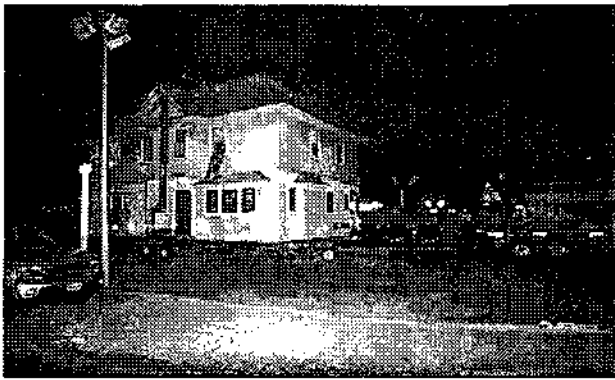


West Adams Matters

The Moving Houses Issue

Rescued *By Jim Childs*

There are few more unusual sights than a house rolling down a highway. People do gawk. And lately in West Adams, there has been a lot to gawk at – an unusual fact we celebrate in this special edition of WAHA Matters. In the past year alone, six historic West Adams homes have “eased on down the road” to new homes in the District. Here is one example, and you can read about more house moves, starting on page 6.



During the pitch-black early morning hours on Wednesday, March 9, another historic home navigated its way into the safe harbor of the University Park HPOZ. The structure, a Victorian-Transitional two-story house built for Emma May Downe in 1903, had been slated for demolition by the Shammus Group of Felix Chevrolet as part of a development expansion. The rescuers were Ken Hirai and his son Kevin, a recent graduate of USC, who by working in

(continued on page 12)

WAHA's Annual Celebration of Preservation Month

Sunday, May 15 11 a.m. - 2 p.m.

Come have a bagel and a Mimosa as WAHA celebrates Preservation Month with a visit to the historic Willard J. Doran Residence, 1194 West Twenty-Seventh Street, the home of longtime WAHA Member and former Board Member Don Ferguson. Not only is the residence in WAHA's newest National Register Historic District, but the residence is under consideration for Los Angeles Cultural Monument status by the Cultural Heritage Commission. You may wonder what is the difference between National Register designation, Monument designation and a HPOZ Contributing structure designation. Come and find out.

11:00 Continental Breakfast (Note: not a pot luck)

12:00 Guest Speaker: Teresa Grimes, Architectural Historian

1:30 WAHA Board Elections (Postponed from the April Meeting)

The Willard J. Doran Residence was designed in 1905 by architect John Cornebey Wilson

(continued on page 2)



WAHA PRESENTS

Historic Bungalows of Jefferson Park: A Home Tour—Saturday, June 4

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

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

(continued on page 15)

Table of Contents

THE MOVING HOUSES ISSUE

Trading Spaces	6
Historic House Moves List	6
Move On Magic	8



JIM CHILDS

DEPARTMENTS:

STEPPING OUT

Butterflies and Bug Fair	4
--------------------------------	---

AROUND THE HOUSE

Resources	14
-----------------	----

WAHA MATTERS

Scholarship	15
Fire Engulfs Frat	16

IN THE GARDEN

Heart Space/Tree Space	17
------------------------------	----

WAHA BOARD MEMBERS

.....	18
-------	----

WAHA CLASSIFIEDS	19
------------------------	----

Doran House *continued from page 1*

Austin for noted financier and pioneer of railroad development Willard J. Doran. The Doran family had previously resided in the Sumner P. Hunt and Theodore A. Eisen designed Victorian residence immediately to the west at 1204 West Twenty-Seventh Street. When Victorian architecture and fashion began to yield to the Arts and Crafts movement, Doran commissioned architect Austin to create a fine new Craftsman residence for his family on the vacant parcel (most likely the original side lawn of his original residence) to the east.

Guest speaker Teresa Grimes, principal of Teresa Grimes Historic Preservation, prepared the application for the North University Park National Register District, which was approved by the State Historic Resources Commission last year. Grimes was Preservation Officer at the Los Angeles Conservancy, and has prepared many historic surveys, including the HPOZ application for Spaulding Square.

Grimes has wide experience in preservation and environmental matters, including identifying, evaluating and documenting historic resources, local, state and federal landmark applications; preservation plans, general plan elements, design guidelines, landmark ordinances, and CEQA. In West Adams, she also prepared the individual National Register Nomination for Casa de Rosas at 2600 S. Hoover St.

Please join us. To volunteer to help with the meeting, contact Jean Frost at 213-748-1656. ●

WAHA Board Elections RESCHEDULED

Sunday, May 15 - 1:30 p.m.

West Adams Heritage Association's annual Board elections will be held during the next General Meeting on Sunday, May 15. The election was rescheduled from April due to our volunteers having too much fun painting Ellsworth Walker's house!

WAHA currently has a 17-member Board, and one-third of these positions are up for election each three years, on a rotating basis. As always, we need Board members with fresh, upbeat, in-the-know ideas. This community was founded by the best volunteers in the nation, and now is the time for newer members especially to come forward. You need not spend an extraordinary amount of time doing tasks, but you must be committed. Generally speaking, Board members must commit to attend all WAHA Board meetings (usually held the fourth Thursday of each month) and also will be given specific responsibilities for certain of WAHA's events, committees, and social functions, on a rotating basis.

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

Newsletter Staff

Laura Meyers, Editor and Layout, ph: 323-737-6146,

e-mail: Lauramink@aol.com

Jean Frost, Director of Publications, ph: 213-748-1656

Hilary Lentini, Art Director, ph: 323-766-8090, e-mail: hlentini@pobox.com

Steve Rowe, The Garden Guy, ph: 323-733-9600, e-mail rowesb@aol.com

Suzie Henderson, Resources, ph: 323-731-3900,

e-mail westadamsgoddess@aol.com

Tom Gracyk, Circulation, ph: 323-731-0987

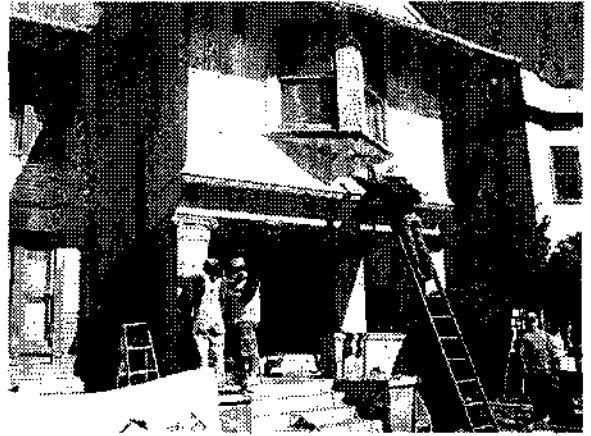
Jean Cade, Advertising Director, ph: 323-737-5034

WAHA PAINTS A HOUSE *Photos by Eric Bronson*

Some 75+ volunteers turned out on April 9 and 10—including 10th District Councilmember Martin Ludlow—to help paint the longtime home of Ellsworth Walker, age 89. Volunteers primed, painted, stripped old paint off bricks, repaired windows, and even repaired and remortared the foundation and porch support columns.

We couldn't have done this without the generous help of:

Benjamin Moore & Company
Shilpark Paint Company
McBride & Co.
Rejuvenation Hardware
Noah's Bagels of Larchmont Village
Papito's Restaurant
Pizza Hut (Venice and Western)
Smart and Final
Starbucks (La Brea & San Vicente)
Krispie Kreme



Martin Ludlow grabs a brush to help out.



Hoover Redevelopment Area to Be Surveyed for Historic Resources *CRA/LA Approves \$44,000 for Consultant to Update 1985 Survey*

Historic structures within the Hoover Redevelopment Project Area surrounding the USC campus and to the south, will be surveyed under a \$44,000 contract approved on Dec. 16, 2004 by the Board of Commissioners of the Community Redevelopment Agency of the City of Los Angeles (CRA/LA). The Los Angeles City Council itself approved the action in April.

