

WEST ADAMS MATTERS

JUNE 2016 | ISSUE NUMBER 321

VICTORIA PARK CIRCLE

History and Tour



3Boulevard Project



Volunteer Spotlight
The Nico Family



Shopping West Adams

The WAHA Matters newsletter is a publication of West Adams Heritage Association. Members and supporters of WAHA are invited to submit articles by contacting news@westadamsheritage.org. Letters will be subject to space restraints and may be cut for length. Articles will be published subject to the editors.

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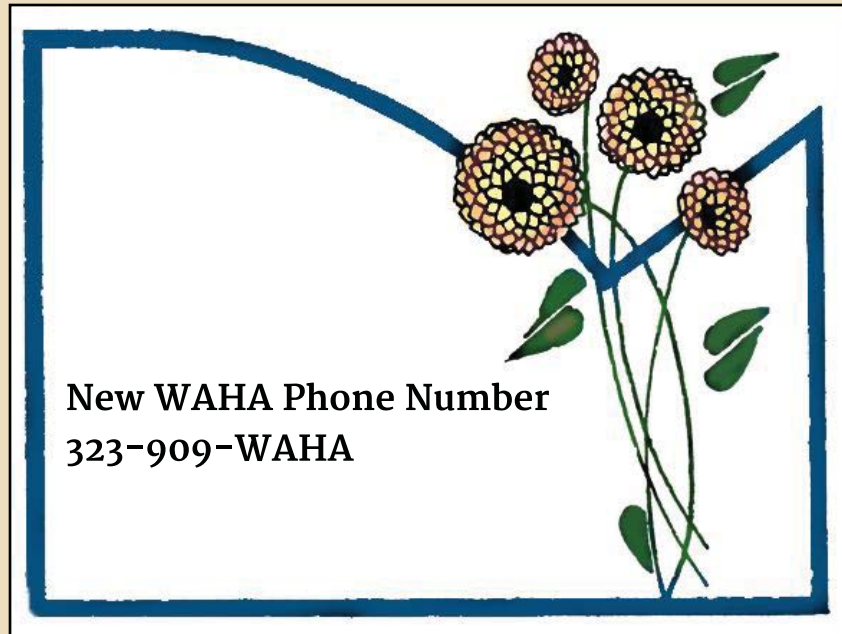
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VICTORIA PARK CIRCLE

In late 1906 a consortium of real estate investors and developers purchased a plot of land west of Crenshaw and just below Pico which was at the farthest end of the “Heights” in West Adams. Laid out with a large circle of properties in the middle it was named “Victoria Park,” and in January of the following year the firm of David Barry and Company began advertising and selling the lots.

“Would it have paid you to buy a lot when first obtainable in Chester Place,” one advertisement asked. “A similar opportunity is now yours in Victoria Park.” It promised lots anywhere from 60 to 110 feet wide and an average of 150 feet deep. At a time when most residential streets were unpaved, buyers were promised “petrolithic paved roadways,” seven foot sidewalks, and tall electrolier street lights. To make it even nicer, homes had to be 60 feet from the street, at least two stories in height, and they could not be built for less than \$4,000. Fences could not divide the front yards, and regardless of which street you lived on your address would be simply your house number and “Victoria Park.”

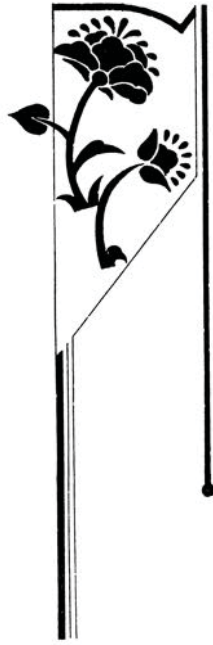
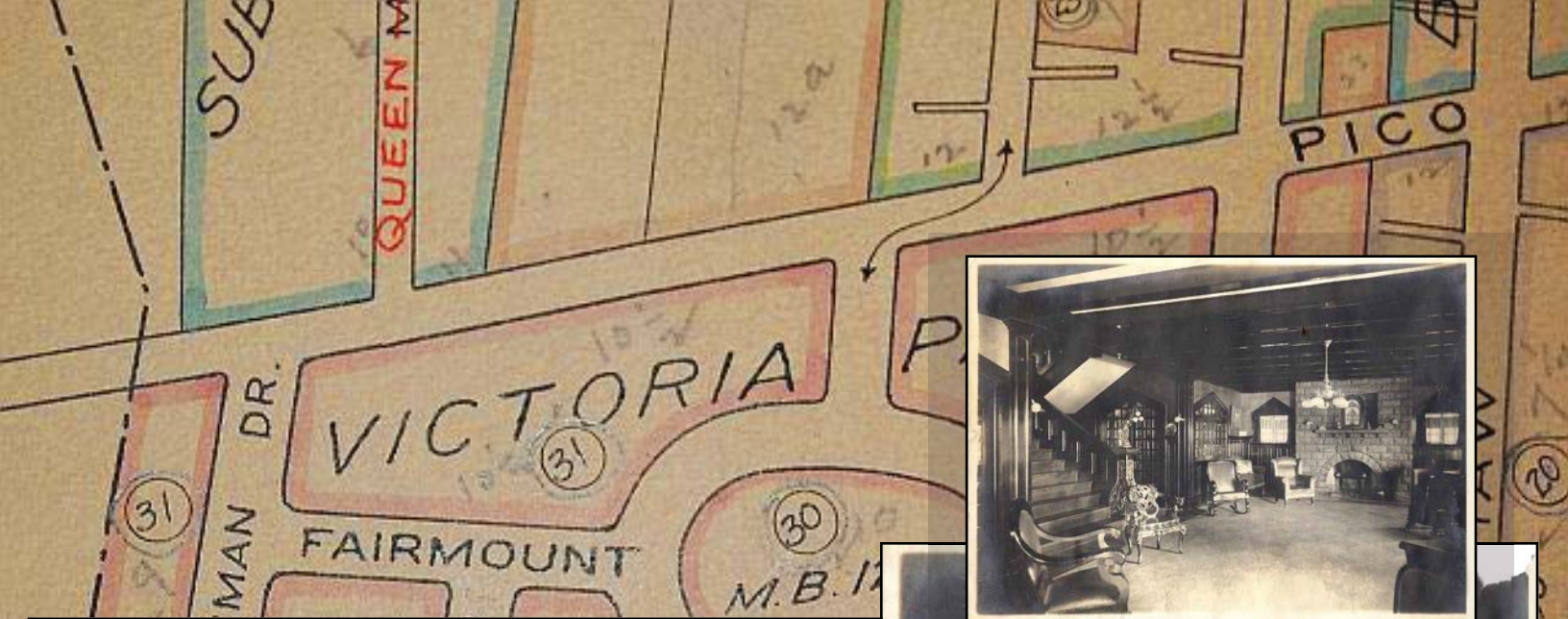
Despite the exclusivity, the views of the mountains and the sea, and the fact that the same streetcar line which would take residents to downtown could also take them to the beach, buyers were not quick to build. By the end of 1908 only five homes had been built or were under construction. Newspapers occasionally repeated articles about Victoria Park, rehashing the same advantages, and over the next several years even more were

built, often designed by such prominent architects as Train & Williams, Garrett & Bixby, and Frank Tyler, himself one of the original investors.

