

# West Adams Matters

## Celebrate the Holidays: WAHA's 25th Annual Holiday Tour, Saturday and Sunday, December 1 and 2

For this year's Annual Holiday Historic Homes Tour and Progressive Dinner, WAHA extends to our guests "A Warm Welcome to Wellington Square."

This gracious neighborhood is a vivid representation of the rapid growth that Los Angeles experienced in the early 1920s in the years following the end of "The Great War." There are a few examples of the wonderful Craftsman homes that were typical of nearby neighborhoods constructed prior to WWI, but most of the homes that grace the broad streets of Wellington Square reflect the eclectic styles of a vibrant young city, with Spanish, Tudor, Norman, and other "Revival" styles throughout the neighborhood.



The 1920s were a vital as well as challenging time for the West Adams District, with its new Wellington Square enclave coming into its own at the same time as developers' attentions was drifting to other parts of Los Angeles. The iconic Hollywoodland sign first graced the hillside to the north, and new construction downtown brought us such famous landmarks as the Biltmore Hotel (1923), the Central Library (1926), the "skyscraping" new City Hall (1927).

This year's progressive dinner will visit a choice selection of homes and styles along the main avenue of Wellington Square, and while the original grand gates

*(continued on page 6)*

## Neighborhood Council Elections in West Adams Saturday, October 27

Neighborhood council elections are slated for all of the neighborhood councils in the Historic West Adams District. WHO is elected is important to HOW short- and long-term issues affect you in your neighborhood. Neighborhood council ("NC") board members go to numerous meetings -- so you don't have to. Neighborhood councils are a bridge between city government and local neighbors, and your neighborhood council representatives speak on your behalf on a wide variety of local issues, ranging from a proposed cell phone tower or alcohol sales on your corner, or a pothole in your street, to such citywide issues as the sign ordinance, trash and recycling collections, transit (such as the Crenshaw Light Rail line, now in the planning stages), and the Community Care Facilities Ordinance (redefining boarding house uses and regulating such uses as sober living and other group housing, now pending in City Council). In West Adams, NC representatives review pending Historic Cultural Monument applications, advocate for HPOZs, and are currently evaluating the massive proposed update to the West Adams-Baldwin Hills-Leimert Park Community Plan (see page 2).

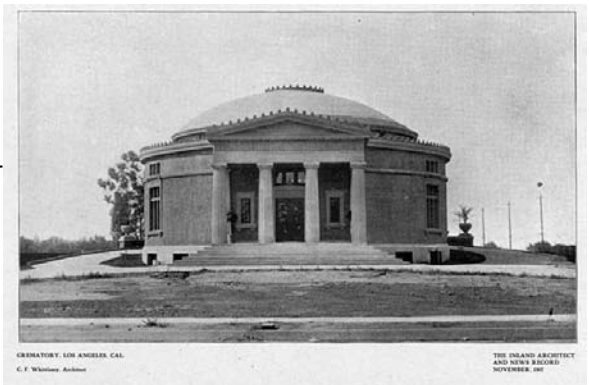
So, you need to vote.

*(continued on page 8)*

## Preservation Alerts

It seems these days that West Adams preservation activists are bouncing from one critical situation to another. Simply put, lately the WAHA Preservation Committee (nicknamed P.E.R.T., for "Preservation Emergency Response Team") has found itself putting out "fires" all over University Park in particular, especially within the former CRA Hoover/University-Exposition Park project area, which retains jurisdiction over permits on identified historical properties; as well as the no-longer-new Jefferson Park HPOZ, where flippers seem to be doing work on numerous houses without benefit of permits.

WAHA and its members have been engaged in "fire-fighting" advocacy related to window change-outs at the Russell Judson Waters Carriage House on Portland Street, just south of Adams; window change-outs and more at a fire-damaged Victorian located at 1978



*Challenge Ahead: The Chapel of the Pines*

*(continued on page 3)*

# Table of Contents

<b>STEPPING OUT:</b>	
Julia Morgan and the YMCA .....	4
Archives Bazaar.....	4
Halloween Haunted House .....	5
“I Walked with A Zombie” .....	5
<b>WAHA MATTERS:</b>	
The Holiday Tour Needs You.....	7
<b>PRESERVATION MATTERS:</b>	
The Importance of the Stewart Cottage .....	10
<b>WAHA MEMBER DISCOUNTS.....</b>	
	13
<b>WAHA BOARD MEMBERS &amp; E-MAILS .....</b>	
	14
<b>WAHA CLASSIFIEDS .....</b>	
	15
<b>WAHA CALENDAR.....</b>	
	16

## Newsletter Staff

**Laura Meyers**, *Editor and Layout*,  
 ph: 323-737-6146, Lauramink@aol.com  
**Hilary Lentini**, *Art Director*,  
 ph: 323-766-8090, hilary@lentinidesign.com

## WAHA Events Report

WAHA has enjoyed another year of great events, that are made possible by many volunteers. I would like to take this opportunity to say thank you for all of your support and your kind comments.

We had another wonderful ice cream social last August at Don Ferguson’s home with delicious ice cream and fabulous entertainment.

Another highlight of the year was our first Filmed in West Adams event, which was held at the Rindge Mansion. If you have any ideas of films you know were filmed here, particularly older ones, please let me know.

Another change was the moving of the holiday party to the first week of the new year. Although the change this year was due to the sad passing of Corinne Pleger, the new date was deemed a great success and we are planning to continue it. Watch your newsletter for a very exciting venue for January 2013.

We always welcome your comments and suggestions and, of course, offers of help. Please contact events @ westadamsheritage.org. With your help, we can have even more fun. Thank you, Suzie Henderson. ●

## West Adams-Baldwin Hills-Leimert Park Plan Unveiled

On September 13, Department of City Planning Staff announced that the Draft West Adams-Baldwin Hills-Leimert New Community Plan is available for public review online and its Draft Environmental Impact Report (DEIR) has been published for public comment in accordance with State CEQA Guidelines. Copies of the DEIR are available for review at the Jefferson Branch Library, 2211 Jefferson Blvd., and at the Washington Irving Library, 4117 West Washington Blvd., among other locations; WAHA will also have a copy and expects to have committee meetings to review it.