Bounded by Adams Boulevard on the north and 41st Street on the south, the 110 freeway on the east and Vermont on the west, the Hoover Project Area includes Fraternity-Sorority Row, parts of the USC campus, Exposition Park, and many historic structures, both commercial and residential. It was last surveyed two decades ago, before the establishment of the California Register.

PRC Services Corp., based in Santa Monica and Irvine, will update a Cultural Resource Documentation Report last done in 1985 for the Hoover Redevelopment Project. CRA/LA staff uses the survey to review the historic worthiness of numerous structures.

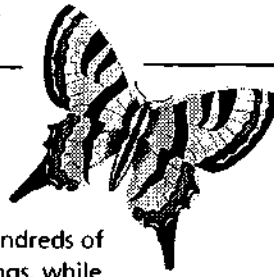
"The Project Area Committee listed the updating of the 1985 historic survey as its number one budget priority," said CRA/LA Chairman Paul Hudson. "The new, more extensive and accurate information we expect to receive will help the CRA/LA staff more effectively evaluate the many buildings in some of the city's oldest neighborhoods."

Among its tasks, PRC Services will survey the entire redevelopment project area, identify all potentially significant historic resources, digitally photograph each, update findings in the past report, prepare a map of potential historic district boundaries, and present its findings to historic preservation organizations, if requested.

The 574-acre Hoover Redevelopment Project, southwest of downtown Los Angeles, contains numerous historic structures and major institutions such as the University of Southern California and the Memorial Coliseum. It is one of the city's oldest neighborhoods and has been the focus of commercial revitalization, housing improvements and public improvements along the Figueroa Corridor. ●

Stepping Out

Butterflies and Bug Fair Are Back!



Two popular family attractions return this spring to the Natural History Museum in Exposition Park. Hundreds of butterflies now fill the Robinsons-May Pavilion of Wings, while the nation's largest bug fair returns May 21 and 22

Back for its seventh summer, the Robinsons-May Pavilion of Wings runs through Monday, September 5 (Labor Day). The Natural History Museum's live butterfly exhibition lets visitors experience free-flying butterflies while strolling through a native landscaped pavilion on the Museum's South Lawn. Through the summer, some 7,000 individual butterflies and moths will call the Pavilion home. Included among the 30 U.S. native butterfly and moth species are the giant swallowtail, the monarch, the American painted lady, and our official state butterfly, the California dogface. Guests watch butterflies visit flowers in search of nectar, observe caterpillars feeding, learn which garden plants attract butterflies, and even witness an adult emerging from its chrysalis.

Robinsons-May Pavilion of Wings Admission: Special ticketed admission applies. \$3 for adults, \$2 for seniors and students and \$1 for children ages 5 to 12. Tickets are sold in half-hour time slots throughout the day. Natural History Museum members receive free admission and the first available tickets, with the last ticket slot available at 4:30 p.m. Museum admission is a separate price. The Pavilion is open from 10 a.m. to 5 p.m. daily and is located on the South Lawn of the Natural History Museum, just across from the Los Angeles Memorial Coliseum.

And, May 21 and 22 mark the return of the Natural History Museum's enormously popular Annual Bug Fair. At North America's largest bug fair, kids can explore the world of insects and their relatives, see live spiders and scorpions, start a butterfly collection, and stay for some creepy cooking tips from a world-renowned insect chef, David George Gordon. The Bug Fair is included with regular Museum admission.

Founded in 1913, the Natural History Museum of Los Angeles County is the largest museum of natural and cultural history in the western United States. The Museum's world-class research and collections focus on objects and specimens relating to disciplines of history, anthropology, natural sciences, invertebrate and vertebrate zoology, and invertebrate and vertebrate paleontology.

The Natural History Museum of Los Angeles County is located at 900 Exposition Boulevard. The Museum is open seven days a week, 9:30 a.m. to 5 p.m. on weekdays and 10 a.m. to 5 p.m. on weekends and holidays. Admission is \$9 for adults, \$6.50 for children 5-12. For 24-hour Museum information please call 213-763-DINO or visit <http://www.nhm.org/>.



WORLD STAGE STORIES

The World Stage Performance Gallery in Leimert Park Village presents "World Stage Stories," a series of Friday night intimate conversations and oral history interviews with living jazz greats. LA Weekly called this series "Oral history with a pulse." The series is produced by Jeffrey Winston, a jazz historian, and Chet Hanley, host of the public access show "Jazz in the Modern Era."

- Friday, May 6 - OSCAR BRASHEAR
- Friday, May 20 - ROY McCURDY
- Friday, June 3 - BILLY CHILDS
- Friday, June 10 - FAYARD NICHOLAS

Begins at 8:00 p.m.; \$10. The World Stage is located at 4344 Degnan Blvd., one block east of Crenshaw, north of Vernon between 43rd Place and 43rd Street. For more information, call 323-293-2451.

Buying or Selling? Call

Natalie Neith & Ken Carbagan
The Carbagan/Neith Team

Just Designated:
Architectural Collection Specialists
Top Producers 2003, 2004
Prudential John Aaroe, Hancock Park

JUST LISTED:

2203 West 20th St. Western Hts. HPOZ
Designer Done Victorian, Contemporary interiors
Furn. inc., pool, spa, Tea House, 3rd flr Mstr
suite—\$1,250,000

AVAILABLE:

1026 Rancho Road—Amazing Estate in Arcadia
6 BR + 6.5 Ba, Tennis Court, Pool, 2 BR Guest
Hse, Pool Hse w/ sauna, Motor court. \$2,800,000

4065 West 21st St.—Darling Tucked away Jewel
2 BR + Convertible Den + 1 Ba + "Guest House"
(poss. no permit). great details! \$525,000

1683 W. 23rd St.—ANNA HPOZ—5+2+Rental
Unit. Vintage Victorian, great details, FDR,
first time on market in 47 yrs. ! \$670,000

IN ESCROW:

1872 Cochran Avenue—Mult. Offers, over asking!

2057 So. Harvard Blvd.

Prudential CA-John Aaroe
227 No. Larchmont Blvd.
(323) 769-3322, 769-3324
www.NatalieNeith.com

WE SELL WEST ADAMS & LA
Specializing in Historic &
Architecturally Distinctive Properties
For 16 years



SAVE THE DATE!

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

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

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

CALIFORNIA PRESERVATION CONFERENCE

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

Community Jamboree in Exposition Park Saturday, May 14

Everyone is invited to a Community Jamboree sponsored by the North Area Neighborhood Development Council (NANDC) at the Exposition Park Intergenerational Community Center (EPICC) 3980 S. Menlo Ave. (King & Vermont)

Please join us to mingle with all your neighborhood block clubs, homeowner associations, and your Neighborhood Council leaders. Music and other live entertainment!

For the Kids: Clowns, face painting, story telling, arts & crafts and puppet shows! ●

THIS EVENT IS FREE TO THE PUBLIC

11 A.M. TO 4 P.M.

For more information please call: 213-743-5264.

Free parking in Parking Lot #1, corner of Menlo and King Blvd.



Andre Jones Wood Company



Specializing in Affordable, Quality, Customized
Cabinetry, Moldings, Wood Finishing,
Repair and Restoration

Phone: (310) 740-1042 or (323) 732-7859

Fax: (323) 732-2484

MORE FUN THINGS TO DO IN THE 'HOOD

Garage Sale

At the Sunshine Mission/Casa de Rosas, 2600 South Hoover, May 6 and 7, 10 am-5 pm. For more information call 213-747-7419.

Lafayette Square's Annual "Used Stuff Sale"

Saturday, May 21, 8 am to 5 pm, all throughout the neighborhood. For those in the know, this is the place for great finds!

Clark Library Fundraiser

Afternoon of Acquisitions at the William Andrews Clark Memorial Library is scheduled for Sunday, May 22 at 2:30 pm. Readings by film and television actors Jean Simmons and Ian Abercrombie, silent auction and reception. \$100 donation. Call 310-206-8552.

