

# NEWSLETTER



Number 196

September 2002

## Demolitions in West Adams

by Jean Frost

On Thursday, August 8, demolition began on the USC-owned Van Cott House at 921 West 30<sup>th</sup> Street. It is located within the Hoover Redevelopment Project Area. The Hoover Project Area Committee had not reviewed the demolition, and no permits had been issued with the required CRA sign off. In fact Sanders Ishisaka, planner for the project area, had denied a demolition permit at that location. The Van Cott House demolition had been scheduled for PAC discussion the following Thursday, August 15th. To date, there is no information about the USC’s plans for the site. The significance of the residence was described in the Hoover his-

toric survey as “a relatively intact two story American Four-square residence” and one which “maintains historic association with the development of the area.” Through efforts of community members, a stop work order was issued by Building and Safety Inspector Mendes Friday morning but demolition continued through the weekend. On Monday the contractor acknowledged he had received a stop work order on Friday.

At time of writing, it has been determined that USC had commissioned an historic assessment on this property

Continued on Page 7

### It’s Angelus-Rosedale Tour Time!

The Angelus-Rosedale Living History Cemetery Tour will be Saturday, October 5th. This year’s dramatic characters will be May Rindge, West Adams millionairess and owner of the entire Malibu rancho; Myron Wilson, Sr., one of the famed “Tuskegee Airmen”; Dr. George Goodfellow, scholar, bon vivant and physician to Arizona gunfighters; Reginald Olds, manufacturer of brass musical instruments; and Willie P. Cook, a victim of Los Angeles’ streetcar system.

As usual, we count on the support of the WAHA members to make the tour a success. To volunteer, please contact one of the organizers. We are: Don Lynch at (323) 730-8042, Audrey Arlington (323) 732-8515, Corinne Pleger (323) 733-3515, and Lyn Gillson (323) 735-9371.

In anticipation of everyone’s attendance and support, allow me to quote an almost cliché epitaph from the headstone of the unfortunate Bertha Van Ness, who died in 1904 while still in her early twenties:

*Behold ye stranger passing by  
As you are now, so once was I  
As I am now, so you must be  
Prepare for death and follow me*

## Death by Gentrification

by Jim Childs

*Death by gentrification, that’s what the folks on Maxwell Street call it. The Chicago City Coroner called it a suicide. The Coroner noted that the elderly-black-male victim was suffering from cancer. That was the probable cause for the victim to put the derringer to his head and pull the trigger. The folks on Maxwell Street knew it wasn’t the cancer that got him down.*

Yes, it was certainly despair, but not from his illness. It was a despair of the heart, a heart broken, broken by the demolition of the street he loved, Maxwell Street, that’s what killed him. Gentrification killed him, killed Jimmy Lee Robinson, that’s what they say on Maxwell Street.

There are some days when you’re having that first cup of coffee and reading the morning editions when you’re rocked into reality. Monday morning, July 15, was such a morning for me. It delivered a one-two-three punch that had me reeling. The first punch hit from the Los Angeles Times / California section, buried on an inside page. The article, by Bob Poole, was about Brady Westwater, the demolition of the 1885 Glasser Brothers’ building and the lack of any cogent planning strategy to preserve historic structures in downtown redevelopment efforts. It hit low in the solar plexus. The second hit was a high blow to the head also delivered by the Times. The Calendar section, page C-1, had a commentary article, by Nicolai Ouroussoff, that was

Continued on Page 8

**WEST ADAMS  
HERITAGE ASSOCIATION**

2263 S. Harvard Boulevard  
Historic West Adams  
Los Angeles, California 90018  
323/ 735-WAHA  
[www.neighborhoodlink.com/la/westadams](http://www.neighborhoodlink.com/la/westadams)

**BOARD OF DIRECTORS**

<b>Jacqueline Sharps</b> <i>President</i>	323/766-8842
<b>Catherine Barrier</b> <i>Vice-President</i>	323/732-7233
<b>Jean Frost</b> <i>Vice-President</i>	213/748-1656
<b>Alma Carlisle</b> <i>Secretary</i>	323/737-2060
<b>James Meister</b> <i>Treasurer</i>	323/766-8233
<b>Anna Marie Brooks</b>	323/735-3960
<b>Eric Bronson</b>	323/737-1163
<b>Jean Cade</b>	323/737-5034
<b>SeElcy Caldwell</b>	323/291-7484
<b>Jennifer Charnofsky</b>	323/734-7391
<b>Colleen Davis</b>	323/733-0446
<b>Jim Dugan</b>	323/732-7233
<b>Clayton de Leon</b>	323/734-0660
<b>Tom Florio</b>	213/749-8469
<b>John Kurtz</b>	323/732-2990

**Advisors**

<b>Harold Greenberg</b> <i>Legal Advisor</i>	323/732-9536
<b>Lyn Gillson</b> <i>Historian</i>	323/735-9371

