Steve plans to paint it "midnight blue". Thus, when you see this beloved 28-year-old truck parked near a WAHA event, be assured that two of our busiest members are near-by, ready to greet you with bright, warm smiles and kindness.



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May Happy Days

by John Rentsch

The rains are hopefully over and we can turn our attentions to celebrating the rites of spring and WAHA members' birthdays and anniversaries.

And as our celebrations start this month on the 1st — one of Europe's great traditional holidays — shouldn't our very own ex-president David Saffer set us off in style with either a frolic around a May Pole, or a strutting parade of uniforms? Over to you David. Maybe you could combine both activities.

Cinco de Mayo follows — another great traditional holiday (the New World this time) — and we have an additional reason for festivities as Russell Lipeles celebrates his birthday. The challenge, Russell, is to ensure your party stands out as more fun than all the others that day. I think it is important that we all have worthwhile challenges in our lives. Go at it!

On the 10th, we have double celebrations with both Phoebe Heywood and Perry Edwards marking their birthdays. If you're lucky, you might find yourself invited to both bashes. Hope you're planning some activities that spread the fun around, Phoebe and Perry. And no holding off Perry until the 18th!

Nobody's birthday — that I know of — falls on the 14th (call 323/735 3500 if it does and leave a message) so there are no distractions that will keep us all from pleasant Mothers' Day thoughts and get-togethers, wherever possible. Moms Rule!

One of our moms, and a Board member too, Jacqueline Sharps will be quick to switch the spotlight from herself to another the day after Mothers' Day as husband Kevin takes centre stage on the 15th for his birthday. That'll keep the household busy. Enjoy your back-to-back revelries!

The 16th sees Party Central shifting to historic Harvard Heights (almost an HPOZ now!) as Steve Wallis rocks in another year. Stop working so hard, Steve, and enjoy yourself!

I just hope that by the time we reach the 18th that the Edwards' residence on Halldale has had a chance to get itself back to normal (after Perry's antics on the 10th) and is set for Leona to show how to really cut-a-rug for her own birthday. I know some people who could keep things rolling so well that there wouldn't be a break between the 10th and the 18th, but we won't name names!

So, Zeresh Eberhardt — without the benefit of your own warm-up on the 10th — you face the month's other great challenge: make your own birthday craziness on the 18th one night that more than equals the eight of fun at the Edwards' manse. Another great challenge set!

If David Saffer does not satisfy the craving for a parade of uniforms on May Day, those interested get another chance on the 20th as we all observe Armed Forces Day.

The birthdays wind on the 29th with Don Weggeman — ably assisted by Odel, I'm sure — making a very memorable Memorial Day holiday double whammy. Rounding out our observation of celebrations for the merry ole month of May, we have two anniversaries to salute — and both are on the 19th. Congratulations of Lynn Rossiter and Dan Stumpus, and to Thomas Castaneda and Richard von Ernst who are celebrating a milestone with their 10th. Call it what you want, but starting a second decade of a loving relationship sounds like more than a legitimate reason to me for yet another party! Facts can't be denied.

Another fact that can't be denied is that there are probably one or two — or five or six — other birthdays, anniversaries or special dates that we'd like to record here. So, after more than a year of saying this, we'll do it one last time: NOT LISTED? Call 323/735 3500 and leave details. It's great to see how the list of names and special occasions has grown since the start of this particular column in April of '99. ENJOY EVERYONE!

Member Discounts

Reminder: The following companies and organizations offer discounts to WAHA members. Show your WAHA membership card when you make your purchase.

Best Lock and Safe Service contact: David Kim
2203 W. Venice Blvd. Los Angeles 323/733-7716
10% discount on lock and safe labor and materials

Washington Dog & Cat Hospital
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50% off office exams

Meyers Roofing
5048 W. Jefferson Blvd. 323/733-0188
10% discount

The 24th Street Theater contact: Jon White-Spunner
1117 24th Street Los Angeles, CA 90007 213/667-0417
\$2.00 off ticket price

Cafe Club Fais Do Do
5257 West Adams Blvd. Los Angeles, CA 90016
323/954-8080
No cover charge at door

Sherwin-Williams
1367 Venice Blvd. L.A. 90006 213/365-2471
20% discount off regular product price (you must have a special discount card)

Washington Tire & Wheel
1951 W. Washington Blvd. Los Angeles 323/731-0781
Dealer's pricing on all tires and full line of custom wheels (See Bill Fuqua, Jr. for this discount)

Papa Cristo's Taverna
2771 West Pico Blvd. Los Angeles CA 90006 323/737-2970
10% discount on catered food orders

Vintage Plumbing Bathroom Antiques
9939 Canoga Avenue Chatsworth, CA 818/772-1721 (hours: by appointment only)
10% discount on purchases at Chatsworth facility

A Call to Members

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

-- Steve Wallis

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Candidates for WAHA's Annual Paint and Garden Contests

We'll be voting on West Adams' best gardens and new coats of paint at the June meeting (and we'll have photos available at that meeting), but the time to drive by and review these properties directly is now. Please cut out this page, and look at these wonderful homes and gardens.