The Moving Houses Issue

This special issue of WAHA Matters highlights some houses that have been saved by being moved. We hope by sharing these homes' stories that we are illustrating one feasible method to save an old home.

HISTORIC HOUSE MOVES— AT A GLANCE

1007 West 24th Street
(1885) *The Durfee House*, 2-story
Eastlake Victorian / Contributing
Structure to the St. James Park National
Register Historic District (1991) &
LA-HCM #273 (declared 1984).

Moved 1899, From Florence Calif.

2342 Scarff Street
(1886) *The Margaret and Betta
Creighton Mead House* 2-story
Colonial Revival / Contributing Structure
to the St. James Park National Register
Historic District (1991) & LA-HCM
#455 (declared 1989). Dennis &
Farwell architects.

Moved 1900, From 23 St. James
Park (adjacent & south of 19 St.
James Park) to 2342 Scarff
(behind 19 St. James Park and
splitting the same lot) to allow for
the construction of the Stearns-
Dockweiler Residence. (LA-HCM
#434 / John Parkinson architect)
(Declared 1989). The Creighton
sisters owned both 19 & 23 St.
James Park which facilitated the
move.

Trading Spaces by Laura Meyers

Homes have been on the move in Los Angeles and West Adams since the last spur was laid in the transcontinental railroad. Indeed, one of the earliest houses to move also traveled the farthest.

Charles Foreman moved to Los Angeles in the early 1880s from Virginia City, Nevada, where, wrote Boyle Workman in an early memoir, he had owned "a beautiful home. After the slump in gold mining, Virginia City became a deserted city. Foreman moved his house in sections to Los Angeles, at a cost of \$6,000, and placed it where the car barns stand today on Pico at Georgia."

Several decades later, department store magnate John G. Bullock purchased the entire 600 block frontage of Plymouth, and erected an imposing Tudor mansion to house his family and impress everyone else. In 1924, as a surprise wedding gift to his daughter, Bullock purchased a striking Heineman & Heineman-designed Arts and Crafts mansion, then standing on Wilshire Boulevard. But Bullock did not intend for his family to live from from his roost: he moved the entire residence lock, stock and barrel to the corner of his Plymouth Boulevard compound.

Bullock wasn't the only, or first, mover and shaker to move a mansion. In 1913, George Kress purchased the D.R. Tripp Moving Company in Downtown Los Angeles and began a 30-year career of moving what became literally thousands of houses and commercial buildings throughout Southern California. At the time, house moving was becoming an important profession. The City's streets originally had been laid out as dirt roads for horses and buggies. By the early 20th century, streets were being widened to accommodate both newfangled horseless carriages and commercial enterprise. Though many homes were demolished, others were moved to newer residential enclaves.

In 1915, to the accompaniment of a brass Dixieland band, Benton Van Nuys had moved his father Isaac's 12,500-square-foot Victorian mansion from the once-fashionable Westlake District to the heart of Windsor Square — and settled it onto the same estate-sized property as his sister.

And, in 1923, interior designer Howard Verbeck and his wife, opera singer Blanche Avicestell Harriman, decided to transport their three-story Queen Anne mansion, designed by John C. Austin in 1900, from its original Westlake site to Lucerne, on Windsor Square's edge. Since the 9,918-square-foot mansion was 20 feet wider than Wilshire Boulevard, four months were taken to saw the mansion in half with a keyhole saw to achieve a hairline-wide division. Finally, on June 23, 1924, a dozen trucks lifted one-half of the mansion off its foundation and started its four-hour journey down the Boulevard to its new home. The Verbecks invited 100 guests to a lavish party with full inside the mansion while it was moving. Singers on the rear porch serenaded hundreds of spectators who lined Wilshire or followed on foot.

Ida Haraszthy Hancock, the daughter of a flamboyant displaced European count, and her son G. Allen Hancock owned the 4,000-acre Rancho La Brea. They lived in an old clapboard-sided ranch house at the edge of a tar pond.

In the early 1900s, the Hancocks literally struck it rich when oil was found on their land. Allen drilled 71 wells while his mother, the Contessa, could contemplate how she would spend her new fortune. Answer: erect a colossal 23-room Palladian villa, designed by architect John C. Austin and modeled after the Villa de' Medici in Florence, Italy, imposingly visible on the corner of Wilshire and

The Moving Houses Issue

Vermont, near John Bullock's place.

"Her father was a count, and she was of noble rank. Ida was finally in the money after being land rich and cash poor all of her adult life," observes Melinda Hayes, curator of the Hancock Memorial Museum at the University of Southern California.

Ida Hancock went to Europe on a legendary spending spree to furnish the villa, finished in 1909.

The contessa admired a huge carved fireplace at Warwick Castle in England, and brought back a replica for the library. In the Georgian-style dining room is a dining set with the Haraszthy coat of arms. Above the landing is an 1865 stained glass window by a German artist depicting Phaeton driving the chariot of the sun, to drive away the dark. In the Roman reception hall, with its Carrara marble double staircase, murals under the arches depict the ruins of Pompeii and Herculeum. The piece de resistance is Ida Hancock's white and gold Louis XV Rococco music salon, furnished with 18th century antiques from Emperor Maximilian's palace in Mexico. The Steinway grand piano and the Wurlitzer organ were used often by Allen Hancock and his friends for concerts, observed by the family from its own balcony in the room.

Ida died in 1913, and in 1939, when it was clear the land at Wilshire was far more valuable as commercial property, Allen Hancock sliced off a five-room corner of the family home, expensive furnishings intact, and carted that portion of his mother's

dream villa off to USC, where it was built into the Hancock Institute building, and preserved. Time had long since passed that intersection by, of course, and the rest of the villa was demolished. Today the remaining preserved portion of the Hancock mansion is open to the public by appointment. Contact 213-740-5144. ●



One of the earliest houses to move in West Adams was the Creighton Mead Residence, moved from St. James Park to Scarff Street in 1900.

HISTORIC HOUSE MOVES *continued*

2377 Scarff Street

(1894) *The Hodgman House, 1-story Victorian Cottage with Craftsman alterations/Contributing Structure to the St. James Park National Register Historic District (1991). Demolished 1997. Edwin Hodgman builder, Frank Tyler alterations. Moved 1913. 45 feet south from the center of a 3-lot parcel to allow for the construction of the 19-unit Craftsman Style apartment building, the "Chalet Apartments" on the two northern lots. The Chalet Apartments (LA-HCM #467) (Declared 1989/Frank M. Tyler architect).*

1180 West Adams Boulevard

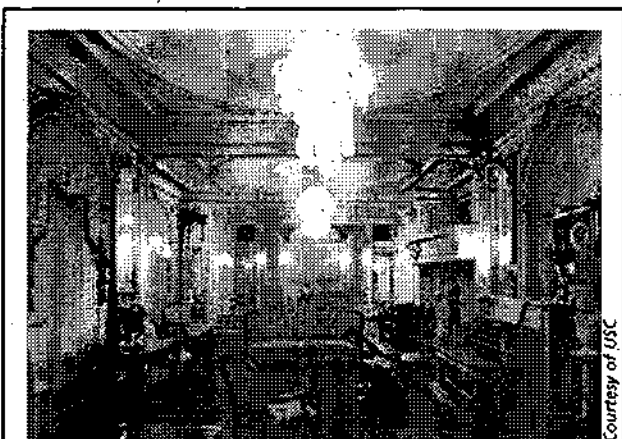
(1912) *2-story American Colonial Revival/Contributing Structure to the North University Park National Register Historic District (2004).*

Moved 1914. Relocated from across the street (Adams) and slight sideways on the lot in order to fit. The front entrance is now on the side-yard.

2617 Magnolia Avenue

(1894) *The Carpenter House, 2-1 1/2-story Colonial Revival/Contributing Structure to the North University Park National Register Historic District (2004).*

Moved 1925. Relocated from the adjoining corner lot at 1201 West 27th Street to facilitate the development of the Vista Magnolia Court Apartments (Contributing Structure to the North University Park National Register Historic District Joseph Rhodes architect).