The Planning Department welcomes your comments on both the Draft Plan and DEIR. You may email, send by regular mail, or fax them to Reuben Caldwell’s attention (fax, 213-978-1477, reuben.caldwell@lacity.org; Policy Planning and Historic resources Division, City of Los Angeles, department of City Planning, City Hall, 200 N. Spring Street, Room 667, Los Angeles CA 90012). Please note that all comments regarding the DEIR must be received by November 13, 2012.

The West Adams-Baldwin Hills-Leimert (West Adams) Community Plan is one of 35 Community Plans that make up the Land Use Element of the City’s General Plan. It serves as the blueprint for growth and development in the area. The Plan includes goals and policies for the various types of uses of land, including residential, commercial and industrial as well as specific development standards for the Community Plan Area.

### Plan Boundaries

The West Adams Community Plan Area is generally bounded by Pico and Venice Boulevards to the north, Robertson Boulevard and Culver City to the west, the Baldwin Hills, unincorporated Los Angeles County and the City of Inglewood to the southwest, and Arlington and Van Ness Avenues to the east. The Community Plan Area is one of three located within the City’s South Los Angeles Planning Region. The West Adams Community Plan Area includes 3 Council Districts and 8 Neighborhood Councils.

The New Community Plan will not only revisit the goals and policies for the area, but will also establish a district plan known as the West Adams Community Plan Implementation Overlay District (CPIO) that will address the various land use issues in the community and provide regulations tailored to the specific needs for several CPIO subdistricts identified for the Plan Area.

The proposed CPIO “overlay” district as well as amendments to the existing Crenshaw Corridor Specific Plan will include design standards that encourage attractive and well-designed projects. They will also regulate permitted land uses, height, bulk and overall design of buildings along the major commercial corridors of the Plan Area. They will encourage sustainable, mixed-use development around transit stations, promote a greater diversity of retail and neighborhood services that provide access to healthy

*(continued on page 12)*

## *President's Message* by John Patterson

Even though it's only the middle of October, and Halloween is still a week away, in WAHA-land it's time to start thinking about our biggest fundraiser of the year – WAHA's Annual Holiday & Progressive Dinner extravaganza.

The event is scheduled for December 1 and 2, and we've selected Wellington Square for this year's festivities, as it is our intent to highlight that neighborhood's efforts at gaining HPOZ status to further protect their cultural heritage and historic architectural resources.

As most of you know, this tour is a HUGE undertaking, and when people say "It takes a village" this is one event that makes that statement an absolute truism.

Each of the six or seven homes requires a bevy of docents, to say nothing of the kitchen staff — teams that show up each year to prepare the appetizers, the soup and salads, the main course and the desserts. In addition, each course requires a large number of servers and dishwashers as well. Some folks like to assist in advance by helping the homeowners decorate with trees and garlands and lights galore, while others want to volunteer for the tour itself as shepherds and sweeps, and check-in staff, and...and.....and....

Last year we served dinner to about 450 guests over the course of the two days, and this year our target is 500 – so big, we're planning to set up a huge outdoor dining tent to accommodate sufficient seating.

So please, if you've had to tell our WAHA volunteer coordinators, "Sorry, I can't help out on that day, but I'd sure like to help on a future event," well, this is the event to say yes to!! And please don't wait to be called, call and leave a message at 323-735-WAHA (9242) or simply send an e-mail to Volunteer@WestAdamsHeritage.org and let us know that you're excited and willing to lend a hand to this very important production.

The funds we raise from our membership dollars just barely covers the costs of producing and mailing our monthly newsletter, so it is the revenues raised from this Holiday event in particular that provides WAHA with the funds to support our most important preservation and educational activities. Please be a part of this wonderful experience. It's really great fun – and a wonderful way to share the start of the Holidays with your WAHA friends and neighbors.

*John Patterson may be reached by e-mail at [President@WestAdamsHeritage.org](mailto:President@WestAdamsHeritage.org)*

## **Preservation Alerts** *continued from page 1*

Estrella (a designated Historic Cultural Monument); at least a dozen issues within the Jefferson Park HPOZ; a change to the iconic Felix Chevrolet sign; and a proposal to alter a historic Victorian house on Severance Street, also just south of Adams.

The two most critical threats this month, however, are to the John Marcellus Stewart Cottage, an 1871 rural Folk Victorian farmhouse at 511 West 31st Street between Flower and Figueroa, which is once again being threatened with demolition; and the Chapel of the Pines, a 1905 chapel/columbarium/crematory located adjacent to the Angelus Rosedale Cemetery, on the corner of Venice Boulevard and Catalina.

WAHA will be looking for members' and friends' support in upcoming hearings and/or advocacy with city officials. Please check your e-mail inbox for critical, up-to-date information. Meanwhile, here is some background on the issues:

The **Chapel of the Pines** was designed by architect Charles Whittlesey and built as the Los Angeles Crematory in 1905. For many years it was owned and operated by the Pierce Bros. chain, in conjunction with a separate mortuary facility on Washington Boulevard (in a land use zone that permits mortuary activities, such as embalming.) The Los Angeles Office of Historic Resources has identified the building as a historic resource.

A few years ago, Pierce Bros. sold the Chapel of the Pines to a new operator, "Community Funeral Services, Inc.," which is doing business as Dae Han Mortuary.

In these few short years, Dae Han Mortuary has eliminated all of the landscaping that shielded the Angelus Rosedale Cemetery from its operations; erected a 2,500-square-foot new building projecting from the original historic building without any permits at all; installed new refrigerators (not for food...) and facilities to prepare bodies for burial (e.g., embalming, which involves the removal of human



*The Chapel of the Pines before recent alterations and removal of landscaping*



*(continued on page 11)*

# Stepping Out

## Los Angeles Conservancy Spotlights Julia Morgan and the YMCA Panel Discussion, Reception and Semi-Guided Tour

Sunday, November 11

2-4 p.m. (Doors open at 1:30 p.m.)

YWCA Harbor Area and South Bay, 437 Ninth Street (San Pedro)

California's first licensed female architect, Julia Morgan is often recognized for her work on high-profile landmarks such as Hearst Castle and the Herald-Examiner Building. Yet she also extensively worked with the Young Women's Christian Association (YWCA), for whom she designed more than thirty buildings. It is appropriate that Morgan, who made many strides for women in the field of architecture, would design buildings programmed to serve women.