**Newsletter Staff**

<b>Laura Meyers</b> <i>Editor and Layout</i>	323/737-6146 <a href="mailto:LauramInk@aol.com">LauramInk@aol.com</a>
<b>Michael Smith</b> <i>Senior Writer</i>	323/734-7725 <a href="mailto:mikegreg@pacbell.net">mikegreg@pacbell.net</a>
<b>Linda Joshua</b> <i>Bolts &amp; Nuts</i>	323/733-8500 <a href="mailto:linda_joshua@hotmail.com">linda_joshua@hotmail.com</a>
<b>Judie Schoening</b> <i>Resources Columnist</i>	323/734-8123 <a href="mailto:schoening@attbi.com">schoening@attbi.com</a>
<b>Tom Gracyk</b> <i>Circulation</i>	323/731-0987
<b>Lisa Schoening</b> <i>Advertising</i>	323/732-5108 <a href="mailto:wahaclassifieds@yahoo.com">wahaclassifieds@yahoo.com</a>

**Inside This Issue**

Bolts and Nutz	4
Resources	5
Block Club/Neighborhood News	6
Weekend Warriors	9
Member Discounts	10
WAHA Classifieds	11

**WAHA Committee Chairs and  
Standing Meetings**

**Community Relations** Contact Jennifer Charnofsky if you'd like to get involved with this activity 323/734-7391

**Historic Preservation** Chairs: Eric Bronson 323/737-1163, Jean Frost 213/748-1656 and Colleen Davis 323/733-0446

**Zoning & Planning** Chair: Jim Dugan 323/732-7233 - Meets third Mondays at City Living Realty, 2316 1/2 South Union, Suite 2

**Newsletter** Publications Director Anna Marie Brooks 323/735-3960. Newsletter Committee Chair: Laura Meyers 323/737-6146 Meets second Mondays

**Holiday Tour** Chair: Jacqueline Sharps 323/766-8842

**Membership** Chair: John Kurtz 323/732-2990 - Meets the Wednesday before the WAHA Board Meeting

**Fundraising** Call Catherine Barrier 323/732-7233

**Web Site** Call Clayton de Leon 323/734-0660

**By-Laws** Call Tom Florio 213/749-8469

**Neighborhood Council Liaisons** Contact Colleen Davis 323/733-0446 and Jean Frost 213/748-1656

**Programs and Events** SeElcy Caldwell 323/291-7484 and Clayton de Leon 323/734-0660

The WAHA Board meets on the fourth Thursday of each month. Contact Jacqueline Sharps for location.

*All committee meetings begin at 7 p.m. All WAHA members are encouraged to join one of the committees!*

## WAHA NEWS

### Bortfeld Nominations Still Sought

WAHA is still taking nominations for its highest award, the Bortfeld Award, named after WAHA co-founder Bob Bortfeld. It is presented to a member who has given special service to the community in the prior year. We have extended the deadline to **September 15, 2002**.

Two decades ago, when Bortfeld purchased his home in a long-ignored neighborhood, he had a vision for this community. He felt that with strong community activism and a shared love for old houses, West Adams could be one of L.A.'s best neighborhoods. West Adams Heritage Association established the Bortfeld Award to honor his vision and inspiration after he passed away in the late 1980s.

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.

We are looking for candidates who 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 in writing to WAHA President Jacqueline Sharps, 2229 South Gramercy Pl., Historic West Adams, Los Angeles, CA 90018; e-mail [JakShak@aol.com](mailto:JakShak@aol.com).

Please briefly describe activities your candidate has undertaken for West Adams Heritage Association and in the West Adams community, and explain why you believe he or she should be chosen for the Bortfeld Award. The winner will be selected by WAHA's Sharps, Membership Chair John Kurtz, and last year's winner, Laura Meyers.

### Is Your Membership Current?

*Membership in West Adams Heritage Association runs from April to April of each year. For members who did not renew their WAHA Membership for 2002 - 2003, the June Newsletter was the last one sent out. For members who did renew, we sent our membership cards which enable them to use our WAHA Discounts (listed on page 10). So if you — or your neighbor — didn't get this newsletter with an address label on it, and you don't have a current membership card, well, it could be that you forgot to send your check and your membership wasn't renewed.*

*You could use the form on page 10 of the newsletter to renew if you want to take care of it right now.*

*If you have any questions about the status of your WAHA membership you can contact John Kurtz, Membership Chair (323) 732-2990.*

### What's In A Name?

Now that the South Seas House renovations are well underway, nearby residents are turning their attention to the adjacent 2nd Avenue Park itself.

Generally speaking, the Los Angeles Department of Recreation and Parks has in recent years renamed parks to more specifically reflect the actual neighborhoods in which they are sited.

For the 2nd Avenue Park, there are currently several proposals to rename the park. One possibility that has been suggested is to name it in honor of a local community activist. Another possibility is to simply rename it "West Adams Avenues" Park and dedicating individual trees with markers to people who have dedicated themselves to the neighborhood and larger community.

A meeting to discuss these various possibilities will be held Saturday, September 7th at 11:00 a.m. If you are interested in attending, please call the 10th District Council Office field office, 213/847-1752.

All interested WAHA members are invited!

### Heritage Events to Enjoy

#### "A Package Deal: The Art of Agriculture"

Through September 20. Heritage Square Museum, 3800 Homer Street, Highland Park. Info: 626-449-0193. Exhibit hours: Friday - Sunday, noon - 4:30 p.m. Admission fee.