The Hancock Mansion's Music Salon, with its original-Louis XV furnishings, was moved to the USC Campus in 1939.

The Moving Houses Issue

HISTORIC HOUSE MOVES *continued*

2179 West 20th Street

(1903) *Donovan Residence* - 2-story Victorian home/Contributing Structure to the Western Heights HPOZ.

Moved 1926. Originally located on Western at 22nd Street, across from Berkeley Square, approximately where the freeway onramp is located today. By the early 1920s the Donovan family felt Western had become too busy, and they purchased a new lot in the nearby Robert Marsh Tract.

1139 West 27th Street

(1911) 2-story Mediterranean Revival apartment/Contributing Structure to the North University Park National Register Historic District (2004).

Moved 1929. Relocated from *Walshire & Mariposa*.

1310 West 25th Street

2-story Victorian house.

Moved 1981. Relocated by Jim Dunham of the Victorian Register from 1116 Ingram Street L.A.

2801 South Hoover

(1885) *Forthmann House*, 3-story Italianate Victorian/LA-HCM #103 (Declared 1972).

Moved 1988. Relocated by Kristin Bello & USC Real Estate Development Corporation from 629 West 18th St.

Move On Magic *by Jean Frost*

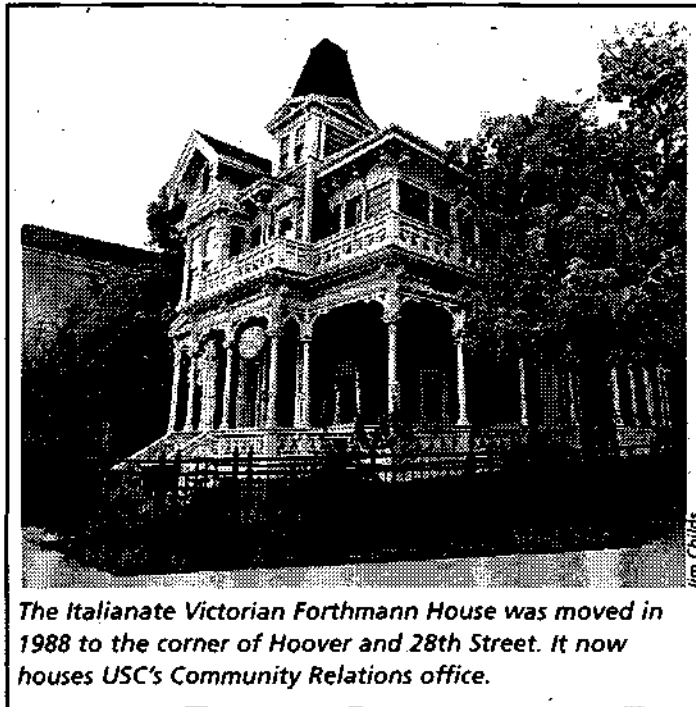
A historic district is like a necklace; each piece reinforces the other until you have a streetscape that is of powerful character, beauty and rhythm. When a demolition occurs, the vacant land produces a "gapped tooth" effect and the loss is greater than that of one property. The streetscape now has a vacuum.

What should the infill building be on the vacant land? Certainly an infill building's massing, scale, setback, and design should respect its surrounding properties. But there are times when developers go the extra mile, and move on a property from the period of significance of the historic district, and rehabilitate the property using historic standards. This creates certainly the highest benefit to the neighborhood. There is nothing that "infills" like a building from the appropriate period to a historic district lot where it essentially looks like it's been there forever. And there is no longer a "gap" in the smile of the street. The neighborhood streetscape looks well and cared for once again, each building reinforcing the neighborhood character.

The first choice for a historic property is its restoration on its original site. There are times when this is not possible for a variety of reasons. In very recent memory, the historic Film Exchange Building (southeast corner of Vermont and Washington) was demolished for Central High School #2, a terrible loss. On behalf of WAHA, Eric Bronson and Tom Florio engaged in numerous dialogues with the LAUSD and achieved a breakthrough in that the surrounding historic homes would be offered for moving. As a result, two houses were moved, one to University Park HPOZ (1036 W. 22nd by Jorge Melendez) and one to West Adams Terrace HPOZ. The moving process took patience and had many administrative steps. One would suggest that to encourage future moves, when a historic building is being moved

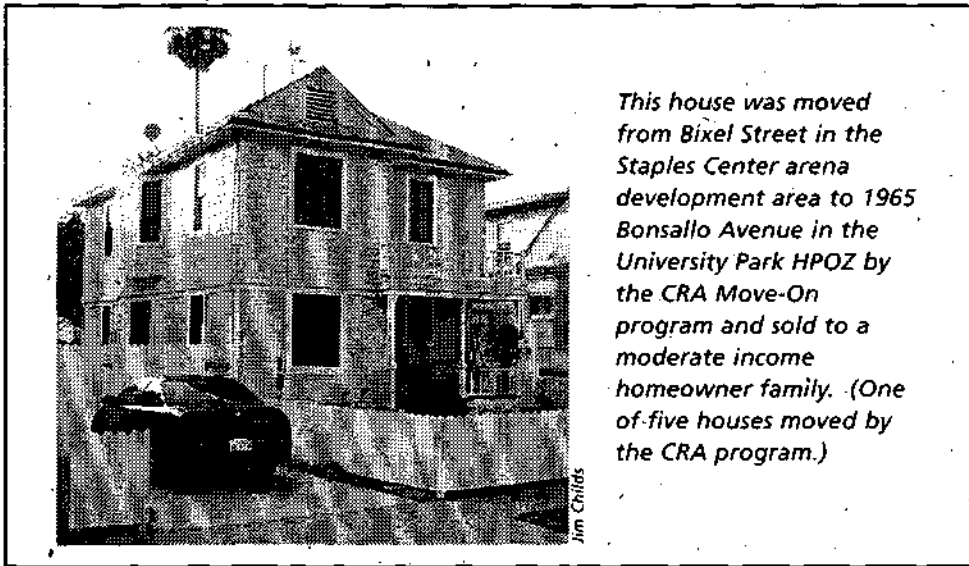
into an appropriate historic area, that the process be streamlined. Move-ons need to be incentivized to be made more attractive to developers.

Years ago one didn't think twice about moving a house. The Bettie Mead Creighton House (2342 Scarff) moved in 1900, originally faced St. James Park. The Mediterranean Revival Building at 1139 W. 27th (a National Register Contributor to the North University Park District) was moved in



The Italianate Victorian Forthmann House was moved in 1988 to the corner of Hoover and 28th Street. It now houses USC's Community Relations office.

The Moving Houses Issue



This house was moved from Bixel Street in the Staples Center arena development area to 1965 Bonsallo Avenue in the University Park HPOZ by the CRA Move-On program and sold to a moderate income homeowner family. (One of five houses moved by the CRA program.)

the 1920's from Wilshire and Mariposa to North University Park. The Hodgman House (National Register Contributor at 2377 Scarff Street- now demolished) was in the middle of three parcels, and was moved 45 feet southerly in 1913 to allow for the development of the Chalet Apartments (HCM #467) at 2375 Scarff Street.

West Adams saw a rejuvenation of the concept of moving houses into the neighborhood in the 1980s. A house was moved on to 25th street by realtor Jim Dunham; two houses from the Pico Union CRA Redevelopment site at Albany and 11th were offered by CRA and moved on by Kristin Belko to 23rd Street by Hoover. The Forthmann House was moved from 18th Street to 28th and Hoover by USC's Real Estate Development Corp.



These two houses were rescued from a development in Pico Union, moved by Kristin Belko to 23rd west of Hoover, restored, and sold to private homeowners.