On Veterans Day, Sunday, November 11, the Los Angeles Conservancy will discuss the life and work of Morgan in an event that spotlights one of her landmark buildings, the YWCA in San Pedro, designed by Morgan in 1918. Conceived during World War I by the YWCA's War Work Council as a Hostess House for "women friends and relatives of the army and navy," the facility soon became a Girls' Hospitality House, providing food, shelter, and recreation facilities for young women working in the area. In 1921, local citizens purchased the building and applied for and received incorporation as an official branch of the YWCA.

It still serves as a YWCA today and during its ninety-year history has provided countless resources for women, including educational courses, child care, health and fitness information, and support for battered women.

In 1978, the building was designated Los Angeles Historic-Cultural Monument No. 186.

The program will include an expert panel presentation examining Morgan's relationship with the YWCA and its impact on the community, as well as a semi-guided tour of the facility, and a reception with light refreshments.

Ticket prices: \$10 for Conservancy and YWCA Harbor Area members; \$15 for non-members. For more information and to purchase tickets visit: [lac.laconservancy.org/pedro](http://lac.laconservancy.org/pedro)

*This event is part of the Julia Morgan 2012 Festival organized by the Landmarks California Committee. The Julia Morgan 2012 Festival began on October 1, and lasts for over six weeks, ending on November 16th. The statewide event focuses on the life and work of Miss Julia Morgan, California's first licensed female architect, one of the first female civil engineering graduates of UC Berkeley, and the creator of over 700 structures in California alone. Miss Morgan's life story is a powerful lesson about the strength of perseverance and personal accomplishment in addition to her prolific contributions to California's built landscape. ●*



## 7th Annual Los Angeles Archives Bazaar

Saturday, October 27, 9 a.m. - 5 p.m.

Doheny Memorial Library, USC University Park Campus

Los Angeles history comes alive at the 7th-annual Los Angeles Archives Bazaar. Organized by L.A. as Subject and presented by the USC Libraries, the annual event celebrates the diversity of Southern California's history. For scholarly researchers, journalists, history buffs, and those simply interested in exploring the stories of Los Angeles, discovery awaits everyone at the Archives Bazaar. This event is free and open to the public.

The Archives Bazaar draws its strength from the breadth and variety of its participants' collections. Large institutions such as the Autry National Center of the American West and the Natural History Museum of Los Angeles County will be represented at the bazaar along with smaller organizations and private collections whose materials fill the gaps left in the city's official history. Other participating organizations include the ONE National Gay and Lesbian Archives, the California African American Museum, El Pueblo de Los Angeles Historical Monument, and the Japanese American National Museum. In all, more than 70 institutions and archives are expected to be represented.

You can browse all the tables and/or sit in on panel discussions which range from "LA in Postcards" to "Car Culture," along with "Southern California Ranchos & Homesteads" and a workshop on "Getting Started with Oral History." Or you can start your day with a series of 5-minute presentations on the various collections.

The USC Libraries serve as the host institution for L.A. as Subject, an alliance of libraries, museums, and other archival and cultural organizations. The relationship complements the USC libraries' strong Regional History Collection and is a natural outgrowth of the libraries' efforts to preserve and expand access to the primary sources of L.A. history.

Visit the website for full information: [http://www.laassubject.org/index.php/archives\\_bazaar](http://www.laassubject.org/index.php/archives_bazaar)

Wear comfortable shoes, bring a tote bag for all the goodies, a bottle of water, and snacks if you plan to spend the day. ●

# Stepping Out

## Haunted House

Wednesday, October 31

The fun starts at 5 p.m.

South Seas House, 2301 W. 24th St.  
(NW corner Arlington, at the park)

You're invited for spooky fun, face painting, arts and crafts, and lots of candy. Bring the littlest ghosts and goblins from 5-6:30 p.m. A costume contest begins at 5 p.m. (ages 1-4, 5-8, and 9-12 years).

The Haunted House will be open from 7 to 9 p.m.

Admission is free. Call 323-373-9483 for more information. ●



## Black Talkies on Parade presents "I WALKED WITH A ZOMBIE"

Saturday, October 27

4:00 p.m.

Mayme A. Clayton Library and Museum, 4130 Overland Avenue  
(Culver City)

Join the MCLM as it celebrates Halloween with the 1943 RKO horror film *I Walked With A Zombie*, directed by Jacques Tourneur and starring Frances Dee, Tom Conway and James Ellison. This zombie film uses the setting of a West Indies plantation to tell its haunting voodoo tale. Leonard Maltin calls the film an "exceptional Val Lewton (producer) chiller with rich atmosphere and a mesmerizing story." Following the film there will be a discussion on the movie and how it fits into the history of Black cinema. *I Walked With A Zombie* is rated PG and may not be suitable for small children.

The screening is FREE! For more information, call 310-202-1647 or visit [www.claytonmuseum.org](http://www.claytonmuseum.org). ●



# United Neighborhoods NEIGHBORHOOD COUNCIL

## UNNC

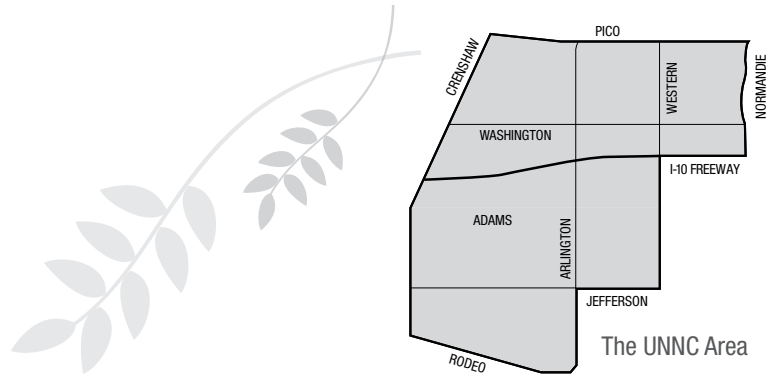
## MAKE A DIFFERENCE. HERE.

If you are at least 14 years old AND live, work, own property, own a business, go to school, worship, shop, or belong to an organization in the UNNC area, get involved in UNNC.

### What is UNNC?

UNNC is your Neighborhood Council -- an elected board of 23 people who care about the community, representing our neighborhoods to L.A. City Council, agencies and departments.

UNNC helps make decisions about trees, parks and green space; youth and community activities; keeping neighborhoods clean and safe; helping bring beneficial shopping and business services to our area; maintain our historic neighborhoods; and gives members of the community a voice in making those decisions.