Although a number of lots had been purchased, there were two problems with the neighborhood that perhaps prevented the erection of homes. Although perfect drainage was promised as an inducement to buyers, it turned out that Victoria Park seemed to be where much of the water from the area to the East drained. Some claimed it drew runoff from as far away as Vermont Avenue, and at times the volume of water was so great it was destroying the street work.

The second issue was the proximity to two firms that manufactured brickwork, and the resulting smoke from their chimneys. The latter was easily resolved when the city passed an ordinance in May of 1910 that forbade such businesses in the area, forcing the two to either close or move elsewhere. Although the businesses fought back, they lost when the matter went to superior court. When residents of Boyle Heights assumed that the four brick manufacturers in their neighborhood would meet the same fate they were surprised to find otherwise when the legislation committee determined that their brickyards were doing no harm. The chairman of the committee, Councilman Josiah Andrews, reportedly owned property in Victoria Park.

Over time more and more houses were built, often upon an announcement in the newspapers as to the architect and with a description of the home. But living in such a



Saturday, June 4, 2016
10:00 am - 3:00 or 4:00 p.m.

**WAHA's annual Spring Historic Homes
&**

Architecture Tour,
A Walk in the Park

A tour of Historic Victoria Park

Advance purchase tickets until May 27th:

WAHA Members \$25.00
General Public \$30.00
\$35.00 Day of Event

Tickets available online at westadamsheritage.org

or by sending a check to

West Adams Heritage Association

2263 S. Harvard Boulevard Los Angeles, CA 90018

Tickets will be held at check-in at
4325 Victoria Park Drive, Los Angeles, CA 90019

which included a billiard room and gun room on the first floor, to be completed.

One morning after dropping their two young daughters off at school in Pasadena, Hoffman and his wife Alice were returning to Los Angeles in their new Mitchell touring car when they were struck by a Pacific Electric street car. Both suffered

fractured skulls and other injuries, with Mrs. Hoffman dying almost instantly. Henry Hoffman recovered and with his three children moved into their new house. A little over a year later he remarried, moving his new bride into his Victoria Park home.

In 1910 Mrs. Ida Withers, a widow, was living in

prestigious neighborhood did not always guarantee happiness. One of the first to suffer was Henry P. Hoffman, president of the Hoffman-Marks hardware company, and himself one of the initial developers of Victoria Park. He and his family were living at the Watson Hotel in Los Angeles in April of 1909 while they were waiting for the construction of their home,

Victoria Park alone with her daughter, Georgina Ruth, when the latter passed away from Bright's disease.

In early 1913 Jacob Smith had suffered a furnace fire in his home and after having it overhauled believed it was in perfect condition. Then, in mid-March, he was awakened by his wife, who smelled smoke. Mrs. Smith also called out to their fifteen-year-old son Carl, who crawled out onto the porch roof and jumped to the ground. After calling the fire department from a neighbor's home, Carl got the family automobile out of the garage and drove off to meet the fire engine and lead it back to the house, claiming later that the Park's circular streets were confusing at night and that the firemen might have trouble finding in the dark which house was in flames.

Jacob Smith, meanwhile, had led his wife to the window through which Carl escaped, and then returned for their daughter Mildred. The fire appeared to be coming through the floor from under her bed, and once awakened Mildred

panicked and tried to go out another window. But Smith managed to get her out the front window and onto the porch roof when he realized his wife was now missing. He returned inside and found her unconscious, having been overcome by smoke on her way to rescue her jewelry. Smith was able to also get her out onto the roof, from which he jumped down, secured a ladder, and was able to get both family members to the ground.

Jacob Smith, his wife and daughter all suffered from smoke inhalation, but recovered. The damage to the home was estimated at \$5,000, with another \$5,000 for destroyed contents.

Despite such setbacks Victoria Park today still retains much of the beauty and character that was intended when it was built. Elegant homes still sit on large lots. The addresses are no longer simply "Victoria Park," and in fact the streets on the circle were renamed from Fairmount to Victoria Park Drive and Victoria Park Place. WAHA is pleased to be able to



Don Lynch is a well-known historian, one of the authors of "West Adams" and a longtime WAHA member



Photo credits: John Kurtz; original 1912 photos courtesy of James Cain; map courtesy of Mitzi March Mogul.

Would it have paid you to buy a lot who
A similar opportunity is now yours in

Victoria Park

Help support preservation in West Adams and have fun at the same time!

WAHA's annual Spring tour on June 4th explores Victoria Park, the gated neighborhood near Pico and Crenshaw. Not only will you see beautiful historic homes, you'll learn about some of Victoria Park's early residents, including L.A.'s first traffic cop and his son, the national Grand Exalted Leader of the Elks; a rogue and a swindler who stole millions but redeemed himself by rescuing accident victims; and silent film actor Alfred St. John, a favorite of director Mack Sennett. You'll also see homes used in the movies (L.A. Confidential), and television (ABC's Modern Family).

Victoria Park was established in 1907 with its streets surrounding an oval (hence its nickname: "Victoria Circle"). It is home to grand Arts & Crafts, Tudor and Revival residences with an abundance of such period touches as massive hearths, carved woodwork, and fine stained and leaded glass windows.

Five grand century-old homes will be open:

- The Holmes-Shannon Residence, an Arts & Crafts masterpiece designed by architects Train & Williams and listed on the National Register of Historic Places
- The Herbert and Elizabeth Clark Residence, a 1911 Craftsman Bungalow with a unique curving bay window designed by Clark himself
- An Italian Renaissance Revival residence built in 1911 for Dr. Phillip and Maria Newmark, who were part of the well-known pioneering Los Angeles family
- A fanciful 1910 Swiss chalet-influenced Craftsman home first owned by Emma C. Higgins
- A truly unique Gothic Revival /Tudor home, the Charles C. Hurd Residence, Los Angeles Historic Cultural Monument No. 1073

See the front page or the calendar for how to buy your ticket now!