Taking a page from these private developers, and after an "InterAgency and Community Task Force on Historic Preservation made its report, the Community Redevelopment Agency (CRA) began its "Move On" Program in the 1990s, where houses were moved on to vacant lots within the Adams Normandie, 4321 Project Area and sold by auction to moderate income homeowner families. The Weston Ranch Cottage (1688 W.23rd), the Claremont College House (2423 Budlong), the Glendale House (1958 W. 22nd Street); and the Bixel House (1967

HISTORIC HOUSE MOVES *continued*

1239 West 23rd Street

*1-story Victorian Cottage
Moved 1989. Relocated by Kristin Belko from 11th Street & Albany to facilitate CRA development.*

1245 West 23rd Street

*1-story Victorian Cottage
Moved 1989. Relocated by Kristin Belko from 11th Street & Albany to facilitate CRA development.*

826 South Coronado

*(1887) Strong House, 3-story Queen Anne-Caribbean Victorian/LA-HCM #167 (declared 1976)
Moved 1992. Relocated by CRA/LA (converted to 6 1-bedroom apts.) from 633 West 15th Street to facilitate the expansion of the Convention Center.*

1146 West 24th Street

*2-story Victorian
Moved 1994. Relocated by Guillermo Padilla (La Barca Restaurant) to facilitate a commercial parking lot from 1375 West 25th Street.*

2620 Menlo Avenue

*(1902) Lindley House, 2-1/2-story Shingle Style/Contributing Structure to the Menlo Avenue National Register Historic District.
Moved 1994. Relocated from 2627 Menlo Ave. by CRA Hoover Project to facilitate construction of Ralph's Market.*

The Moving Houses Issue

Move On *continued from page 9*

HISTORIC HOUSE MOVES *continued*

2653-A Menlo Avenue

(1903) Anthony House, 2-1/2-story Tudor Revival/Craftsman/Contributing Structure to the Menlo Avenue National Register-Historic District.

Moved 1994. Relocated from 2631 Menlo Ave. by CRA Hoover Project to facilitate construction of Ralph's Market.

2653-B Menlo Avenue

(1903) Crombie House, 2-1/2-story Classical Revival/Contributing Structure to the Menlo Avenue National Register Historic District/Hunt, & Eager architects.

Moved 1994. Relocated from 2643 Menlo Ave. by CRA Hoover Project to facilitate construction of Ralph's Market.

1688 West 23rd Street

(1900) The Weston Ranch Cottage, 2-story family manor house of a 600-acre cattle ranch.

Moved 1996. Relocated by CRA/LA Adams-Normanthe 4321 Project from City of Torrance.

2423 South Budlong Avenue

(1920) Claremont College House

Moved 1996. Relocated by CRA/LA Adams-Normanthe 4321 Project from Claremont, CA, to facilitate expansion of Claremont College.

Bonsallo) are all homes moved on from this CRA project objective.

Move-on projects can be a mitigation measure when a development impacts historic properties and can provide a resolution to parties in conflict. St. John of God offered houses for moving when they expanded their facilities at Adams and Western. The Bixel House was the last remaining Victorian from the Staples Center project and its move was an environmental mitigation. The Ralph's Vermont Adams supermarket development included moving historic houses (known as the Jesuit Houses because of their ownership)



Jean Frost

In April, the Southwick Residence moved in stages from its original home on 20th Street, near Vermont and Washington, to a new site at St. Andrews and 24th in Kinney Heights.

The Moving Houses Issue



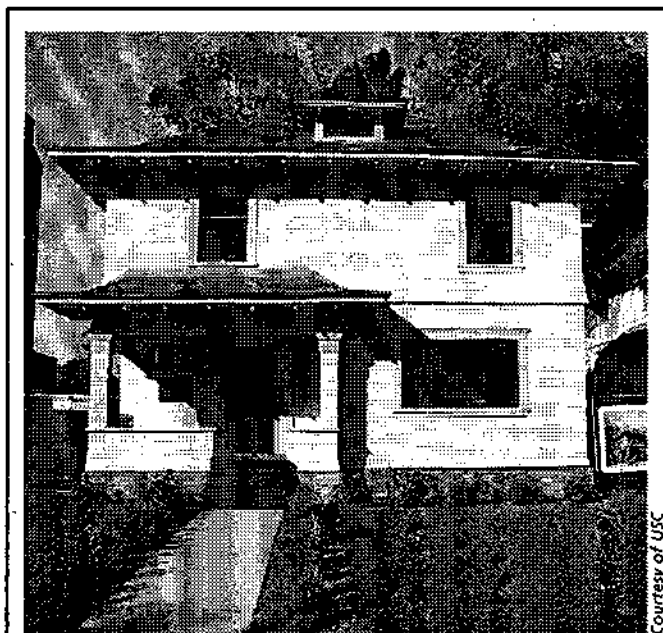
The Community Redevelopment Agency and the Roger Williams Baptist Church relocated three homes on Menlo to new sites, also on Menlo, and converted the structures to senior congregate housing.

within the Menlo Historic District. The recently-moved Downe House now on Portland was offered to clear a parcel between 33rd Street and Flower for automotive use.

Moving houses has always been an economically viable development solution. There have been different reasons why houses are offered for moving. Some are offered for free, some are auctioned, some include as a bonus the cost of the demolition, and some actually have been moved as a mitigation to an environmental impact.

"Demolition is Forever" is a phrase from a t-shirt from the National Trust. Stucco can be removed, windows can be replicated, but demolition is the death of a historic parcel. Move-ons offer an opportunity to fight the finality of demolition and reinforce the community character.

And I reiterate, historic houses ought to be restored on site as a first priority. Moving houses is an alternative when necessary. And the benefit to a historic neighborhood can be magic. ●



When the family of the famous Korean patriot Dosan Ahn Chang Ho occupied this house, USC had not yet expanded to include its site. Last year the university relocated the Ahn Residence and will house a special Korean studies library in it.

HISTORIC HOUSE MOVES *continued*

1958 West 22nd Street

(1902) Glendale House, 2-story
Victorian Transitional

Moved 1997. Relocated by CRA/LA
Adams-Normandie 4321 Project from the
City of Glendale.

1965 Bonsallo

Bixel House (1900)/2-story American
Foursquare

Moved 1999. Relocated by CRA/
LA Adams Normandie 4321 Project
from 1043 Bixel Street to facilitate the
Staple Center.

1720 Jefferson Boulevard

2-story Craftsman

Moved 2001. Relocated by CRA/LA
from St. Andrews & Adams Blvd.

1724 Jefferson Boulevard

(c.19050) 2-story Craftsman

Moved 2001. Relocated by CRA/LA
from St. Andrews & Adams Blvd.

1036 West 22nd Street

(1904) 1-story Victorian Cottage

Moved 2004. Relocated by Jorge
Melendez (Rigo's Tacos) from Menlo &
20th Street to facilitate LAUSD.

The Moving Houses Issue

HISTORIC HOUSE MOVES *continued*

809 West 34th Street

(c.1900) Dasan Ahn Chang Ho Family House, a 2-story hipped-roof Transitional.

Moved 2004. Relocated by the University of Southern California from one location on campus to another to make way for a new School of Engineering building.

2377 Portland Street

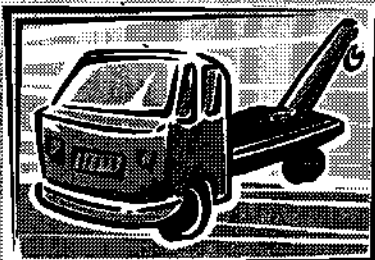
(1903) Doune House 2-story Victorian.

Moved 2005. Relocated by Ken Hori to facilitate expansion of Felix Chevrolet.

2413 South St. Andrews

(c.1890s) Southwick Residence - 3-story Victorian.