## UNNC ELECTIONS Saturday, October 27, 2012

### COME OUT AND VOTE

- NO Voter ID Required And NO Registration Required.
- Meet and Greet Candidates, October 25th 7PM - 9PM at Council District 10 Office: 1819 S. Western Avenue, 90006 (enter on Manhattan Place).
- Elections are on Saturday, October 27th, 10AM - 4PM at Council District 10 Office.

### BE A CANDIDATE

- File to become a candidate between August 28th and September 27th.
- Learn about being a candidate on September 20th at the Candidate Information Session at the South Seas House: 2301 W. 24th Street, 90018.
- For details and to file as a candidate go to [www.UNNC.org/elections](http://www.UNNC.org/elections) OR call the Elections Hotline at **818-293-8683** (818-293-VOTE).

### BE INVOLVED

- Attend UNNC meetings.
- Meetings are held the first Thursday of each month, at the Council District 10 Office: 1819 S. Western Avenue, 90006 (enter on Manhattan Place).
- Meetings begin at 6:30PM and refreshments are served.



The United Neighborhoods of the Historic Arlington Heights, West Adams and Jefferson Park Communities is a Certified Neighborhood Council of the City of Los Angeles. OUR VOICE • OUR CITY • OF NEIGHBORS • BY NEIGHBORS • FOR NEIGHBORS  
[www.UNNC.org](http://www.UNNC.org) • You can contact us by emailing [president@UNNC.org](mailto:president@UNNC.org) or calling **323-731-8686**  
Follow us at [twitter.com/UNNC](https://twitter.com/UNNC) • Like us on [Facebook.com/UNNC.LA](https://facebook.com/UNNC.LA)

## Holiday Tour in Wellington Square

*continued from page 1*

that used to greet visitors are no longer there, the inviting spirit of the neighborhood will reflect the wonderful spirit of the Holidays that makes this time of year so special.

### History

First laid out in 1913, Wellington Square grew up in the 1920s, and today its gracious blocks are filled with many Spanish, Tudor, Norman, and other Revival styles of the period, along with some examples of earlier Craftsman homes.

A syndicate led by M.J. Nolan laid out a "high class" subdivision on 90 acres lying between Washington and Adams. It was planted in palms, cypress, and acacia, with ornamental stone gateways and specially-designed electroliers, and boasted views of the Baldwin Hills. Prominent realtor John A. Vaughan handled the sales, but economic times were tough during WWI and afterwards, and Wellington Square had few sales. By 1919 Vaughan was bankrupt, with \$175,000 in debts.

The 1920s were a period of rapid growth and prosperity in Los Angeles. The Good Life, if not actually a reality for everyone, seemed at least to be within reach of those who were willing to seize the opportunity. The economy was booming, and the building trades led the way. Carpenters, contractors, and 43,000 real estate agents hastened to accommodate the many people flocking to Southern California. (Even Vaughan came back, successfully helping develop the Riviera Country Club tract in Pacific Palisades.)

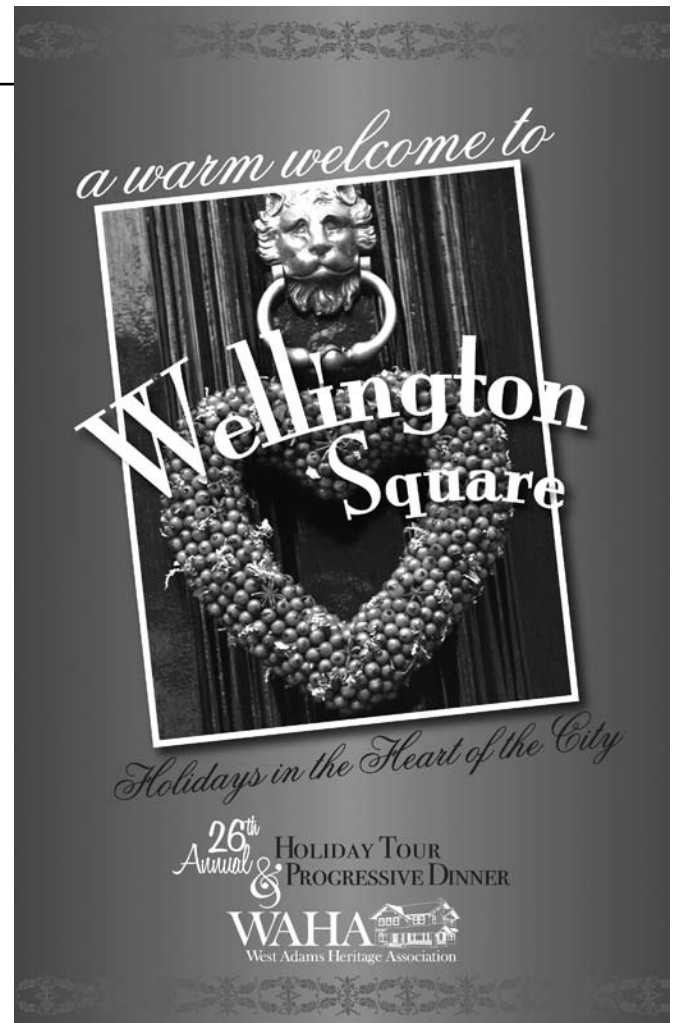
Wellington Square had shared the downs, and now experienced the ups of the Los Angeles economy. Previously, speculators had traded many of the lots in the tract, but few homes had been erected. In the 1920s, and continuing in the 1930s, many residences were constructed in lively and fanciful Revival styles, some reflecting the whimsies of the movies.

The Wellington Square Improvement Association was established in 1923. Its mission: "to preserve the quality and value of property," according to the Association newsletter. The construction of the Santa Monica Freeway in the 1960s dramatically impacted Wellington Square (as it did so many other Historic West Adams District neighborhoods) by cutting a swath through its northern and southern portions. Today we consider only the part north of the freeway as "Wellington Square." Curiously, the more things change the more they stay the same: In 1927, the Wellington Square Improvement Association petitioned the City Council to bar heavy trucks in their neighborhood. In more recent years, neighbors successfully petitioned to gate egress at West Boulevard and 23rd Street, slowing down traffic and bringing a quiet ambiance back to Wellington Square.