A traveling exhibition from the Steinbeck Center celebrating the art of fruit and vegetable crate labels that were developed by produce growers from the 1880s through the 1940s. The exhibit is grouped by themes: animals, transportation, comic children, spots, pin-ups, Wild West, California scenes, patriotism and war.

#### Pasadena Heritage 11<sup>th</sup> Annual Craftsman Weekend October 18 - 20.

Indulge in a Greene & Greene walking tour or bus tour; a Pasadena and/or Altadena bus tour; lectures; private receptions at the Historic Ruth House and the Simpson House, dinner at the Raymond; plein air painting, furniture, and decorative arts exhibitions and sales and much more. Call for a registration brochure: 626-441-6333 or log on: [www.pasadenaheritage.org](http://www.pasadenaheritage.org).

**USC Thornton Plays the Orpheum** Built in 1926 and serving originally as both a movie house and performance hall, the newly restored Orpheum Theatre will host performances by the USC Thornton Symphony and Thornton Wind Ensemble this fall. The fall concert series bows September 20 at 8 p.m. and continues with four additional performances through November. All concerts are \$18 general public, \$12 for students, alum and seniors. Located in Downtown, 842 S. Broadway. Reservations: 213/740-4672



## Bolts and Nutz

by Linda Joshua

Hello and welcome to "Bolts and Nutz" – a column dedicated to matters of home renovation, beautification and the art of restoration within the WAHA community. If you have a question, or you have an area of expertise and would be interested in sharing your knowledge by answering the questions, please contact me at [Linda\\_Joshua@hotmail.com](mailto:Linda_Joshua@hotmail.com)

*Q. How do I clean and seal tinted concrete?*

*Adam, Bungalows*

If you are talking about a variety of stains, the best way to attack it is with early treatment that draws the stain up from the concrete surface with a poultice.

Mixing some essentially inert fine powder, such as ground limestone, hydrated lime, or fuller's earth, with the solvent or solution, makes a poultice. Shredded pieces of highly absorbent paper can also work. The selection of the cleaning liquid is based upon the cause of the stain. The two parts are blended to make a smooth paste that is troweled over the stain. The liquid portion of the poultice migrates into the concrete, where it dissolves some staining material. Then the liquid should gradually retreat upward from the concrete into the poultice, from which it evaporates, leaving the dissolved staining material in the poultice's inert powder. Once dry, the residue is scraped or brushed away.

It can take more than one application to remove all the stain. Whether the concrete surface is colored or not, it is important to first test the poultice in an out-of-the-way small area to check its effect on the concrete's surface.

Now you are ready to seal. I would advise you to wear heavy latex utility gloves and protective goggles to protect yourself from the chemicals. Put the sealer you will be using into a bucket and then dip the waxing mop into the bucket. Use the mop to spread the sealer evenly on the floor, and allow it air dry before walking on it.

If you are re-sealing a floor, you will first need to scrub the floor with a mild detergent, using the scrubber attachment on a buffer. Remove any stains on the floor. Rinse the floor thoroughly and remove all water and residue with a wet vacuum or mop and wringer. Let the floor air-dry. Reapply the sealer with either the waxing mop or the pump, as above. Remove the scrubbing attachment from the buffer. Clean it, and hang it to dry.

Most thin coats of sealant will dry within 24 to 48 hours. Be sure to test the floor to be sure the sealant was applied evenly and that there was no shrinking or peeling. Have fun!



*Q. I want to paint my living room, but am concerned about indoor pollution. Are there any good low or non-toxic paint alternatives out there?*

*Sally, 2<sup>nd</sup> Avenue*

You're right to be concerned! Most paints and floor finishings, including water-soluble latex formulations, contain solvents that can cause eye irritation and short-term central nervous system symptoms such as headaches, nausea, dizziness, and fatigue. Long-term exposure to certain paint components has been associated with chronic damage to the central nervous system, liver, and kidneys. Paint vapors can be harmful to everyone exposed to them, even for short periods.

When selecting paint, look for 100% non-VOC (volatile organic compound) and low-VOC products are available. As a consumer, you should always insist on full information about the volatility and toxicity of materials being sold or used. All products have a Material Safety Data Sheet (MSDS) available from wholesale and retail product suppliers, which can and should be reviewed for the presence of specific harmful substances and for methods of responding to overexposure.

One product worth investigating is BioShield Clay Paints ([www.ecopaint.com](http://www.ecopaint.com)), which are made from naturally occurring clays. Clay Paints are made without solvents (Zero V.O.C. = No Volatile Organic Compounds.) as a water-based emulsion. This paint, intended for interior use, can be applied to a variety of surfaces, including plaster, drywall, and concrete.

*Q. How do I care for my wooden picket fence?*

*Laura, West Adams*

I'm not going to kid you. Wooden picket fences, although very agreeable to look at, do require a fair bit of maintenance. That is why vinyl picket fences are selling like hotcakes right now. So here is what you need to do. Picket fences aren't very strong due to the small thickness of the planks and the small size of the harnessing posts. Usually the planks and posts are treated prior to installation, so no serious maintenance should be required for the first few years of the fence being up. Keep the fence upright and strong to prevent it from cracking, splinting, or falling over completely. It's a good idea to walk the fence line every few months and shake the fence quite vigorously to check for stability. If there are any weak sections the harnessing posts should be strengthened or replaced completely.