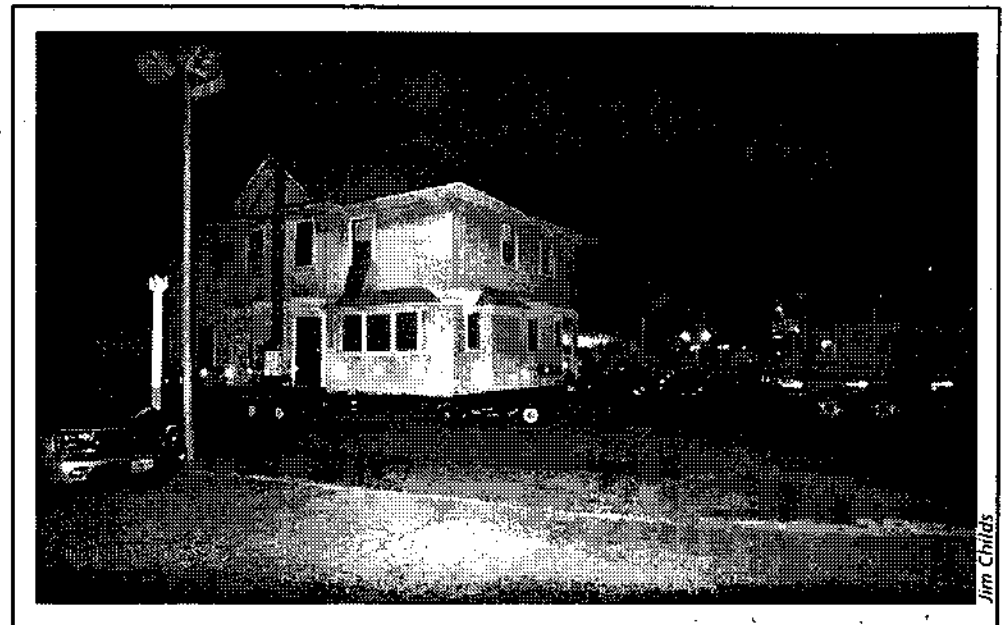
Moved 2005. Relocated by John Ramos and Helio Marquez to facilitate construction of a new high school at Vermont and Washington.



Rescued *continued from page 1*

cooperation with the University Park HPOZ Board were able to agree on a compromise design solution for their project site at 2377 Portland Street.

The Hirai family initially approached the University Park HPOZ Board with a plan to demolish an existing 1925 Spanish Colonial Revival bungalow court apartment and construct a new two-story, six-unit multi-bedroom motel-style stucco box. Their original proposal had been predicated on misinformation from the Planning Department that the bungalow court was a "Non-Contributing" structure to the University Park Historic District. The error was the result of the original Historic Survey's listing the bungalow's address on Portland Street rather than Toberman Street on which it actually fronts.



Jim Childs

The University Park HPOZ has many parcels where lots actually have frontage on two streets. This is in part a result of the intersection of those lands surveyed as part of the historic Spanish El Pueblo de Los Angeles that are on a diagonal to those later surveyed for the United States which are laid out on a true compass baseline with a east-west grid. The dual addresses have been problematic for the Board whenever planning staff fails to recognize them and concludes that since an existing structure is absent in the historic survey it must be treated as a "Non-Contributor" under the provisions of the current city ordinance.

When the Hirai family was informed by the University Park Board that their apartment was in fact a listed "Contributor" and that the Board would not approve a demolition, they were disheartened. After several consultation sessions the Board was able to convince the developers that the restoration of the historic Spanish-bungalows could be as economically viable as new construction with the additional development of just the vacant portion of the parcel. However, the City's zoning

The Moving Houses Issue

regulations for the property only allowed a maximum of six units, the number of existing bungalow units. The developers and the Board reached a compromise and agreed on an internal reconfiguration of one of the bungalow duplex units which reduced the existing on site number to five.

The University Park Board has, since its inception, been a successful advocate for historic move-on in-fill development. Although the Hirai family had never heard about a house being moved they were open to the concept. University Park Board members had been aware of the "at risk" Victorian house located at 505 West 33rd Street and were able to reach out to the owner, Darryl Holter of the Shammass Group, and facilitate a meeting between the two parties. After arriving at an agreement, a very lengthy City of Los Angeles bureaucratic process then took place which tested the patience and commitment of everyone involved. But at last everything was signed off, and moving day scheduled.

All the meetings and all of the administrative red tape were forgotten about on that night in March when the developers, Board members, neighbors, and friends gathered to watch as Cen-Cal movers took the Downe House on its visually unforgettable journey. The short move with only a few wire-drops allowed the house to be moved uniquely with its roof intact. The house slowly moved north up Figueroa leaving the neon Felix sign behind, turning west on

Adams through the historic tri-corner, silhouetted against St. Vincent's, St. John's and the Auto-Club. When it paused to make the turn onto Portland the great towering dome of the Second Church of Christ Scientist provided a magical backdrop.

The Downe House is now part of University Park's historic infrastructure. When the rehabilitation is complete it will not only serve as much needed housing but also as a symbol of what can be accomplished when people of good will and creative energy are willing to enter into a dialogue and use the past to build for the future. ●

If you know of other move-on houses in West Adams, please contact Jean Frost at 213-748-1656 or Eric Bronson at 323-737-1163.



Jim Childs

The Downe Residence awaits its foundation at its new home on Portland Street.

Around the House

Resources by Suzie Henderson, Resources Columnist

Happy Spring. When you are busy doing your spring cleaning, don't toss out your old WAHA newsletters, until you have clipped out the Resources columns. Until we get a volunteer to coordinate a new Resources directory and hopefully, a database, all we have are those hard copies. Please refer to my past columns before contacting me for a referral. I have to look through those old newsletters just like you would, since we don't have a searchable database.

A great resource was inadvertently left out of my column a few months ago. Thanks to Art Curtis for the news that the Olde Good Things Company has opened a store in downtown Los Angeles. They bill themselves as "Architecturologists." They have lots of interesting architectural salvage.

Kathleen Cooper has some great resources for us this month. She tells me that Ildiko Toth, a Hungarian artist, came in and took impressions off the existing stone castings and made about 200 sq ft of replacement tiles for her. She now has molds which might be helpful to another home owner. Kathleen also recommends Jeff Miller, who did all of her concrete and masonry work. She says he did Sharon Hartman's driveway about 10 years ago and with its wonderful score marks, it still looks as good as the day it was poured. He is also skilled at slope for water drainage.

I get lots of requests for painters, so make a note of Kathleen's recommendation of Pedro Rivera. She also says that Rich Davis, who specializes on repair of interior plaster, exterior stucco, and Venetian plaster, did a wonderful job of matching and blending the finish, as well as putting color into the final coat to match the existing color, when he repaired stucco damaged in the recent rains.

My e-mail address is WestAdamsGoddess@aol.com. I look forward to your recommendations. ●


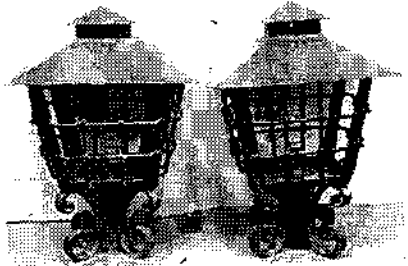
The Olde Goode Things Store, 1800 S. Grand Avenue, 213-746-8600 or 8611, 213-210-7675 cell, www.ogtstore.com

Rich Davis, Plaster and Stucco, 310-502-8158

Jeff Miller, Concrete and Masonry, 323-252-7709

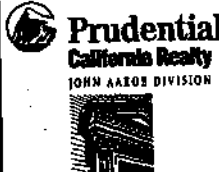
Pedro Rivera, Painter, 818-448-4582

Ildiko Toth, Stone Castings, 323-692-0316



Rhonda Payne and Rochelle Pegg
SELLING L.A. ONE YARD AT A TIME!

Pacific Design Center Office
8687 Melrose Avenue #B110
Los Angeles, CA 90069
310.855.0100
Rhonda Payne x576
Rochelle Pegg x596



Luis Gutierrez, CARPENTER

- CARPENTRY
- ANTIQUE MOLDINGS
- CABINETS
- DRYWALL REPAIR
- REMODELING
- INTERIOR PAINTING
- STAINING



CELL: 323-422-8158, PHONE: 323-735-5618

PETS

They grow on you.

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

- Boarding and Grooming
- Pickup and Delivery
- Low Cost Vaccinations Available

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

Bungalow Tour *continued from page 1*

This tour focuses specifically on homes located in Jefferson Park — between Jefferson and Exposition Boulevards, and between Arlington and 4th Avenue.