Laura Myers is one of the co-organizers of the tour

pensive improve-
ments enhance the
value of real estate.
A conservative esti-
mate of the enhance-



SHOPPING

WEST Adams



LOUISIANA
STYLE

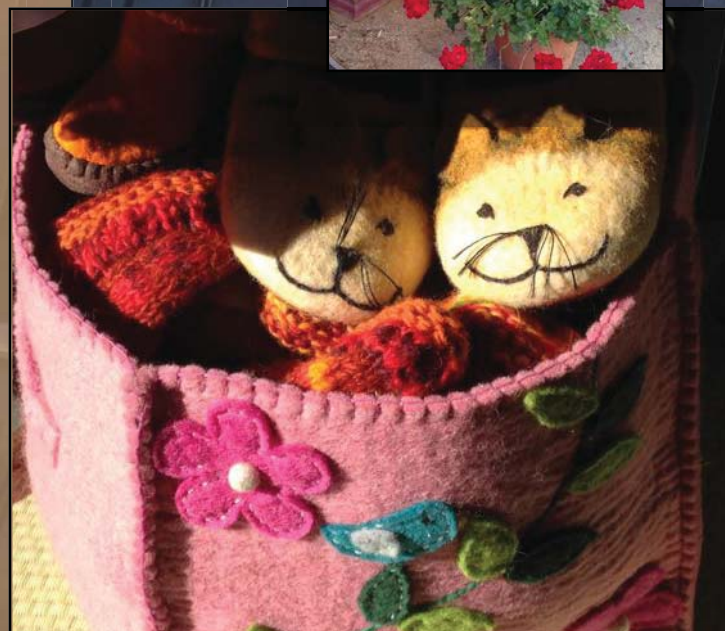


Photos: Suzanne Cooper



Adams Gateway offers an innovative shopping experience set in recycled shipping containers—each shop has a distinctive character that would be the proverbial round peg in the square hole of any corporate mall. Adams Gateway offers charming felted toys, rugs, potted plants and garden ornaments, typewriter-key and other handmade jewelry, Bettie Page inspired and vintage clothing and accessories, records (remember them?) and fresh, organic produce. None of the shops fit neatly in a pigeonhole, but isn't that what suits West Adams? Check the website, www.adamsgateway.com, or their Twitter feed, #adamsgateway, for more details. (But it is way more fun to visit the shops in person!)

To see the photos in more detail, click on the thumbnail. To see all the items for sale, visit our neighbors at 5740 West Adams Boulevard.



Just Tantau, before and after, courtesy of Carol Tantau

3BOULEVARDS

THE PRESIDENTIAL BOULEVARDS: WASHINGTON, ADAMS AND JEFFERSON

Streetscape Improvements

On all sides of West Adams revitalization is moving at a rapid rate. Just look at the Downtown skyline—there are at least ten giant cranes piercing the sky, pushing Los Angeles up and in all directions. Communities along the L.A. River, USC, Culver City and Crenshaw District are



Washington Boulevard and 2nd Avenue



Washington Boulevard at Bronson

Photos courtesy of Georgia Toliver

transforming before our eyes. Here in West Adams, residents and merchants are picking up the baton to improve our commercial corridors. Policymakers, block clubs, neighborhood councils, USC, and foundations are all joining the effort. WAHA's 3Boulevard project is one such effort focusing on the three presidential boulevards. We want to support a neighborhood-serving commercial

We want a vital commercial district framing our neighborhoods. In recognition of those who are contributing to that vision, we want to thank them and encourage others to join the effort.

Kudos

Council District 10, Herb Wesson and staff have made a wonderful difference by adding medians and greenery along Washington Blvd. from Arlington to Hauser. As well as adding beauty, the trees convert exhaust into oxygen for a bit of fresh air for our neighborhoods flanking the commercial corridor. Photos courtesy of Sylvia Lacy/Street Services.

Wellington Square residents recently organized a clean-up of the parkway flanking their neighborhood along Washington Boulevard.

Make Jefferson Beautiful neighbors, with Redeemer Community Center and Koreatown Youth & Community Center, planted 16 trees along Jefferson between Vermont and Normandie Avenues. Facebook: Make Jefferson Beautiful

Resources

Mayor Eric Garcetti has introduced initiatives to revitalize commercial corridors all around L.A., and the Mayor's Volunteer Corps will help clean streets, end homelessness, sustainability, and citizenship.

Great Street Initiative in partnership with the community, seeks to help beautify business districts making them more inviting for shoppers and a source of community pride.

DCA ArtsActivation Fund: Great Streets Initiative and the Department of Cultural Affairs are offering funding to artists with inspiring ideas for public art projects and cultural events in their neighborhoods. Next submission starts July, 2016.

Clean Streets Initiative addresses our quality of life, our economic prosperity, and our health related to the cleanliness of our streets, sidewalks, alleys, and other public spaces.

- lagreatstreets.org
- cleanstreetsla.org
- dcaredesign.org
- la2050.org

LA2050 was launched in 2011 by the [Goldhirsh Foundation](#) to inspire an outbreak of civic activism and to develop a roadmap for the future of the Los Angeles region. It provides events, \$100,000 grants, inspiration and opportunity for Angelenos to build a successful L.A.

LA2050 brings people and solutions together providing financial, human and social capital to drive progress in five areas: create, learn, play, connect and live.

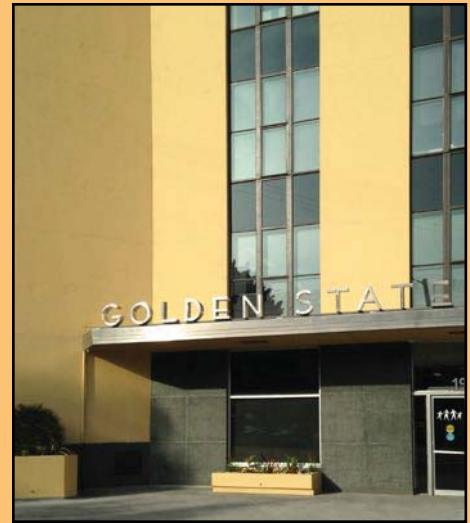
Georgia Toliver is an artist and long time WAHA Resident. Contact her at 3boulevards@gmail.com



L.A. Conservancy

Preservation Awards 2016 West Adams Recipient

Our new neighbor, South Central Los Angeles Regional Center (SCLARC), received this prestigious award for preserving one of L.A. County's architectural and cultural treasures, the Golden State Mutual Life Insurance building (GSM), here in West Adams at the corner of Adams Boulevard and Western Avenue.