As for treatment of the wood, it can be very beneficial to treat the wood planks every other year to prevent warping or cracking. Repaint the fence as needed. A common reason for rot to occur with a picket fence is because of dirt and plant debris building up around the harnessing posts. So, be sure to keep the posts clean and free of piles of dirt or debris.

## Resources Judie Schoening

Well, fellow WAHAonians, this is my last column for the Newsletter. I have really enjoyed doing this — learned a lot and talked with many of you and many of the resources. I hope my Resource Column has been as rewarding for you as it has for me, and that you will continue to send your suggestions to my replacement (soon to be announced!).

Since my previous column, I have received the following recommendations: John Kurtz writes that after being in his house so long, several of his appliances have been complaining of old-age and in need of repair. He found an excellent source for his laundry equipment. They only do that and not other appliances. Roger Dennis was his contact at Central Appliance.

Ken Catbagan recommends LA Low Flush Toilets. We used them to not only retrofit our gas line with a shut off valve but to do the required certification of the toilets, shower heads, strapping of water heater and smoke alarms for the house sale. They were on time, efficient and charged the going rate on the retrofit. They did not charge for the certification as they were already here. By the way you know that you can get the toilets and showerheads free from the DWP? Ken also recommends Tallon Termite Co. which was recommended by Jennifer Charnofsky some time ago and is in the Resource Guide. This method is much simpler i.e. no bagging of food and your pets don't have to be boarded. Natalie was impressed with the personnel.

Faithful contributor Diana Weihs gives us Ambrosio Luna as an excellent resource for gutters and other metalwork. I wrote him up last year but he is not in the current Guide. She was very favorably impressed with his work. She also suggests Safe-Way Sandblasting which did some excellent blasting and restuccoing for her.

Denny Dickson — craftsman extraordinaire — came and did several jobs for us, preparing the house for sale. He

recommended to us Regency Painting and Construction for the trim painting we knew had to be done. They came as agreed, prepped, repaired and painted. They cleaned up daily and thoroughly finished the job in record time at a very reasonable price. Denny has worked with them before and says they have always done a good job.

So, this is farewell. I wish you all well with your continuing restoration and preservation efforts.

### APPLIANCE REPAIR

Central Appliance (Laundry Equip)  
P.O. Box 720  
Venice CA 90294  
Ph: 310-821-2525

### METALWORKING/IRON & SHEET METAL

Ambrosio Luna  
Ph:323-441-8842  
Cell:213-718-1966  
Pager: 323-242-2877

### PAINTING:EXTERIOR

Regency Painting & Construction  
1056 S. Manhattan Place  
Los Angeles, CA 90019  
Ph:323-737-2699

### RETROFITTING

LA Low Flush Toilets  
Ph: 213-736-5445  
FX: 213-386-0399

### SANDBLASTING

Safe-Way Sandblasting Co. Inc.  
Ph: 323-870-6188

*M. Cecilia Quigley*

*Personal Chef / Catering*

Regional American / Ethnic / Gourmet / Comfort Food-



Office  
(323) 292-2235

Cellular  
(310) 617-0776

*Luis Gutierrez*  
CARPENTER



CARPENTRY  
ANTIQUE MOLD-  
INGS, CABINETS,  
DRYWALL REPAIR,  
REMODELING,  
INTERIOR PAINTING  
& STAINING

CELLULAR: 323-422-8158  
TELEPHONE: 323-735-5618

## BLOCK CLUB & NEIGHBORHOOD NEWS



### Adams-Normandie Neighborhood Association

Just when I thought ANNA was losing steam over our National Night Out on Crime event, it show me how wrong I was.

On August 6, fifteen of us assembled at a new location. We handed our the requisite whistles and lined up behind our Lead Officer Sanchez's black and white. As he slowly drove through the neighborhood, many, many folks came out to learn what the commotion was about. We handed out bilingual flyers and more whistles. Slowly we began picking up marchers. By the time we got back to our host house we had 36 participants. It was just amazing.

All of us enjoyed the potluck meal which miraculously feed the masses. The King Hawaiian cake provided by Ofc. Sanchez was especially welcomed.

### North Area Neighborhood Development Council

Beginning August 15, the North Area Neighborhood Development Council is meeting twice a month. The regular monthly meetings are held the first Thursday of each month at the Los Angeles Child Guidance Clinic, Weingart Room, at 3787 South Vermont (at Exposition). The meetings being promptly at 6:30 p.m.

On the third Thursday of each month, the Council is currently also meeting to establish the rules and procedures necessary to elect a governing board (the rules are altered now that this Council has been certified as a Neighborhood Council by the City). The agenda for these meetings is limited to establishing the procedures, plus a discussion on the renaming of the Neighborhood Council itself. The meetings are also held at the Child Guidance Clinic at 6:30 p.m.

This Neighborhood Council is open to all WAHA stakeholders, and generally covers the eastern portion of the Historic West Adams District, roughly from Figueroa to Western, south of the 10 Freeway.