Wellington Square has had its share of celebrated residents, including Dorothy Donegan, considered one of America's top jazz musicians; another musical legend, Evelyn Freeman Roberts, and her husband, Tommy Roberts, the co-founders of the Young Saints Scholarship Foundation; actor and comedian Nick Stewart, who played "Lightnin'" on the "Amos 'n' Andy" TV series and was the founder of the Ebony Showcase Theater; and basketball star Lucius Allen, a member of a famed UCLA Bruins team and former Lakers guard. Hailing from an earlier era, Norman Ives was a decorated Civil War soldier who later settled in Los Angeles and Wellington Square. The enclave also was home to Drs. John and Vada Sommerville, pioneering African American dentists, civil rights leaders and the first owners of the Dunbar Hotel (then called the Hotel Sommerville) on Central Avenue.

Today, Wellington Square is a vibrant, active, and well-kept neighborhood - a little slice of the past, smack dab in the center of the City of Angels. It boasts one of the oldest active neighborhood associations, dating to the 1920s, currently operating in the city. In 1923, the residents decided to unite for the purpose of preserving the quality and value of the properties - and that cause is still uppermost in the Wellington Square Improvement Association today. The Association hosts an annual old-fashioned Ice Cream Social, a block party/BBQ in the Square, and is working on beautification efforts to preserve and restore the historic umbrella pines planted along Washington Blvd., as well as new plantings along the median at Wellington Road and the 23rd Street freeway wall.

The neighborhood is also home to the Wellington Square Farmers Market, a weekly market held at the corner of Wellington Road and Washington Boulevard - where residents from the region can gather and shop for fresh produce straight off the trucks of local farmers. Wellington Square is also currently working on becoming a designated HPOZ. ●



## WAHA's Holiday Tour Needs You! Saturday, December 1 and Sunday, December 2

WAHA will ring in the holiday season with **A Warm Welcome to Wellington Square - Holidays in the Heart of the City**, at the 26th Annual Holiday Historic Homes Tour and Progressive Dinner, on Saturday, December 1, and Sunday, December 2. We'll make merry amid bright lights and bedecked homes, toasting the season with champagne and an enticing holiday feast.

WAHA's traditional holiday tour features a sumptuous progressive dinner, with each course served in one of the featured properties. We also schedule a Sunday afternoon walking tour, without the food.

The tour will raise funds for WAHA, which since its founding in 1983 has used revenues from a variety of tours to support preservation of the community's architectural and cultural heritage.

WAHA has been dressing up and opening our holiday doors to visitors for a quarter century. Since the Holiday Tour's inception a quarter century ago, we have created, cooked up, and dished out not only 24 main courses, but also at least 50 different appetizers, 25-plus desserts, a score of delicious salads, and countless variations (from curried to gingered) of pumpkin and other pureed soups -- served up each year to some 600 visitors and volunteers.

As always, many, many, many volunteers are needed for this year's Holiday Tour. All the houses and kitchens need to be staffed on the nights of the Tour. And we rely on Tour Shepherds to escort our tour guests from house to house. But in addition there are lots of volunteers who assist behind the scenes in other roles, and on other days. Can you help with any of these tasks:

- Prep Cook – cook or bake in your own home the week before the Tour
- Volunteer Dinners - pick up and deliver volunteer dinners on Saturday 12/1 and Sunday 12/2, tentatively from 4 to 6 p.m. both days
- WAHA Holiday Party – decorate, set-up and otherwise assist with this party (for our members and wonderful volunteers) on the weekend following the tour
- Crafty types – we need your creative skills (and possibly your glue guns) to make tourgoer badges and ornaments
- Shopping - Trader Joe's, 99 Cent Store, Smart & Final, Von's, the Flower Mart — they'll all get a WAHA visit or two
- Holiday decorating – some of our tour properties can use a helping hand hanging ornaments, garland and other seasonal "attire" during the week before the Tour

- Street decorating - install signs at Tour houses on Saturday 12/1 by 1 p.m.

If you are available any of these times, please raise your hand and volunteer.

Contact us at [volunteer@westadamsheritage.org](mailto:volunteer@westadamsheritage.org).

The Holiday Tour is WAHA's major annual fundraising event, and helps pay for our award-winning Evening Strolls as well as our many preservation support and advocacy activities. We encourage all of our members to contribute to that effort by taking the Holiday Tour and Progressive Dinner — and bringing their friends — on the day they are not volunteering.

If you purchase your ticket by November 12, prices are \$75 for non-members, \$60 for WAHA members (limit two at this price). Table of eight, \$560 (\$70 per person). After November 15, all tickets are \$85 apiece. Each year, some of you wish to purchase large groups of tickets, and we love that you do so – but please contact us at [tours@westadamsheritage.org](mailto:tours@westadamsheritage.org) ASAP to reserve your block of seats. Please be sure to return the forms and your checks as early as possible, so that you and your guests will not be disappointed. It is not unusual for this event to sell out. A Holiday Walking Tour on Sunday afternoon only (no food) will also be offered (free to tour volunteers; \$30 paid admission.)

If you have joined WAHA at a membership level that may provide tickets to you and a guest for this tour, please DO contact us immediately (and no later than November 1) with your reservation, so we can be sure to accommodate you.

As always, if you just want to peek inside the homes and you ARE volunteering for the event, you may do so -- free -- during the Sunday afternoon walking tour.

As you can see, WAHA's Holiday Tour is a complex event. If you would like more information about any aspect of the tour, contact [tours@westadamsheritage.org](mailto:tours@westadamsheritage.org).

*Please note that we have provided distinct e-mail addresses for different purposes in this article:*

*To VOLUNTEER, write [volunteer@westadamsheritage.org](mailto:volunteer@westadamsheritage.org).*

*For TOUR VISITOR INFORMATION, and RESERVATIONS, GROUP TOURS, write [tours@westadamsheritage.org](mailto:tours@westadamsheritage.org). ●*



# Community Matters

## Neighborhood Council Elections


continued from page 1

In particular, the elections in the UNNC (United Neighborhoods of the Historic Arlington Heights, West Adams and Jefferson Park Communities Neighborhood Council) have many contested seats. If you live in West Adams Avenues, Jefferson Park (west of Arlington) or Arlington Heights/Angelus Vista (north of the freeway between Western and Crenshaw, exclusive of Western Heights) you will be selecting an Area Representative from among several candidates. In addition, ten people are running for only six open seats in the At Large category. There are many good people running for these offices, including some who are WAHA members and/or have a strong positive record on historic preservation and neighborhood conservation issues. As a WAHA member, you have a "stake" in the UNNC election, and you are permitted to vote if you state your membership in the organization as your stakeholder status (of course, you are also automatically a stakeholder if you live, work, worship or attend school/are a parent of a student within the UNNC boundaries, generally speaking Normandie to Crenshaw from Pico south to the 10 Freeway, and from Western/Arlington to Crenshaw south of the freeway to Exposition/Rodeo Road.)