Awards Luncheon

The annual Awards Luncheon was held at the Biltmore Hotel Downtown on May 5. SCLARC was recognized for restoring the GSM building and preserving its architecture and culture.

WAHA participation

SCLARC graciously included WAHA in this wonderful celebration: WAHA's Communications Chair, John Patterson, who was instrumental in SCLARC's revitalization of the GSM building and continually connects people in revitalizing West Adams, and Georgia Toliver for documenting history in a sculpture honoring one of our most famous residents, Paul R. Williams.

WORK, LIVE & PLAY IN *MidCity*
PRESENTED NICK MERCADO PROPERTIES



COMING SOON: Victoria Park Duplex—Offered at \$1,219,000
COMING SOON: Victoria Park Mediterranean—To be Offered at \$1,265,000
NEW LISTING: 4536 Lomita St, 4+2 Fixer—Offered at \$719,000
FOR LEASE: 1751 Buckingham Rd, 5+4—Offered at \$6,600/month
IN ESCROW: 2103 Buckingham Rd, 5+4 Mediterranean — Offered at \$1,359,000
IN ESCROW: 2115 Buckingham Rd., 4+2 Mediterranean—Offered at \$949,000
JUST SOLD: 1938 Buckingham Rd, 3+3 Spanish — Offered at \$1,369,000
JUST SOLD: 4424 Victoria Pk. Dr., 4+5 Colonial—Offered at \$1,259,000

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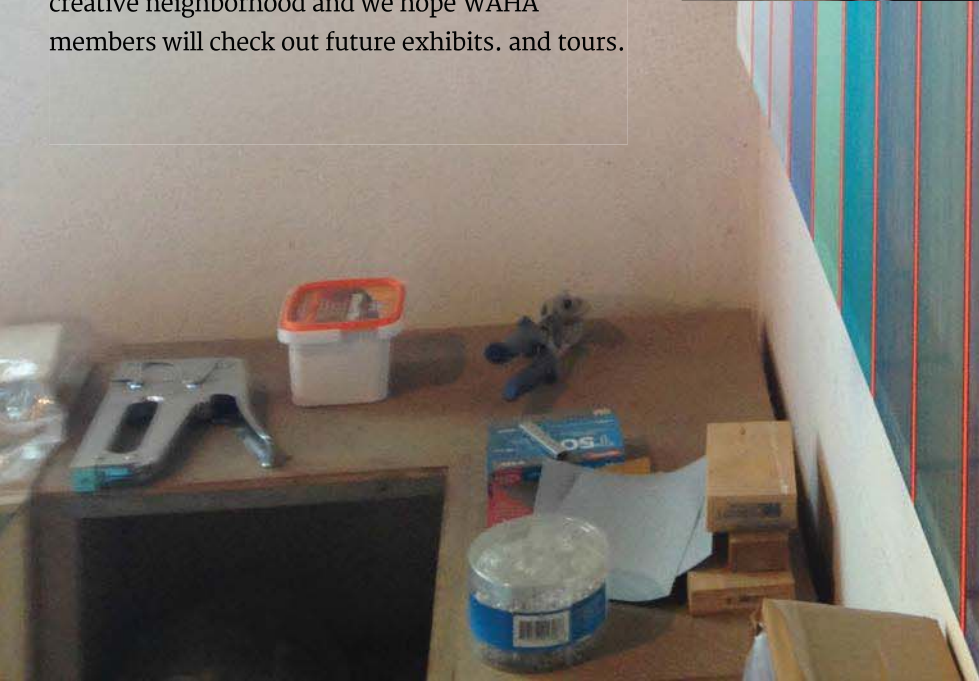
DE LAB ART TOUR

As development squeezes the artistic community west from Downtown and east from Culver City, West Adams is the logical beneficiary. Artists are colonizing the run-down areas of the Presidential boulevards, and boutiques and vintage clothing stores are beginning to pop up. Design East of La Brea (De Lab), a non-profit dedicated to showcasing art on the east side of the city, recently hosted a walking tour of studios in West Adams.

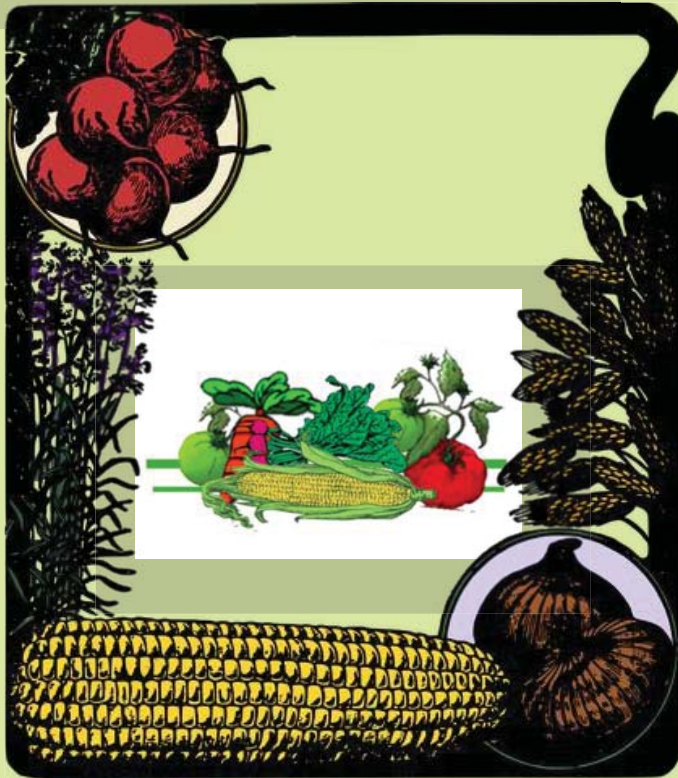


The tour started at Ochi Projects at 3301 W. Washington Boulevard, where artist Karolina Maszkiewicz discussed her use of local plants that filled the gallery with a hanging forest. Martos Gallery, a few doors away at 3315 W. Washington, was the next stop. From there the tour moved down to Jefferson to visit studios belonging to Claudia Parducci, who creates large sculptures of rope, and Brian Wills, who makes precise geometric patterns from individual strands of iridescent thread. The tour visited two more galleries: JOAN, at 4300 W. Jefferson and the Landing, just west of La Brea at 5118 W. Jefferson.