For more information, contact Adrianna Mendez at 213/485-7616.

## MEASURE YOUR SUCCESS!

Are you losing money and don't even know it?  
Do you know what your business is worth?  
Are you paying your fair share in taxes?

I am a CPA dedicated to the  
success of small businesses. I provide tax and  
consulting services designed to achieve success.  
Call Corinne Pleger at 323/954-3100

**Brakensiek Leavitt Pleger, LLP**

5670 Wilshire Blvd., Suite 1450  
Los Angeles, CA 90036

### United Neighborhoods Neighborhood Council

The United Neighborhoods of Historic Jefferson Park, West Adams and Arlington Heights Neighborhood Council meets monthly at the Washington Irving Library, 4114 West Washington Blvd., on the first Thursday of each month at 6:30 p.m.

The Council is currently planning for its upcoming elections, scheduled early this fall.

All WAHA members are "stakeholders" because of their involvement in an organization (WAHA) that is active within the geographic boundaries of this council, roughly the areas between Normandie and Crenshaw north of the 10 Freeway to Pico, and from Western to Crenshaw south of the 10 Freeway to Exposition Place.

WAHA member Stevie Stern (323/737-7225) is currently secretary of the Neighborhood Council. Contact her for more info, or just come to the meeting on 5.



### In the Garden: A WAHA Tour

West Adams Heritage Association will be participating in next year's Open Days Program sponsored by the national Garden Conservancy. The Garden Conservancy's Open days program invites the public to visit America's very best private gardens. Since it began in 1995 with 110 gardens in New York and Connecticut, it has grown to more than 450 gardens across the country.

We are opening a half dozen gardens here in West Adams during the Los Angeles Open Day on Sunday, April 27, 2003. This is WAHA's chance to put another "best foot forward" for Historic West Adams to the rest of the L.A. world. BUT WE NEED YOUR HELP NOW! If you are knowledgeable about gardening and can devote some time this fall as well as on April 27, please volunteer to be a Garden Captain paired with a home/garden owner.

For more info, or to volunteer, contact Jennifer Charnofsky (323/734-7391) or Ed Trosper (323/734-2010).

### Demolitions in West Adams Continued from Page 1

by Chattel Architecture, Planning and Research, Inc. that came to the conclusion that the building was not historic, contradicting the CRA survey findings by Johnson/Heumann. However, no level of environmental review had been done for the demolition project and there was no valid permit to begin the demolition.

In addition to the 30<sup>th</sup> street site, demolition is being proposed by USC for 3014 Royal Street, a block away. This is also scheduled for review by the PAC on August 15<sup>th</sup>. The development proposal is described as demolition of the historic residence to provide for 22 surface parking spaces. Chattel Architecture, USC's consultant, again found that the building was not historic, in contradiction to the survey assessment by the CRA consultants. In their official survey, Johnson/Heumann Research Associates described 3014 Royal Street as a two story American Foursquare residence and an intact example of craftsman style in a multi-unit building (which) contributes to intact streetscape.

The Historic Preservation Committee of WAHA is reviewing these events. It is disturbing, in the light of USC's preservation and move-on of the historic Forthmann House and the restoration of the Cockins House nearby, that USC would pursue these demolitions. When more information is known, it will be further reported.

*Jean Frost is WAHA's Vice-President and co-chair of the Historic Preservation Committee.*

**Brownie's**  
**CAMPUS**  
**COPY**  
**AND**  
**PRINTING**

**(310) 210-5358**

...For all of your  
printing needs:

**FREE pick-up & delivery**

**We come to you!**

**"Quality · Service · Low Prices"**

## Natalie Neith & Ken Catbagan

### Prudential-John Aaroe Presidents Circle

#### SERVICE AND RESULTS!!!

##### JUST LISTED:

1811 So. Hobart Blvd.—\$440,000  
4+2, Sunroom, Slp. Porch, Fab stained glass,  
woodwork, blt-ins, lg. Lot, HAHA HPOZ

2301 W. 20<sup>th</sup> St.—\$450,000  
4+1.25, Move-in cond., updated kit w. period style,  
FDR, Sunroom, landscaping, finished attic, HPOZ

##### AVAILABLE:

Apt. for lease—\$1500. per mon. 2+1, FDR, all new every-  
thing— upper of duplex in the Avenues

1661 So. Oxford—\$405,000 (BOM)  
4+Attic Suite, 3 Ba Craftsman, HAHA HPOZ

1866 W. 14<sup>th</sup> St.—\$485,000  
4+2.5—Fab. City Cult. Monument,  
Alvarado Terrace Nat'l Reg Dist.

##### JUST SOLD:

2461 Gramercy Park Place—Over asking!  
543 No. Oxford

##### IN ESCROW:

2303 So. Catalina—\$325,000 (co-listed/City Living)  
333 Ridgewood, Hancock Park  
2104 West Blvd.  
1729 Third Avenue-

**WELCOME NEW NEIGHBORS:**  
Bret Beach

**Prudential CA—John Aaroe Division**  
227 No. Larchmont Blvd.  
Los Angeles, CA 90004  
Direct: (323) 769-3322, 769-3324  
[www.natalieneith.com](http://www.natalieneith.com)



**Prudential**  
California Realty  
JOHN AAROE DIVISION



**We SELL**  
West Adams &  
Los Angeles

**21 Homes**  
Sold or Pending  
Since January



## Death By Gentrification

Continued from Page 1

an indictment of the Los Angeles Unified School Districts' plans to demolish the Art Deco 1936 KEHE Radio building, by renowned architect Stiles O. Clements, to make way for their planned Belmont Elementary School No. 6. Why is it the when you combine the word Belmont with LAUSD you wind up with disaster?