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

We encourage visitors to explore our neighborhood more completely. Jefferson Park has several restaurants and bakeries just a few blocks from the tour location — perfect for mid-tour break — plus our own West Adams Girl Scout troop will have a lemonade/sweets stand. Comfortable walking shoes are advised — no high heels, please.

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

Or, pay at the door: \$20.

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

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

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

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

WAHA Scholarship Awarded to Peggy Sue Deaven

by Jean Cade

WAHA's scholarship program was established to bring awareness of preservation to our youth in West Adams. Participants in the scholarship program have to research and write an essay on an historical structure that has been saved through preservation, or a structure that was lost during the period 1930 to the present.

Peggy Sue Deaven is this year's recipient of WAHA's College Scholarship. She wrote an outstanding essay on a saved structure, the South Seas House. Here is an excerpt from that essay:

"For most of my life I have known the South Seas House, on the Northwest corner of Arlington and 24th Street, to be referred to as 'The Witching House.' The house's pointed attic vents and dilapidated state always gave the impression of an eerie haunted mansion. About five years ago, my father became so fascinated with the history and architecture of the house that he would post signs on the wire fence surrounding the property with historical information. It was I, however, who was most fortunate to see my neighboring community restore this monument nearly to its original state."

Peggy Sue lives in West Adams and became involved with WAHA ten years ago at age eight. WAHA had its annual Holiday Historic Homes Tour and Progressive Dinner in her neighborhood and her family's home was included on the tour. The years following that tour, she and her family — mother Nancy, brother Joey, and father, the late John Deaven — worked tirelessly each year in the salad house, and in 2004 Peggy Sue and her family volunteered in the appetizer house. The family has noted that "the beginning of our holiday starts with volunteering for WAHA's Holiday Tour."

Ms. Keitel, college counselor at Peggy's high school, supported Ms. Deaven's application, and wrote, "She has achieved academic excellence." While attending high school, Peggy Sue was Student Body President, and team captain of the Ladies JV Basketball Team. She was president of a campus organization, Best Buddies, that focused on the social equality for special education students and general education students through one-to-one friendships. During her reign as president of the organization the membership quadrupled. Peggy has received many awards, high honors, and recognitions. We wish her well when as she leaves us this fall to attend the Rhode Island School of Design. ●



Officials Say Transient Started Frat Fire

EARLY ESTIMATES OF DAMAGE ARE AT \$300,000; FRATERNITY WAS CLEARED BY USC TO RETURN TO THE ROW NEXT SEMESTER.
Story by Julie Kuo, Photo by Anna Schwaber/Daily Trojan

The historic 1896 Salazar-Johnson Mansion/Phi Delta Theta fraternity house on the corner of 28th Street and Hoover suffered major damage in a fire caused by squatters on April 21.

LAFD Station 15, the first unit to respond, had been keeping an eye on the house recently, said Capt. Lou Gligorijevic, and they had prepared for a fire at the Phi Delt house by planning strategies. Gligorijevic said that, in many cases, vacant buildings attract more potential fires than occupied spaces. In fact, when the station received the midnight dispatch call from Hoover and 28th streets, Gligorijevic said he knew it was the Phi Delt house.

Eventually, about 70 firefighters from 16 fire companies and rescue ambulances responded to the fire, qualifying it as a major emergency. The fire that engulfed the abandoned fraternity house early Thursday morning was accidental, according to a fire department investigation. No one was injured.

The fire was started by a warming fire built on the first floor by a transient, said Capt. Rex Vilaubi, public information officer for the Los Angeles Fire Department. Damages from the fire total about \$300,000, he said.

The university had reinstated Phi Delt's charter, said Denzil Suite, associate dean of Student Affairs and executive director for the Office of Residential Education. The fraternity hoped to return by as early as next semester. But the fraternity still needs national and Interfraternity Council recognitions, said IFC President John Ellis.

The small warming fire in the three-story house spread to the floor's walls and ran vertically up to the second floor, Gligorijevic said. Once the flames reached the attic, it extended to the third-floor living spaces, which were built into the house's attic.

Thursday's fire was not the only problem Phi Delt has faced in recent years. The fraternity lost its USC recognition in January 2002 and has been seeking to return to The Row. Fraternity members, who are now considered alumni of the house, watched as their house burned.

The imposing mansion was built by Baudelio Salazar, a former Senator from Chihuahua, Mexico. Despite its Spanish revival detailing and arches, the residence's overall form, with its

turrets and hipped roof, are part of the Shingle Style that was popular in America in the late 19th century. Salazar and his wife lived in the house for only a few years, and by 1905 it became home to hotelier Frederick O. Johnson and his family. The Johnson family was to own the mansion until 1950. They added a conservatory, a greenhouse and even purchased part of the next-door property to expand their garden. But during these decades most of the surrounding mansions along 28th Street had been sold to numerous fraternities and sororities, and by the time the Phi Delta Thetas purchased the property, the street was known as "The Row."

Deferred maintenance and rowdy living took their toll on the house during the 1980s and 1990s. But a project team of USC Phi Delta Theta House Corporation had been working on fundraising and bettering the fraternity's appearance, with a historic restoration as its goal. At press time it was unknown how this fire affects those plans. ●

Daily Trojan staff writers Steven Chen and Zach Fox contributed to this report, first published April 22.



COLOURED by TIME

Colour, Planning and Design Services for
Historically Sensitive Properties

Winner 2003 WAHA Paint Award

2650 Kenwood Avenue Los Angeles, California 90007

Phone: 323.733.8433 Fax: 323.733.8434

Email: info@iccdesign.com

DAVIDSON PLUMBING CO., INC.

(Estab. 1927)

REPAIR SERVICE

Lic. 415997

RESIDENTIAL, COMMERCIAL & INDUSTRIAL

BACKFLOW TESTING



SE HABLA
ESPAÑOL

JOSE NAVIDAD

Address all communications to

1118 WEST 24TH STREET • LOS ANGELES, CA 90007

800-974-5325 • (213) 749-1046 • Fax: (213) 748-2734

Heart Space/Tree Space *Story by Jennifer Scott-Lifland, Photos by Jason Hamlin*

My middle name is "Tree Care." I run events and teach other folks how to run tree care events for TreePeople; caring for young trees all around our city. Why? The average uncared-for city tree lives SEVEN years. That's why.

But when the trees—MY Gold Medallion trees—on Fifth Avenue needed their annual tree care, I frankly wanted to do more than the usual weed, mulch, water, and prune boogie. So we threw a party. A birthday for our trees that have been in the ground for 8 years.



As an arborist, I can tell you several of Fifth Avenue's 32 Cassia trees look like crap. (That is a technical term.) Our parkways are shockingly slim and the soil is...er...biologically challenged. Plus, back then, the City insisted we plant them in 2-foot-deep, circular root barriers. (The City has evolved since then.) But our 32 trees are still alive: lifting their puzzle-like canopies to the sky, shimmying in the wind, flowering in summer, and reminding us We Done Good.



And reminding us parkways can support tree-life, when we support parkway soil. (The weed, mulch, water boogie.) I think folks and trees all look forward to such mornings. The night before our tree care day, my little girl asked excitedly "Is tomorrow donuts and tree care?" Exactly. And good coffee, and home-made sparkle tree signs, and lots of friends—old, young, local and west-side!—sharing tools, swapping ladders, rediscovering how heavy a bucket of water can be! And discovering that by caring for trees, we are really also caring for ourselves.

Dirty Little Secret OR Your Parkway trees are at risk once a week:

If you have trees in your parkway, whether they are large or small, they are at risk on Garbage Collection day. If you place any of your large bins in front of your tree, the FLIP-BACK of the LIDS (upon mechanized descent from the truck-arm) often causes nasty branch damage in your tree canopy. Not good. If you must stage your bins in front of a tree, roll the bin at least four feet away from the curb. Or stage the bins elsewhere curbside. Even better. ●

Jennifer Scott-Lifland has been a resident of Fifth Avenue in Arlington Heights since 1995. She is a Tree Care manager/ Certified Arborist who works at TreePeople, and in fact Scott-Lifland created the TreePeople Tree Care department in 1997.