De LaB's website is www.designeastoflabrea.org. Their tours are an excellent way to explore the city. It is nice to have West Adams recognized as a creative neighborhood and we hope WAHA members will check out future exhibits. and tours.



NATURAL FOOD CO-OP



South LA Residents Seek to Create An Oasis In The Food Desert

South L.A. residents are banding together to form a natural food co-op in the area. Bahni Turpin is the founder and Board President of SoLA Food Co-op, and her group is working to bring a full service health food cooperative to ideally the Leimert Park area. The group isn't waiting for retailers to come to them - the group's primary goal is to open a full service grocery store that will bring fresh, healthy, non- GMO (Genetically Modified Organism) and organic foods within reach of the residents of South Los Angeles.

It isn't that there's no food available in South Los Angeles; it's the type of food that's available to South L.A. residents. In an area saturated with fast food chains and liquor stores, residents who seek high quality organic and natural foods must travel between 7 and 13 miles from home to shop. Large supermarket chains that carry organic foods in

other neighborhoods don't bother to stock them in South Los Angeles. Other popular markets that do specialize in health foods and high end but economical convenience foods are complacent as they know that buyers from the underserved areas of LA will travel far to get their merchandise.

A Co-op is a for-profit store collectively owned by its members and run democratically by a member-elected board of directors. By opening a co-op, SoLA's members plan to not only provide great choices in food shopping but also to empower each other and the community economically. Although members will enjoy certain special benefits including profit sharing and discounts, membership won't be required to shop at the store. The financial revenue generated by the co-op and all store profits stay local. Also, SoLA will offer classes and workshops aimed at raising awareness about health, nutrition, food preparation, how to grow your own food and sustainability. Another objective is to include a café and/or deli so that the store becomes a place for the community to come together to meet, shop, grab a bite, or stop to rest over a cup of joe or more likely, an organic coconut.

Bahni Turpin would like you to check out their website and Facebook page, <https://www.facebook.com/SoLAfoodcoop?ref=hl> to learn more about their plans.

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PRESERVATION MATTERS

Preservation Advocacy has long been a part of WAHA's mandate toward its mission of preserving and protecting our architectural and cultural treasures. Members have spent many long hours restoring their homes. But these achievements would be less significant were it not for the dedicated advocacy by WAHA. What good does it do if you step out of your beautifully restored house into fumes from an oil site, particulates in the air, noise from a freeway, or incompatible infill buildings which leaves you as the last forlorn Victorian on the block?

Hence our commitment to advocacy on the local, state and federal levels. The effective strategies are developed and carried through by the preservation committee team. Laura Meyers, Mitzi Mogul, David Raposa, Jim Childs, Rory Cunningham and others spend countless hours reviewing published mitigated negative declarations (MND), EIRs, proposed Ordinances, interacting with block clubs and neighborhood councils all to insure that our wonderful architecture has a context and setting that enhances the quality of life.

That is why our active opposition to the I-110 Freeway Flyover to Figueroa Way is so vital to our mission. We

have assembled a coalition to oppose this undertaking and demanded that the historic area, its residents, and its historic assets are treated with respect.

Much of our activism is encountering a lack of respect from public or agency officials. As we review the three hundred page MND, additional materials provided on disk at the request of St. John's attorney, and various studies, we become aware that, as any art student can testify, point of view is subjective and significant. Caltrans staff finds our neighborhood is a collection of mini-malls, gas stations and fast food uses - a selective and narrow view. These existing incompatible elements are used as a justification to continue to degrade the environment with the flyover. We strongly object to the theory that one more visual blight will not make a difference.

So much depends on where one stands, one's perspective. Caltrans issued in April 2015 a visual assessment report that is so calculating and misleading as it skews its neighborhood views with pictures of elevated transit wires, traffic in front of St. Vincent's, and the existing concrete edifice of the existing I-110 at Adams and 28th. What the report fails to understand is the openness of the sky, the pedestrian ambience, the lack of an oppressive freeway ramp hovering over the buildings, dumping traffic, pollution and noise into a historic and visually open setting.

So often the Caltrans staff repeats that this is an urban setting, therefore the flyover would have no impact. St. Patrick's Cathedral on Fifth Avenue in New York City is an urban setting; does that mean a 54 foot high, elevated concrete ramp could be built near that Cathedral with no impact?

The lack of respect for urban inner city neighborhoods is nothing new. Freeways cut through poor and minority neighborhoods causing blight and creating less livable areas. Social justice is indeed an issue here. As CD 1 Planning Deputy Gerald Gubatan noted at the February 23 public hearing: "Air quality. My office disagrees with



Illustrations: Caltrans



the determination of no impact... especially in light of the fact that the two immediately adjacent tracks are in the top 5 and 10 percent of SB535 socioeconomic disadvantaged neighborhoods, which are highly pollutant communities.”

At every turn, Caltrans has arbitrarily minimized impacts: first, by issuing an MND and not an EIR; then, by deciding that Section 4F – the federal review under the National Environmental Protection Act (NEPA) – does not apply. As attorney Jack Rubens commented at the public hearing “You circumvent that analysis by stating that this project would not use – that’s the term of art – would not use St. John’s Cathedral, but, in fact, the case law is very clear that physical impairment of the cathedral is not required and that the effect that this would have on the historic integrity of the cathedral mandates a true Section 4F analysis.”

WAHA will continue its advocacy in the face of what appears to be an agency that will not listen. Not standing up would be quitting. And someone has stood up with stakeholders, including Tracey who spoke at the public hearing: *“Faith is the substance of things hoped for, evidence of things not seen. Said it’s not going to happen, but it’s nice we showed up here tonight anyway. This can’t happen. This church has saved me. So we’re going to save this church. The tree in the picture (referring to a rendering of St. John’s courtyard), if you would come to the church, you left out the concrete bench under that tree. At least once a week, I sit on that bench because in September I lost my job due to a merger, and I flew one way from Newark, New Jersey here to start over*

And that tree and that bench is the only thing keeping me going right now, and I refuse to let anyone or anything take it away. Page 181 of that book back there on the table (the MND), that one book for all us people to look at, concerns me. This is a moment of silence right now for you to stop and think and know that this is more than just a building of bricks and mortar. This is a spiritual hospital for a lot of people in this community. I’m in a shelter in a Highland Park, but I show up at 8:00 o’clock in the morning for service and stay until 11:00 o’clock service is over because this is my source of peace. You’re going to take away a whole lot of peace if you do this. And I piggyback what my fellow parishioners said. The walls of Jericho came down, but to avoid that from happening, just don’t let this go up.”