The third hit was a massive jab to the chest from the New York Times National section. I saw the photograph first. I have had a copy pinned to my desk for the last two years. It was taken in 2000 by New York Times photographer Steve Kagan and it showed Jimmie Lee Robinson sitting on a stool in the middle of the rubble of Maxwell Street; sitting on a stool dressed in his black frock coat and gamblers hat with his lizard-skin cowboy boots and silver spurs. He's sitting on a stool playing his acoustic guitar while in the background the bulldozers and wrecking balls smash the buildings of Maxwell Street into the dust that swirls around him; sitting on his stool and singing, singing his protest song, "Maxwell Street Teardown Blues."

I clipped that photo and pinned it up as a reminder of what I already knew preservation is really about: Preservation is about people.

The article was titled "A Chicago Bluesman, Reaching Crossroads, Gives Up His Fights" and was written by John Fountain. The article did what all good newspaper articles should do: it explained the who, what, when, were

and why. The article did what all great articles do, it captured the heart. The article told about Jimmy Lee, the Lonely Traveler, the transplanted Mississippi Delta bluesman who became the fixture sideman in the Chicago-blues scene. The article told about gritty Maxwell Street and its place in the pantheon of Chicago-blues history. The article told about the wholesale demolition of the historic neighborhood as part of the redevelopment of the University of Illinois. The article told of Jimmie Lee's fight to save his neighborhood from the wrecking ball, about the Maxwell Street Historic Preservation Coalition, about his 81-day protest fast, about the loss and about his despair. It reported his end.

Gentrification can be a very dangerous word. It is one of those words that's emotionally weighted and cuts many ways depending on who's using it. Wahonians, preservationists, and urban pioneers have sometimes been vilified with the G-word. Admittedly, in its benign usage, gentrification does in part explain our reclamation of this inner-city neighborhood. Undeniably when there is change there will be displacement, but change is inevitable. Preservationists understand and accept the fact that there will always be change, but it is in how we deal with change that marks our moment. Any negative changes in West Adams made by the preservation of historic homes are insignificant compared to those changes made by redevelopment, eminent domain, and demolition.

I live in the shadows of USC and the Staples Center and was, for over twenty years, under the jurisdiction of the Community Redevelopment Agency. I know about displacement, about shattered lives and uprooted families, about progress at the expense of the community and about lack of concern for the human equation by bureaucratic decision makers. The neighbors lost by the University Village, Pep-Boys, Lanterman High and Norwood Elementary projects are just vague memories now. I know that more neighbors will soon be lost, maybe mine, maybe yours. More changes are on the wind; LAUSD will be wrecking havoc on residential neighborhoods throughout the City. I have some hope, however, that their officials will listen more attentively to us this time. Preservation has given the community a stronger voice; those "old houses" can no longer be easily dismissed. Those "old houses" are now Historic-Cultural Monuments and Contributing-Structures in National Register and Historic Preservation Overlay Zone Districts. The cost of doing demolition-business in our historic neighborhoods has risen.

Preservation is not meant to prevent change but it can significantly impact how change is made. I serve on the University Park HPOZ Board and am required by City ordinance to insure that any changes made are in compliance with the Secretary of the Interior's Standards. As a community preservationist I work hard and I fight hard to make planners respect our historic fabric. I do this because I believe that if they respect our history they will have to respect us. I don't ever want to see a Maxwell Street in WAHA. I, like the folks on Maxwell Street, believe that gentrification through demolition did indeed kill Jimmie Lee Robinson.

# PETS

**They  
grow  
on  
you.**

Washington Dog & Cat Hospital, Inc.  
1692 West Washington Boulevard  
Los Angeles, California 90007  
323/735-0291

Boarding & Grooming Pickup & Delivery  
Low Cost Vaccinations Available

Hours 7:30 am-12 Noon; 2-5 pm  
Saturday 7:30 am-2 pm  
Sunday 10 am-12 Noon

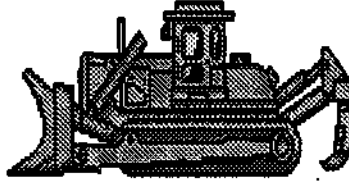


## Weekend Warriors Wanted

Home and Garden Television (HGTV) and "Weekend Warriors" are looking for everyday people who are thinking of tackling a home improvement project - without the help of professionals.

"Weekend Warriors" is brought to you by PIETOWN PRODUCTIONS, the producers who brought you the acclaimed series, "House Hunters," "Designing for the Sexes," and "Designer's Challenge."