There are two other neighborhood councils that cover the majority of Historic West Adams (with several others lapping the edges). Mid City Neighborhood Council (MINC) basically starts at Crenshaw between Pico and the 10 Freeway, and goes west well beyond the Historic West Adams District; it does include the historic neighborhoods of Victoria Park, Lafayette Square and Wellington Square (where WAHA's Holiday Tour will be held this year). Mid City NC's elections will be held at the New Los Angeles Charter School (Multi-Purpose Room), 1919 S. Burnside Avenue 90016, 10 a.m. to 2 p.m. Visit [www.mincla.org](http://www.mincla.org) for a list of candidates.

NANDC (Empowerment Congress North Area Neighborhood Development Council) boundaries start at the 10 Freeway on the north and run generally between Figueroa and Western, south to Martin Luther King Boulevard. NANDC does not appear to have had enough candidates filing to conduct an election this Saturday. The incoming president is Marisha C. Morris, who volunteered for WAHA at our recent Living History Tour at Angeles Rosedale cemetery, portraying singer and civil rights activist Sadie Chandler Cole. Morris worked in Hon. Tom Bradley's Mayoral administration, furthered her community building with a local union and the AFL-CIO. She was a program coordinator at Los Angeles County Juvenile Hall and created educational, life skills, etiquette and cultural opportunities for youth; and Morris has also formed both nonprofit and for-profit businesses. She will need all of our help to ensure enough people run for office so that NANDC has quorum and can conduct business. (WAHA will e-mail members with updated information.)

At the moment, the UNNC elections are the most contested. You do not have to pre-register to vote. All you have to do is show up and affirm that you are a resident, or that you have a connection to the UNNC neighborhoods of Historic West Adams. The polling place is 1819 S. Western, which is the Council District 10 Field Office. Polls are open 10 a.m. to 4 p.m.



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# Community Matters

## HOW TO VOTE

You do not have to be a registered voter to vote in this election.

If you are at least 14 years old AND live, work, own property, own a business, go to school, worship, shop, or belong to an organization (such as West Adams Heritage Association) in the UNNC area, you may vote in this election.

At the polling place, you will sign a Stakeholder Registration Form. You will not be asked for identification. You will be given a ballot depending on your Resident or Non-Resident status. Everyone votes for up to six At Large Candidates. Residents also vote for one Region Representative for their Area.

Disabled voters may request curbside voting by calling the Elections Hotline at 818-293-8683 (818-293-VOTE).

Questions? Call Elections Hotline 818-293-8683 (818-293-VOTE). ●

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Sandra Pruitt

Mark DeMan

Jess Bravo

Gus Harris

John Arnold

William Hernandez

Charlzetta Driver

Carlton Stubbs

Anthony Carter

Area 1 Resident Representative (Arlington Heights/Angelus Vista)

Betty Walton

Glen Booker

Moon Chung

Area 2 Resident Representative (Harvard heights/West Adams Heights)

Billie Green

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Clarence Moore

Elizabeth Fenner

Area 4 Resident Representative (Western Heights)

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# Preservation Matters

## The Importance of the John Marcellus Stewart Cottage

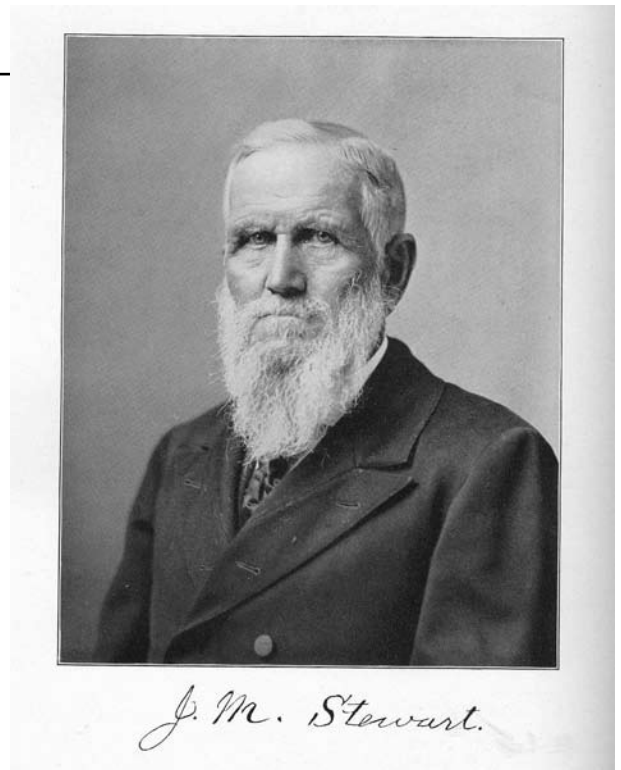
by Laura Meyers

Why does WAHA think the John Marcellus Stewart Cottage is important? Along with simply being the oldest still-standing structure in the Historic West Adams District, it meets several criteria for designation and listing on local, state and federal registers.

**The Stewart Cottage is significant for its rarity.** In Los Angeles, there are only a handful of identified, extant wood-framed residences dating from the years just after the Civil War and before the transcontinental railroad linked Los Angeles directly with the rest of America, in 1876. These include the Phineas Banning Mansion in Wilmington; possibly a small cottage that has been moved from Downtown to Highland Park; and this 1871 residence still extant on its original parcel. It was reported in its era as being the first residence built south of Sixth Street in the southern reaches of the city at a time when Los Angeles residences were clustered in the heart of the pueblo, and in the area between First and Fourth near Main Street. It is nothing less than a miracle that this 141-year-old cottage has survived, and it is certainly the oldest still-standing structure in the Historic West Adams District.