Preservation Advocacy is key to supporting the quality of life for our neighborhoods and for the people who live in them. .

Jean Frost is the current Preservation Committee Chair. Contact her at preservation@westadamsheritage.org.



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VOLUNTEER SPOTLIGHT

THE NICO FAMILY: GISA, DAVID AND ADELE

Moving to L.A. from the rich architectural wonderland of Chicago was a bit of a shock for Gisa and David. They initially moved into Culver City as renters on the west side. David was working in film production, shuttling talent to and from filming at a home in West Adams. David immediately took Gisa to the home where the filming took place, beginning their exploration of West Adams.

How did you get to West Adams?

David - The first night I started working in film production, I was taking Talia Shire back and forth to the film set that was located in a home here in West Adams. I was immediately taken with the homes in the area and the next night I told Gisa about the area. The very next evening, I took Gisa to the home and the area to explore it.

Gisa - We were really new to L.A. at the time, too, and we really did not know where we were at. But when David took me to see the home, I got goosebumps seeing the home and the inside of the home and the neighborhood.

David - So when it came time for us to buy our first home, we were steered away from any neighborhood that was perceived as risky in any way. So since we were both working in Palms and Culver City, we bought a small 1920s bungalow in Palms. This was more practical for where we were at the time.

Gisa - But we kept hearing about West Adams. The first house we bid on in Culver City, the owners were moving to West Adams. West Adams just kept coming up and we continued to explore it. It scared us at first because we'd hear stories about all the work that the homes needed and the problems you could run into—it was like, I don't know about this. So, while our bungalow was charming and lovely, we'd still drive to West Adams and look around. We



really love old homes; the older the better. But we didn't know anyone here and whether there was community here or not and it left us unsure of what this neighborhood was about. So, we kept looking and then we met Adam Janeiro in a house on Cimmaron. He was really knowledgeable and really seemed to know what he was talking about. We kept picking his brain on things until he'd finally had enough and said we needed to go exclusively with him if we were going to buy in West Adams. After a failed attempt to buy a Victorian in University Park, we found this Craftsman and we've been here since.

What drives you to volunteer?

Gisa - We love WAHA and the community and we really believe in the WAHA mission. There is so much history here. It's a lot of fun to get together for a common purpose with neighbors to support WAHA. We think volunteering is just so important because there is so much history here. When you go to other countries like those in Europe, they have these cool buildings and architecture that is ancient and we have nothing like that here. We just demolish everything and people don't seem to care, but here in West Adams, we care about the history. We're really excited that there are like minded people in this

neighborhood that also care about the history of the area and preserving it.

What events do you like to volunteer for?

Gisa - We always volunteer for the WAHA Holiday tour and it officially starts off our family's holiday season. We usually do the soup house with Laura Meyers. We've only missed one since we've lived here. We've volunteered for most of the Cemetery tours, and we volunteered on a June tour before we actually moved into West Adams.

If you ran into a friend of yours who was looking to move here, what would you tell them?

Gisa - We try to get friends of ours into this neighborhood all the time. I think when people look at the corridors, it scares them because the boulevards seem dilapidated and run down. It can be a hard sell for people even though there are things starting to develop like coffee shops and restaurants. So we try to get them to meet our neighbors or come look at some homes...

David - We sent a couple of links today to some friends on homes that are for sale.

Gisa - We had one of David's coworkers bid on a house a couple of doors down. We just brag all the time about the neighbors and what a strong, open and accepting community it is here. Unless you make that personal connection and introduce people to the community here like Adam did with us, you just won't realize what a great community is actually here.

David - It's very easy to fall into a kind of typical urban mindset of living in your own space and I don't know anyone else around here. But here it's just not like that.



David Raposa • Broker/Owner
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City Living Realty has been selling architectural treasures in Historic West Adams since 1981.

AVAILABLE

Adams-Normandie HPOZ — Grand entrance hall, refinished woodwork, 4 BR, 3 BA, 3,184-sq-ft. Asking \$830,000 — Jane Harrington, 818-943-5650

Hollywood Dell Contemporary Mediterranean

— Located in quiet cul de sac, near Lake Hollywood Reservoir. Asking \$1,599,000 — Ed Moore, 310-628-5717

Coming Soon: Craftsman in Western Heights HPOZ, 4+2. Asking \$839,000 — David Raposa

Coming Soon: Adams-Normandie HPOZ American Foursquare, Architects Hunt & Eisen, c. 1899. 5+3, has Mills Act contract! Asking low \$800s — David Raposa

IN ESCROW

1903 Edwardian/Craftsman in the W.G. Nevins Tract, St. Andrews Place — David Raposa

Cotswold Cottage in Western Heights, c. 1923. Asking \$749,000 — Adam Janeiro, 323-401-3952

Turn-of-the-Century Transitional/Victorian in the Charles Victor Hall Tract — David Raposa

View Park Character Home — Adam Janeiro

SOLD

Victoria Park Tudor, restored and upgraded — Ed Moore and David Raposa

Classic Craftsman Bungalow in Arlington Heights — David Raposa *Welcome, Genoa Terheggen!*

**Our agents live and work in
Historic West Adams**

David Raposa

Adam Janeiro, Carlton Joseph, Jane Harrington, Ed Moore

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PRESIDENT'S MESSAGE



If you have read in this issue of the newsletter the article about the Elections results, you know I was elected President of the WAHA Board of Directors in April. I would like to thank our new, returning and current Board members for volunteering for the next year. They all have unique abilities

and provide an exceptional knowledge base. Their combined experience cannot fail to benefit WAHA and the West Adams community at large. During the coming year I look forward to working with them all.

I should take this opportunity to introduce myself to readers who may not know me. After discovering West Adams on one of the first home tours in the mid-1980's I relocated into the neighborhood. Architecture had been a hobby of mine and I had always wanted to live in a historic architecturally significant house. My Transitional Arts and Crafts house on the corner of Gramercy Park and 24th is L.A. City's Historical Monument #601. I have been there for almost 28 years and hope to be there a good deal longer. I have been a WAHA Board Member on and off for about 20 years. I recently retired from Raytheon, which allowed me the flexibility to accept the president's leadership role. When I moved to L.A. from Detroit in 1979 I became involved with Hollyhock House and for one year I was president of that organization. During my tenure we raised the money which restored the living room furniture of the house. I am also involved with the Frank Lloyd Wright Building Conservancy and regularly attend their yearly conferences. If you need to touch base with me about WAHA, the best way to do this is through email at President@WestAdamsHeritage.org, I check that email address on a regular basis.