"Weekend Warriors" is a unique reality television series that highlights real people enjoying the challenge and adventure of completing a home improvement project on their own. Each half-hour episode follows our Weekend Warriors through their home improvement process from start to finish. "Weekend Warriors" will share in the challenge and satisfaction that only comes from doing it yourself. The series is looking for people who are contemplating a home-improvement project and would enjoy the opportunity of sharing their knowledge and experience with the rest of us. The people who are chosen to appear on "Weekend Warriors" will be provided with a tape of the final show and also receive a stipend toward their materials.



The show is looking for the type of people who have watched a home improvement television show and thought, "I could do that!" Well, here is your chance to be the expert. The show's producers want homeowners and renters of lofts, homes, condos, townhomes and apartments who want to:

- \* tear down an existing structure (NOT a historic structure!) and construct a new and improved structure in its place or construct an all new feature where one never existed (examples: patio covers, sheds, fireplaces, treehouses, fences, patios, decks, outdoor barbecues, outdoor living/dining rooms)

- \* renovate a kitchen or bathroom (examples: tear out 1950s cabinets, old linoleum floors, wrecked countertops and fixtures and replace them with appropriate old house-type materials — or restore a kitchen or bathroom back to its original era)

- \* remodel and decorate rooms (examples: strip an existing room of all its old panel walls, carpet, mirrors, etc., and paint/ wallpaper, refinish the crown/base molding, refurbish hard wood floors, build in shelves, build in cabinets, etc)

- \* rethink an existing space (example: transforming a garage into an office, transforming a family room into a library complete with built in shelves, transforming a bedroom into a closet)

These and many others are the type of projects that "Weekend Warriors" have featured on the show. These projects are different for each individual or couple, so repeating them is not a problem... Not only are they covering the project, but the personalities of each person and how they go about tackling the project as a non-professional.

Please feel free to contact show producer Stephanie Griffin if you have any further questions, or want to be considered as a Weekend Warrior (818/255-9243).

### Preservation Begins At Home



**City Living Realty** 19 years of service to West Adams

**David Raposa Broker/Owner**

323/734-2001

#### For Sale:

- \* Extravagant Harvard Hts HPOZ Craftsman on Hobart - mid-\$400,000s - avail early Sept
- \* Craftsman under restoration now in Harvard Hts HPOZ - circa \$400,000 - avail soon

#### In Escrow:

- \* Jefferson Park Bungalow 3+2. 2074 W. 29th Pl. Asking \$269,000
  - \* Cute Jefferson Park two bed plus guesthouse - 2181 W. 29th Pl. Asking \$250,000, Buyers' Agent David Raposa
  - \* Restored Washington Square Bungalow 2 plus den - a beauty! Asking \$278,000. Buyers' Agent David Raposa
  - \* Large 2-story Craftsman in ANNA area HPOZ. 2303 S. Catalina - 4 bed, 1.75 BA, \$325,000.
- Co-listed: David Raposa/Neith-Prudential
- \* Western Hts Tri-Plex, 1920s Country English - Asking \$399,000. Buyers' Agent David Raposa
  - \* Mission style Arts & Crafts - 2104 West Blvd. Buyers' Agent: David Raposa

#### Sold:

- \* Gracious Country Club Park, circa 1915. 1222 South Van Ness. Listing price: \$750,000
- Co-listed: Jerry Mendelsohn/David Raposa.
- \* Grand Harvard Hts Craftsman; original woodwork. 1746 S. Hobart. Listing price: \$320,000. Welcome to the neighborhood! Steve Pallrand and Kim Kahn

Our Offices are in the Victorian Village 2316 1/2 Union Avenue Suite 2 213/747-1337

## Become a member (or renew)! You can do it today!

Membership through April 2003

Name(s) \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Membership classification (check one)

- Individual \$ 25.00  
 Household \$ 35.00  
 Business \$ 50.00  
 Patron \$100.00  
 Benefactor \$ 250.00  
 Senior/Student \$ 17.00  
 Newsletter only \$ 17.00

DO NOT include my name, address and telephone number in the WAHA membership directory.

Please make check payable to WAHA.

Return to:

WAHA  
 2263 S. Harvard Blvd  
 Historic West Adams  
 Los Angeles, CA 90018



### 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  
 1692 W. Washington Boulevard Los Angeles, CA 90007 323/735-0291  
 50% off office exams

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

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

Lady Effie's Tea Parlor Contact: Jacqueline Westlund  
 453 East Adams Boulevard, Los Angeles 213/749-1437  
 10 percent discount on all food purchases

Lucky Chimney Sweep Contact: Susan and Alfredo Johnson  
 249 N. Brand Blvd. Glendale, CA 91203 888/62lucky -- 888/625-8259

Magic Care Termite Service  
 1840 W. 220th St., Suite 320, Torrance CA 90501 310/320-6700 (fax 310/320-6794)  
 15 percent discount

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

Boulevard Vacuum & Sewing Machine Company, 5086 W. Pico Boulevard, Los Angeles, CA 90019, (323) 938-2661  
 10% discount on sale of new vacuums, and vacuum service & repair

Wholesale Carpet Liquidators, 1225 E. Washington Boulevard, Los Angeles, CA 90021, (213) 747-7474, mailto:Wholesalecarpetla@Yahoo.com Contact = Linda Or Parisa  
 Discount of between 5-10%, on the purchase of 150 square yards or more of carpet, ceramic tile, wood flooring, and/or vinyl floor covering.