Paint Contest

* 1728 Westmoreland Boulevard

Denise Fairchild
* 2271 West 25th Street
(near Arlington)

Karen Haas and Paul Pratt
(no visible address, but the residence between
* 2177 and 2195 W. 24th Street)
(near Gramercy Place)

Roland Souza and David Raposa
* 2217 Cambridge Street
Harvard Heights

Jerry Mendelson and Joyce Albers
* 4311 Victoria Park Drive
Victoria Circle

The CRA/Roger E. Williams Baptist Church
Community Development Corporation
* 2653 Menlo Avenue
North University Park

Roland Souza
* 1015 W. 23rd Street
North University Park

Jim Weber
* 1831 Wilton Place
(near Washington)

Ellen and Ron Farwell
* 1681 Virginia Eoad
Lafayette Square

Anita and David Gillette (plus daughters Deanne,
Denise, Detra, and Adrienne)
* 2648 Raymond Avenue
(near Adams)

Dave and Corinne Pleger
* 1546 4th Avenue
(near Venice)

* 1626 5th Avenue
(near Venice)

Sean Burke
* 2207 West 24th Street
(near Gramercy Place)

Christie Webb and Micki Dickoff
* 2405 4th Avenue
(near 25th Street)

Garden Contest

Harold Smith - Front and side garden
* 1731 Westmoreland Boulevard
Harvard Heights

Michelle McDonough
* 2424 5th Avenue
(near 25th)

Joe Bergin and Mae Lumalong
* 2420 5th Avenue
(near 25th)

Rex
* 1925 Hobart Boulevard
(south of Washington)

Ralph Robinson and Bob Peterson
* 2015 S. Victoria Avenue
(Wellington Square)

Christie Webb and Micki Dickoff
* 2405 4th Avenue

* 2015 5th Avenue
(near Washington)

Please Note:

WAHA does not endorse or claim responsibility for any of the services, products or "for sale" items advertisers have listed in these pages.

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WAHA CLASSIFIEDS

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Antique oak crank telephone. \$250 OBO. Call carmen after 6 p.m. at 323/735-6216

For sale - Thirty 2' by 2' cobblestones. Look beautiful. \$50. Call Jim at 310/209-4614.

Need front door for Craftsman home. 48" by 79." Call Anna at 323/939-6459.

Antiques For Sale. One decorative metal grate/floor heater vent and a solid oak old schoolteacher's desk. Call Lucy 323/735-2636.

Handmade wool rugs (kelims) for sale. Traditional Macedonian designs which resemble Navajo rugs. Two colorful runners, never used: one is 26 1/2" X 110" (\$160) the other is 20" X 74" (\$90). You can see them on my web page at www.geocities.com/RodeoDrive/Boutique/1605. Call Zoya at 323/731-5222.

Wouldn't you love to own Mugsy? He's a big (BIG - 77 pounds) baby boy white bulldog/pit/mutt mix who's looking for someone to receive his slurpy love. About two years old, has had one round of shots. Laura 323/737-6146.

Roommate Wanted? Vintage Stove for Sale? Garden Plants in Search of New Home? Place your classified ad here to reach preservation-minded readers. Contact Advertising Director Janice Lipeles (323/737-2370) NO LATER THAN the first of the prior month.

NOTICES

WAHA's combined Zoning & Planning/Preservation Committee has a new standing meeting night: the Third Wednesday of each month. Mark your calendars to join and attend this committee -- it's one of our organization's most important activities. Contact Tom Florio or Eric Bronson for more information.

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www.neighborhoodlink.com/la/westadams

WAHA May 2000 Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17 Zoning & Planning/ Preservation Committee	18	19	20 Board Retreat
21 WAHA General Meeting	22	23	24	25	26	27
28	29	30	31		See Community Calendar On page 3 for details on these meetings!	

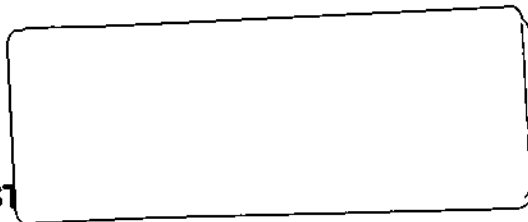
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