MEASURE YOUR SUCCESS!

You could be losing money and not 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, providing tax and consulting services to help you achieve success.

Call Corinne Pleger at 323-954-3100.

Brakensiek Leavitt Pleger, LLP



Prudential
California Realty
JOHN AAROE DIVISION



GREGORY A. STEGALL

Realtor ■

Where service, creativity and expertise meet.
Specializing in architecturally significant and historic properties.

Treating every home as an architectural treasure!

I have several buyers looking to make Historic West Adams their home.

Call for a no-obligation market analysis of your property!

Office: 323.463.6700 Cell: 310.801.8011

Membership Application

Become a member (or renew)!

Membership through April 2006

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

Please make check payable to WAHA.

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

Please DO NOT include my name, address, e-mail, or telephone in the WAHA membership directory.

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



2263 S. Harvard Boulevard
Historic West Adams
Los Angeles California 90018
323-735-WAHA (323-735-9242)
www.WestAdamsHeritage.com

BOARD OF DIRECTORS*

Officers

- Jacqueline Hill, *President* 323-766-8842
- Eric Bronson, *Vice-President* 323-737-1163
- Jean Frost, *Vice-President* 213-748-1656
- Lori Foulke, *Secretary* 323-732-2103
- James Meister, *Treasurer* 323-766-8233

Board Members

- Jean Cade 323-737-5034
- SeElcy Caldwell 323-291-7484
- Alma Carlisle 323-737-2060
- Jennifer Charnofsky 323-734-7391
- Jefferson Davis 323-732-3193
- Clayton de Leon 213-747-3770
- John Kurtz 323-732-2990
- Michael LaChance 323-732-6130
- Todd Moyer 323-731-7111
- Sean O'Brien 323-732-1503
- Ed Saunders 323-735-2600
- Candy Wynne 323-735-3749

ADVISOR

Harold Greenberg, *Legal Advisor* 323-732-9536

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

Your New Neighbors in West Adams...

AWARD PAINTING CO.

"WHEN QUALITY COUNTS!"

We Value Our Customers...

Over 30 Years

Experience

"...The house looks fantastic, and we keep getting compliments on how completely it's been transformed. We're very happy with how it all turned out."

~ Mark Goble & Elisa Tamarkin, University Park

"...The concern and dedication of the crew was remarkable! I highly recommend Dave of Award Painting Company."

~ Mrs. Dorothy Felder, West Adams



Lic. 502762

Please call Dave Ward for a Free Estimate

(323) 766-9112

(310) 641-1235

2516 9TH AVENUE, LOS ANGELES, CA 90018
INTERIOR & EXTERIOR / INSURED / MASTERCARD & VISA

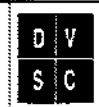


Photo Restorations

david valentine / s c

- photo repair specialist
- custom dvd photo slide shows
- free in home consultations
- WAHA members 10% discount

Call (323) 419-2035 or visit the web at www.davidvalentinesc.com

2717 S. Raymond Ave L.A. 90007

ADVERTISE HERE!

To place a display ad, call Jean Cade 323-737-5034. WAHA classifieds are free to paid members. If you can, please e-mail your classified ad to lauramink@aol.com. Classifieds will be for one month only. If you wish to repeat your ad, please call Jean Cade by deadline. After 3 issues for the same ad, the charge is \$.25 per word.

ADVERTISING RATES

FOR DISPLAY ADS

This Newsletter is published 11 times a year

Full Page: \$175 monthly; \$1,800 annually

Half Page: \$90 monthly; \$950 annually

1/4 Page (4 1/2 x 4 1/2): \$48 monthly; \$500 annually

Business Card (3 3/4 x 2 1/4): \$25 monthly; \$260 annually

The deadline for ad content is the 1st of the prior month.

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

WAHA CLASSIFIEDS

Like Clawfeet? White Clawfoot Tub For Sale - White Porcelain, No Fixtures, Lion Paw. Call Melissa at 323.735.4741 or email shawn@techformations.com.

Got Mills Act? It's time to file for the Mills Act tax credit program. Call preparer Anna Marie Brooks at 310-650-2143.

Hundreds of doors! I am inundated with vintage doors. Call for a great deal! Roland, 310-392-1056 or 323-804-6070.

Roommate Wanted? Vintage Stove for Sale? Garden Plants in Search of New Home? Place your classified ad here to reach preservation-minded readers. Contact wahaclassifieds@yahoo.com NO LATER THAN the first of the prior month.

Preservation Begins At Home



CITY LIVING REALTY

David Raposa • Broker/Owner • 323-734-2001

AVAILABLE:

Coming Soon - Unusual Norman revival with original light fixtures, tiled bathroom and turret breakfast room. \$525,000 - Adam Janeiro, 323-733-0446

IN ESCROW:

West Park Craftsman Bungalow Duplex - Adam Janeiro (Buyer's agent)

Avenues Bungalow - Contributing structure to West Adams Terrace HPOZ. David Raposa (Buyer's agent)

Mid-City Condo - Affordable studio apt; walk to Wilshire shops/restaurants. 525 S. Ardmore #237. \$151,750. Adam Janeiro (Seller's agent)

SOLD:

Elysian Heights Craftsman era Carriage House - 1565 Alivo Way - Adam Janeiro (Buyer's agent). Congratulations, Dale Adelman and Thomas Discavage

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

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

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

Breakfast, Lunch & Dinner, Saturday Brunch

THE TWO NINE

the 29th street cafe

A West Adams neighborhood eatery, owned by a WAHA member.

Mention WAHA and receive a free non-alcoholic drink.

Corner of 29th and Hoover • 2827 South Hoover Street • 213.746.2929

Stained Glass

Enhance your home!

Expert Repair & Restoration - Free Estimates

Custom Designed Windows • Repairs
Classes • Supplies • Gifts

Lighthouse Stained Glass

5155 Melrose Ave., L.A. (at Wilton), 323-465-4475

www.LighthouseStainedGlass.com

Anna Marie Brooks
Realtor

Own a
Piece of
LA History



1968 West Adams Bl.
Suite No. 111
Los Angeles, CA 90018
Phone 310-650-2143
Fax 323-735-3939



Calendar ✓

WAHA May-June Calendar

Thursday, May 12 - Sunday, May 15: California Preservation Conference (see page 5)

Saturday, May 14: 11 a.m. – 4 p.m. Community Jamboree in Exposition Park (see page 5)

Sunday, May 15: 11 a.m. – 2 p.m. WAHA's Annual Preservation Month Celebration at historic landmark house plus Board Elections (see pages 1 and 2)

Saturday, May 21: 8 a.m. – 2:30 p.m. – LANI Forum (see page 5)

Thursday, May 26: 7 p.m. – WAHA Board Meeting

Saturday, June 4: 10 a.m. – 4 p.m. – "Historic Bungalows of Jefferson Park" tour (see page 1)

Saturday, June 11: Community-Unity Day and West Adams Boulevard Street Festival (Hold the Date!)

WAHA Presents "Historic Bungalows of Jefferson Park: A Home Tour

Saturday, June 4

10 a.m. – 4 p.m.

Advance tickets: \$15

At the door: \$20

(Last ticket sold at 3 p.m. sharp)

tour@JeffersonPark.info

www.JeffersonPark.info

Spend the day in Jefferson Park, and discover a unique pocket neighborhood that blends past and present. On Saturday, June 4, from 10 a.m. to 4 p.m., during West Adams Heritage Association's Annual Spring Historic Home and Architecture Tour, you are invited to visit nine timeless Craftsman bungalows and cottage gems — all with beautiful interiors and most never opened to the public before (see page 1).

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 2005. All rights for graphic and written material appearing in the newsletter are reserved. Contact Director of Publications for permission.



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

ADDRESS CORRECTION REQUESTED