Lastly, if you have never seen the lovely homes in Victoria Park, the [Walk in the Park](#) tour on Saturday June 4, 2016 is an excellent way to get an up close introduction to this area of West Adams. I hope to see you there!

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WAHA BOARD

WAHA Board of Directors Elections Meeting

The Annual Elections meeting for the WAHA Board of Directors Meeting was held on Sunday afternoon, April 17, 2016 at the home of outgoing president Lore Hilburg. Special thanks to Lore for offering her lovely yard and home for this essential meeting!

Current WAHA Board member Paula Brynen had already put her name in the running for a new full term by providing a written statement in the March WAHA newsletter.

From the floor Jim Childs and Jeff Theer were nominated, both for the first time on the Board. Jim lives in North University Park and is a historic preservation advocate. Jeff lives in Victoria Park where he has restored a beautiful home which is on the *Walk in the Park* tour in June.

Also from the floor, current Board members Suzie Henderson and Candy Wynne were nominated for a new term. Suzie, who lives in the Adams-Normandie area, has been the Events Committee Chair for the past few years. Candy, who lives in Kinney Heights, has Chaired and been involved with the Membership Committee for many years.

All the nominees were given the opportunity to address the

membership in attendance. A vote by acclamation approved all the nominees onto the WAHA Board of Directors. Following the General Elections and in the privacy of Lore's dining room, the Board of Directors met to determine the officers as defined in our Bylaws. The results are as shown below

- **John Kurtz - President**
- **Jean Frost - Vice President**
- **Suzie Henderson - Vice President**
- **Jean Cade - Treasurer**
- **Paula Brynen - Secretary**

In addition the following Committee Chair positions were also made for the following year:

- **Jean Frost
Preservation Committee Chair**
- **Suzie Henderson
Events Committee Chair**
- **John Patterson
Communications Committee Chair**
- **Lore Hilburg
Membership Committee Chair**

These WAHA members deserve our gratitude for stepping up to be on the Board, so if you see them or know them, please congratulate them and give them a very big Thank You for volunteering to do important work during the new fiscal year.

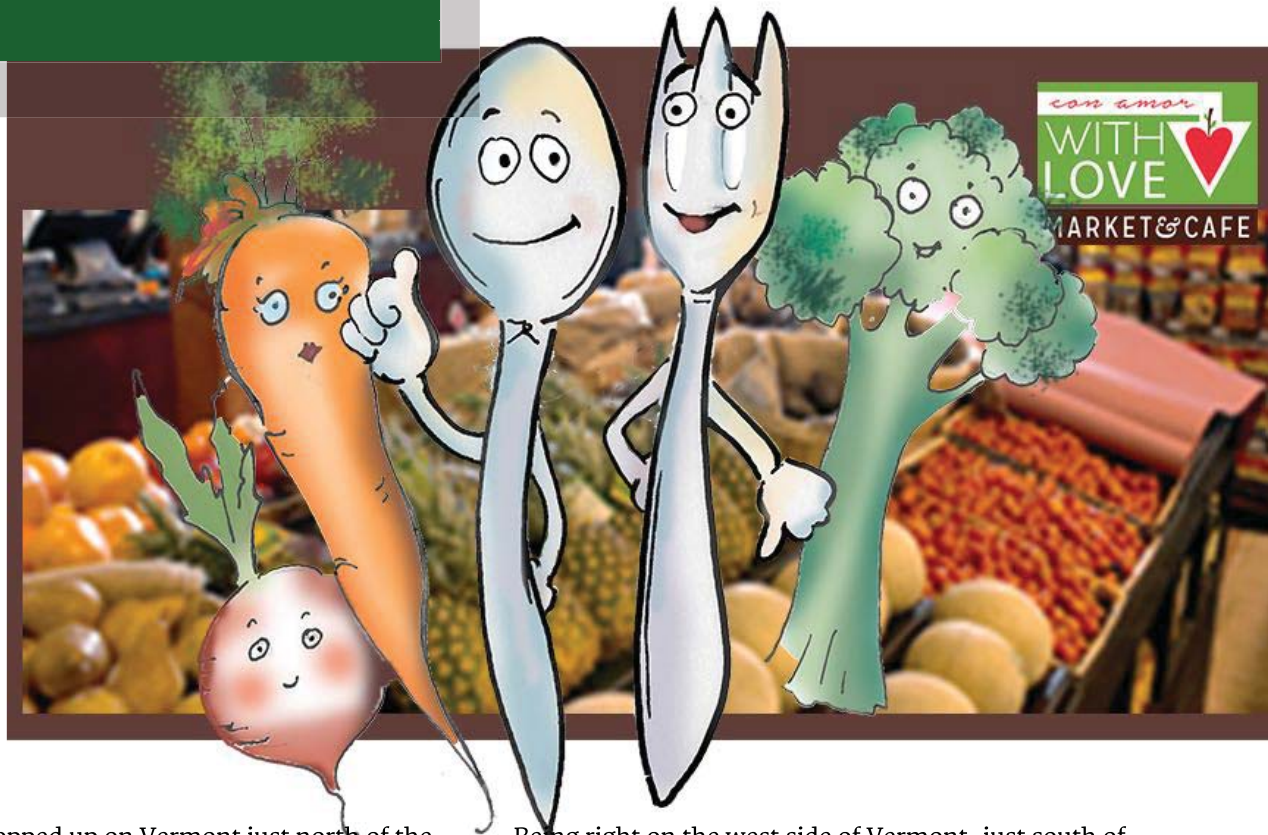
BORTFELD AWARD NOMINATIONS

One of WAHA's highest honors, the Bortfeld Award, named after WAHA co-founder Bob Bortfeld, is presented to a member who has given special service to the community. When Bortfeld purchased his home 34 years ago in a long-ignored neighborhood, he had a vision for this community. Bortfeld felt that with strong community activism and a shared love for old houses, West Adams could be one of L.A.'s best neighborhoods (sound sort of like Curbed LA, doesn't it?). WAHA established the Bortfeld Award to honor his vision and inspiration after he passed away in the late 1980s. Nominations are being sought for this annual award. Typically, the candidate is not currently a WAHA Board member. The nominee must be a member in good standing who demonstrates the following qualities:

- **Consistent and visible leadership in WAHA and the preservation community**
- **An obvious commitment to preservation**
- **Leadership in deed, not just title**
- **Notable accomplishments/contributions over a range of activities**
- **An ability to bring people together to address issues and resolve problems.**

Nominations in writing only, should be submitted to president@westadamsheritage.org (preferred) or in a letter sent to WAHA's office, 2263 S. Harvard Blvd., Historic West Adams, Los Angeles, CA 90018. Please describe the activities your candidate has undertaken for WAHA and in the West Adams community, and why you believe he or she should be chosen for the Bortfeld Award. Deadline for submission is Thursday, **June 30, 2016**.