**The Stewart Cottage also is associated with the development of Los Angeles** during what historian Remi Nadeau (a great-grandson of L.A. pioneer Remi Nadeau) in his book *City-Makers* calls "Southern California's First Boom, 1868-1876." In the 1860s, there were still more heads of cattle than people in the Los Angeles region. John Marcellus Stewart arrived in Los Angeles and built this cottage as the city transitioned from a dusty pueblo surrounded by cattle-grazing rancho lands, to a town of promise at a time when its citizens launched a vigorous campaign to bring banking, industry and a railroad to the area. J.M. Stewart played an important role in the transition of the region from an agricultural (export) economy specializing in wine, leather and tallow to an agricultural economy that supported the needs of its own growing population. In 1871, J.M. Stewart purchased and then plowed under the grape vines on his 17-acre vineyard located south of Downtown, and he turned the soil over to the development of a nursery supplying orchard and decorative plants to other Angelenos. Within a decade he was famed for the quality of his citrus and fruit trees, his pepper trees and, especially, his Pampas grasses (grown on other land he acquired.)

**J. M. Stewart and this parcel are also associated with the Boom of 1887**, when Stewart and scores of other investors and developers laid out subdivision tracts and entire townships, as promoters lured East Coast and Midwest residents to Southern California with tales of year-round sun, healthy climate and sweet-scented breezes. Having sold seven of his original acres previously, Stewart recorded his 10-acre Stewart's Nursery Tract in July, 1887. He erected a larger home but retained (for some years) this



cottage as well as some original sheds and a barn. The Stewart's Nursery Tract is one of the oldest in the University Park/Exposition Park neighborhood of Historic West Adams.

**The Stewart Cottage is identified with a historic personage, John Marcellus Stewart.** Stewart was a pioneer nurseryman in Los Angeles who, before arriving in the City of Angels, had been a California pioneer – having first arrived to seek his fortune during the California Gold Rush. Descended from a Colonial American family with roots in New England, John Marcellus Stewart pioneered in Wisconsin in the 1840s, walked across America in 1850 through dangerous country with obstacles including storms, fires, potentially unfriendly Sioux and Snake Indians, and unfordable rivers. In the 1850s, back and forth between Wisconsin and northern California, Stewart mined for gold and operated a successful sawmill. In the 1860s, he was a merchant in Sacramento and then San Francisco. Stewart and his family moved to Los Angeles in 1871. Stewart purchased a 17-acre vineyard, converted it to a nursery,

and became famous for his many fine orchard tree varieties (oranges, lemons, peaches, limes, and almonds) and, soon, his flora (pepper trees, Pampas grass) grown as decorative plants for the growing number of residences in the fledgling city. He was important for helping preside over Los Angeles's transition from an agricultural export economy to an agricultural economy in support of its own residents, along with his increasing focus on decorative plants. John Marcellus Stewart lived on his original plot of land (in a c. 1890-1892 residence, not extant) until his death, in 1913, and his daughter lived there another two decades, although the cottage itself had passed into other ownership by 1900.

**The Stewart Cottage is a very rare extant example of an early 1870s vernacular Folk Victorian style rural farmhouse**, and embodies the distinguishing characteristics of an architectural type specimen. Although it was a simple owner-built country farmhouse cottage it reflects the common style of its time, and few if any of these residences are extant. This type of housing was common in Los Angeles in the late 1860s and early 1870s, but all but a handful were demolished at least a century ago, as the city grew and higher density residential and commercial development replaced the simple cottages that lined the city's early streets and dotted the countryside.

Although there have been alterations and additions, the Stewart Cottage has retained its essential Folk Victorian character, and the original portion is typical of wood-framed farmhouses of its era in California in the years just after the Civil War. The Stewart Cottage was evaluated by several qualified architectural historians in 1985 (Christy Johnson McAvoy and Leslie Hueman,) and in 2005 (PCR Services Corp, Jan Ostashay and Peter Moruzzi), and based on visual inspection/architecture alone each evaluation identified the Stewart Cottage as a potential Los Angeles Historic Cultural Monument.

In 2007, and again in 2010, historian Charles J. Fisher further evaluated the Stewart Cottage. He concluded that it was an architectural specimen type and that:

"The Stewart House is one a very few remaining extant structures dating from the period of Los Angeles history between the Civil War and the coming of the Southern Pacific Railroad....It is also an early pioneer home that ushered in the later development of the area. Furthermore, it is associated with an important individual, John M. Stewart, who was responsible for first bringing many of the garden plants and trees, as well as orchard trees to Southern California that helped to transform the area from a desert to the garden spot that it is famous for today.

"Due to these reasons, as well as the structure's integrity of design, the Stewart House easily meets three of the four qualifications for listing as a Los Angeles Historic Cultural Monument, as well as being eligible for State and National Register listing." ●

## **Preservation Alerts** *continued from page 3*

bodily fluids), which have not been inspected since they do not have Building & Safety permits and in any case which are not legal in the zone; erected a new "marble niche garden," also without permits; and in general the new owners have been non-compliant with Building & Safety orders to the extent that a Substandard Order has been recorded.

Dae Han not only has *not* complied with any orders, it is proposing the construction of another new, 8,000-square-foot building that basically would be a second funeral chapel with 310 seats (in addition to the existing seating capacity of 200 seats in the original chapel), with a total of 70 parking spaces, and the legalization of the previously-unpermitted building. Neighbors are concerned that large funerals – which is the stated purpose of the new building – will spill the parking and traffic on to the adjacent residential street. Words matter in these cases, and it does not appear as if the application actually is asking for a variance from the zone, which does not permit mortuary activities (the cremation and columbarium activities are grandfathered in from a century ago, but the Chapel of the Pines never was a mortuary.) However, the project description is requesting the "continued use and maintenance of a funeral home facility," which may be a finesse; in any case there is no grandfathering of this activity.

WAHA's concerns include the impacts of increased activity (with no landscape screening) of funerals on the quiet and serenity in the adjacent Angelus Rosedale Cemetery, along with concern over all of these compliance issues – if the owner cannot properly live within the rules for building permits, etc., then will it properly handle the human remains in 3,500 niches in the Columbarium and will it be a proper steward of the historic building?

A hearing had been scheduled for early September, but it was cancelled when the City discovered that Dae Han had not complied with the requirement that it post the hearing notice. The hearing is now re-scheduled for Thursday, November 8, at 9 a.m. in City Hall, Room 1020.