### 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

**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.

**ADVERTISE HERE!** WAHA classifieds are free to paid members. To place a display or classified ad, call Lisa Schoening (323/732-5108). Classifieds will be for one month only. If you wish to repeat your ad, please call Lisa Schoening by the deadline. After 3 issues for the same ad, there will be a charge of \$.25 per word.

**ADVERTISING RATES FOR DISPLAY ADS**

*The WAHA Newsletter is published 11 times a year*

Full Page .... \$150 monthly, \$1,800/annual

Quarter Page (5 3/4 x 4 5/8).... \$35 monthly, \$295 / annual

Business Card ..(3 1/2 x 2).....\$15 monthly, \$125 / annual

Remember, the deadline is the 1st of the prior month!

**WAHA CLASSIFIEDS**

WAHA has a new e-mail address for all your classifieds! If you can, please send your classified ads to: [wahaclassifieds@yahoo.com](mailto:wahaclassifieds@yahoo.com)

**Fabulous faux and texture finishing** - Call Lynda Reiss 323/735 2986

**FOR SALE:** Fabulous 1800's pump organ. A very interesting piece and an asset in any vintage home. Needs tender loving care. \$350 or best offer. Call Diana 323/733-3123.

Gramercy Housing Group's Child Care facility desperately needs used children's clothing 6 months to 4 years sizes in good condition and clean. Leave on table next to back door of 1729 Third Avenue (Schoenings). Leave your name & address so we can thank you!

**WANTED: MIDSIZED USED CAR - TOYOTA** (Corolla or Camry), **HONDA** (Accord or Civic), **NISSAN** (Maxima) - 1990-1996 with low mileage. Please call Kieran at 323/731-8308 or e-mail [kieran2102@hotmail.com](mailto:kieran2102@hotmail.com)

**Schoening's Sample and Moving Sale** - August 18, 9 a.m. to 1 p.m. Ceramics, glassware, some furniture and lots of "stuff". 1729 3rd Ave.

**The Women's Shelter at Adams & Hoover** is grateful for donations. **TAX DEDUCTIBLE.** Please call Florence at 213/747-7419.

**Ear Candling** - by Corenne Dixon, holistic practitioner. A safe and effective Holistic alternative to conventional ear care for minor outer ear canal maladies. By appointment - 323/732-9847

**FOR SALE:** Olympus Canedia C-12500 L-SLR digital camera; new, with 1.45 telephoto lens and warranty. Asking \$350 (retails for \$795) Call Shelley, 731-3710

**FOR SALE.** Five clear glass, Art Nouveau, sash windows, 31" X 24" and a never used, still in box, 1.5 gal tan color toilet. Call Lionel 323/735-5056.

**BABYSITTER AVAILABLE.** Brittany Cabrales (granddaughter of Lucy Nigh, longtime WAHA member), age 14 - very experienced, toddlers and older. 323/933-9779.

**PRUNING, TRANSPLANTING, REVITALIZING** - roses, fruit trees, grapevines, & other plants that need special care. European gentleman with a lifetime of garden & orchard experience. Very reasonable fees. Recommended by Jim Barth (323/731-5222). Call George at 323/731-5222 or 310/838-3587.

*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 Lisa Schoening (tel 323/732-5108; [wahaclassifieds@yahoo.com](mailto:wahaclassifieds@yahoo.com)) NO LATER THAN the first of the prior month.*

## The Newsletter Needs Your Help!

**We are seeking contributors and reporter/columnists.**

**In particular:**

**Columnists -**

**"Around the Blocks: Neighborhood News"**

**A recipe column**

**Writers -**

**to profile interesting West Adams residents and pieces of history**

**Contact Laura Meyers, Editor  
323/737-6146**

# WAHA September Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9 Newsletter Committee	10	11	12	13	14
15	16 Zoning/ Planning Committee	17	18	19	20	21
22	23	24	25 Membership Committee	26 Board Meeting	27	28
29	30					

The WAHA Newsletter is a publication of the West Adams Heritage Association. Members and supporters of WAHA are invited to submit articles to the Newsletter. Letters will be published subject to space constraints and will be cut for length if necessary. Articles will be published subject to acceptance by the editors of the WAHA Board. Advertising is subject to the approval of the publishers. Although the Association appreciates its many fine advertisers, the Association does not accept responsibility for claims made by advertisers. Services and products are not tested and appearance of advertising does not imply, nor does it constitute, endorsement by the West Adams Heritage Association. Copyright 2002. All rights for graphic and written material appearing in the newsletter are reserved. Contact Director of Publications for permissions.

**WEST ADAMS HERITAGE ASSOCIATION**

2263 S. Harvard Boulevard  
Historic West Adams  
Los Angeles, California 90018

CONTAINS DATED MATERIAL

**ADDRESS CORRECTION REQUESTED**

**Non Profit Organization**

**U.S. Postage  
PAID**

**Los Angeles, CA  
Permit No. 4216**