BUSTER AND EARL EAT OUT



Recently a new place popped up on Vermont just north of the freeway. With the charming name of “With Love Market and Café” we couldn’t help but stop in. It’s a natural, local sourced, organic type market.

At the café they serve single-origin coffee and tea. There were soups and smoothies on the menu, but sandwiches and salads are the grab-and-go type which are premade, wrapped in cellophane, and in the refrigerator case by the café’s cash register. All the food is prepared on site. The price of the sandwiches drops by \$2 if they are still there the next day.

As a market it scores high. Anyone who lives organically should have no trouble finding what they want. Not only is there fresh produce but packaged food products of all kinds, from pastas and sauces to chips and dips. We had fun just walking around looking at everything and pretending we knew how to cook.

The market occupies a one-of-a-kind space. It seems to be a former commercial space, with an industrial style sliding door across the front. The rafters' wooden beams are interspersed with skylights which allow in plenty of natural light. Basically, the rear of the establishment is more of a coffee shop than a café, with both loft and outdoor seating and the prerequisite internet connection. There’s even a small room in the loft which we gather can be reserved for private parties or community meetings.

Being right on the west side of Vermont, just south of Washington and before the Santa Monica freeway, there didn’t seem to be a lot of available parking. However we had no trouble pulling up and parking right in front on a weekday.

So while we don’t give it kudos for prepared cuisine, we highly recommend it as a market for healthy and conscientious shoppers.

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Hours:

Monday – Saturday 7 AM – 7 PM

Sunday Noon – 8 PM

Buster and Earl are award winning food critics for WAHA. Look for future reviews of West Adams’ fine dining establishments in upcoming newsletters.



WAHA Demonstration Day

Sunday, June 26, 2016 10:00 a.m. to 1:00 p.m.

Wellington Square Farmer's Market

WAHA is sponsoring a day to observe and listen to experts demonstrating the following skills needed for home preservation and restoration:

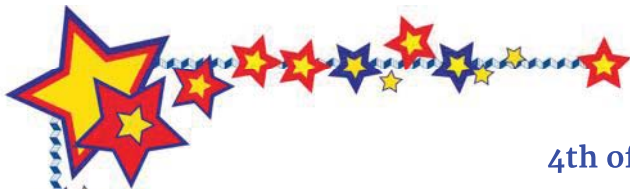
Joe McManus: Hardware cleaning and restoration while preserving the patina

Kevin Kuzma: Restoration of double hung windows, glazing, weights and ropes, sills, frames, locks, etc.

John Patterson: Historic paint colors and combinations.

Alec Tsongas: Master carpentry restoration of of hardwood kitchen counters, paneling, etc.

Please do not miss this opportunity to ask these experts questions on all manner of Do It Yourself (DIY) projects. You may even consider hiring them as they really know the business of proper home preservation and restoration. And don't forget the added benefit of shopping the Farmer's Market for fresh produce and bakery items. Parking is free and plentiful.



4th of July Barbeque

1:30-3:00 p.m.

Kinney Heights at 2286 23rd Street, thanks to Karen Snyder

Come celebrate the 4th of July at WAHA's annual barbecue. where there is fun for the whole family! If you are new to us, this is a great way to meet lots of people and it's usually one of our biggest events of the year. Please do stop by before you go off to other festivities! WAHA provides hot dogs, hamburgers and drinks. Bring a potluck side or dessert to share with at least 10 people.

We always need help with set up and clean up and would love to have volunteers for 1/2 hour shifts on the barbie. Please contact Suzie at events@westadamsheritage.org to volunteer.

Save the Date: The Ice Cream Social will be August 14, 2-5 PM.

Mark your calendars now!



Classified Ads

Anyone interested in information on having solar installed in your home, please contact Phoebe Heywood at 323-733-9091.

House Keeper Available: Experienced, good work ethic, own transportation.
Currently working in West Adams.
Call: Blanca 213-884-0840
For a reference call: Norma 323-731-2010.

To have your classified Ad placed in this newsletter for members to be aware of, please send your proposed Ad to news@westadamsheritage.org no later than the first of the month prior to the month of publication of the Ad.



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Suzanne Henderson Vice-President, Events	323-731-3900
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Paula Brynan, Secretary	323-936-7285

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SeElcy Caldwell	323-292-8566
Jim Childs	213-747-2526
Lore Hilburg	323-934-4443
Janel Glover	
Laura Meyers	323-737-6146
John Patterson	213-216-0887
Roland Souza	323-804-6070
Jeff Theer	323-964-9999
Candy Wynne	323-735-3749

Advisor

Harold Greenberg Legal Advisor	323-732-9536
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New Members

Prianna Ahsan & Brandon Ayers
Amanda Jegeus & Tomas Jegeus
Michael Nigosian

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Lore Hilburg and Reggie Jones

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Willie Thomas
Lindsay Wiggins

WAHA (and Friends) Calendar

Saturday, June 4, 2016 10:00 a.m. to 4:00 p.m.

A Walk in the Park: A tour of Historic Victoria Park Circle

Advance purchase tickets available online at

westadamsheritage.org

or by sending a check to:

West Adams Heritage Association

2263 S. Harvard Boulevard,

Los Angeles, CA 90018

WAHA Members \$25, General Public \$30 until May 27th

\$35.00 Day of Event

Tickets will be held at check-in at 4325 Victoria Park Drive

June 11, 2016 10:30-Noon

Make Jefferson Beautiful Open House

Loren Miller Park

Sunday, June 26, 2016

10:00 a.m. to 1:00 p.m.

WAHA Demonstration Day

Wellington Square Farmer's Market

Monday, July 4, 2016

***4th of July Barbeque* 1:30-3:00 p.m.**

Kinney Heights at 2286 23rd Street, thanks to Karen Snyder

Sunday, August 14, 2016 2:00-5 :00 p.m.

Ice Cream Social