Meanwhile, the **Stewart Cottage** is imminently threatened. The owners have submitted an application for demolition which was temporarily staved off due to its status as a protected historic resource under Community Redevelopment Agency policy. The owners had not just previously agreed to move the house, they have been REQUIRED to do so as a mitigation measure on an approved housing development. Again, WAHA deals with "words" and "finesses." The owners are attempting to tell Building & Safety that they do not "have a project," and thus do not need to comply with the certified environmental clearance. The PERT team disagrees, of course. This issue is in a critical stage, and WAHA may ask you to write letters very soon. ●



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# Community Matters

## New Community Plan

continued from page 4

foods and physical activity. The development standards will further regulate industrial districts to preserve the area's economic/ job base while protecting adjacent residential uses.

The Transportation Improvement and Mitigation Program (TIMP) for the West Adams-Baldwin Hills-Leimert New Community Plan (NCP) will identify transportation programs needed to accommodate land use patterns/densities and population and employment growth anticipated under the NCP, and the resultant increase in vehicle trips projected by the year 2030.

Transportation Programs considered include:

• **Plans and Strategies for Public Transit Improvements,**

The West Adams Community Plan Area can be characterized as a transit rich community with numerous Metro Local and Metro Rapid buses passing through the CPA. The Plan Area is unique in that residents will benefit from not one but two light rail transit lines traversing the Plan Area by the year 2018. Proposed changes in land use and urban design as part of the TIMP for the New Community Plan are expected to encourage transit ridership in concert with the provision of safe, convenient, accessible, and easily identifiable transit locations also playing a major role in encouraging and facilitating transit ridership.

• **Transportation Demand Management (TDM),**

A TDM program is a set of strategies, measures and incentives to encourage residents to walk, bicycle, use public transportation, carpool or use other alternatives to driving alone. The West Adams Community Plan will describe TDM strategies actively being pursued within the Plan Area as well as provide a list of recommendations to be considered as part of a comprehensive TDM Program.

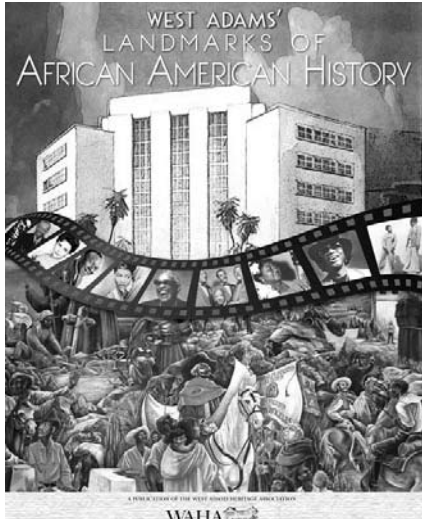
• **Residential Neighborhood Traffic Management,**

Traffic intrusion onto residential streets by commuters seeking to bypass congested major and secondary highways is of increasing concern and the Plan will outline several steps that can be taken in order to develop and implement Neighborhood Traffic Management Plans.

• **Highway and Street Infrastructure Improvements, and  
• Street System classification changes.**

The West Adams-Baldwin Hills-Leimert Community Plan Area is comprised of mature communities with established structure setback lines along major and secondary arterials. Major street widenings are not likely to be feasible in most areas and therefore, the Plan seeks to implement a series of Modified Street Standards that reflect the presence of historic buildings, relationship to transit stations and other local conditions. ●

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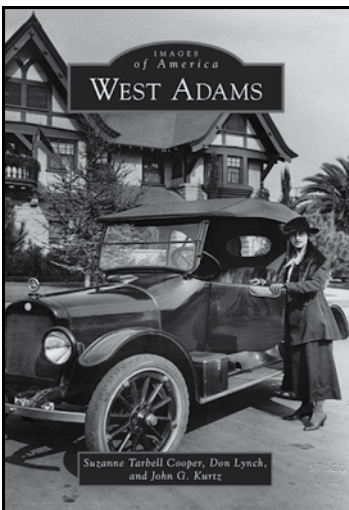
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# Calendar ✓

## Upcoming Events

### OCTOBER

**Saturday, October 27:**

Neighborhood Council Elections

(See page 1)

**Wednesday, October 31:**

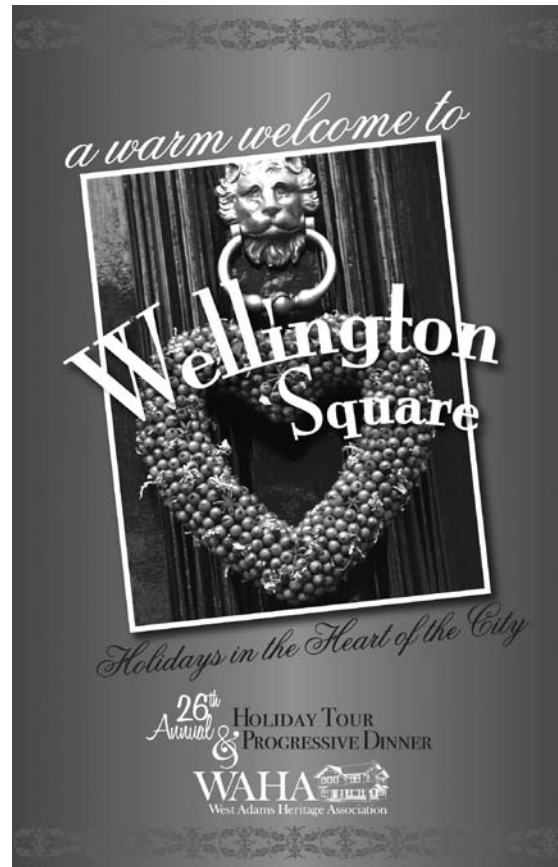
Halloween Hauntings at the South Seas

House. (See page 5)

### DECEMBER

**Saturday, December 1 and Sunday,  
December 2:**

For this year's Annual Holiday Historic Homes Tour and Progressive Dinner, WAHA extends "A Warm Welcome to Wellington Square." (See page 1).



## WAHA....Creating Our Future by Preserving Our Past

*The WAHA Matters 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 2012. All rights for graphic and written material appearing in the newsletter are reserved. Contact Director of Publications for permission.*

**WAHA**   
West Adams Heritage Association  
2263 S. Harvard Boulevard  
Historic West Adams  
Los Angeles California 90018

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