

The Evolution of the Jefferson Park HPOZ

In the neighborhoods that comprise Historic West Adams, being part of an Historic Preservation Overlay Zone (HPOZ) is not all that unique. However, being part of one of the largest HPOZs in the City of Los Angeles does make the Jefferson Park HPOZ perhaps a little different.

The Jefferson Park HPOZ was born as an idea more than a decade ago, and its approval by the City of Los Angeles, in concept, came just as the city's finances became such that the normal historic resources survey could not be funded. It was not until sometime later that the efforts of a number of residents resurrected and completed the process in early 2010. While a formal board was not appointed until approximately 2 years after the HPOZ was approved, an ad-hoc advisory board met during that time to help the city process cases within the new Historic Zone.

With a board finally in place, the HPOZ went to work on the day-to-day activities of this city body. But with the large size comes a wide variety of issues to review. While some HPOZ boards have a volume of cases that only requires them to meet every few months or



less, the Jefferson Park HPOZ has a case volume that requires almost every one of the planned, twice monthly standing meetings occur as scheduled.

When we first started it seemed that a large number of cases revolved around illegally constructed fences that are discouraged by the approved HPOZ plan. But as the HPOZ board has gone about its work, those cases have diminished and are replaced by a larger number of new items. These items deal with non-permitted activities as well as many applicants coming to the board for what are called

(Continued on page 2)

KNBC Television Features West Adams for Black History Month

WAHA was honored to have been contacted by Conan Nolan to assist him in preparing his report for NBC4's Black History Month Special that aired on Saturday, Feb. 13, 2016.

If you missed it, you can find the link on WAHA's Facebook page, and also our website. Be sure to check it out!

<http://www.westadamsheritage.org>

or go to <http://www.nbclosangeles.com/news/local>



consultations. A consultation is a way for someone with a potential project within the boundaries of our HPOZ—all the Council District 10 areas from Western Ave on the east to 7th Avenue on the west and from Adams Boulevard on the north to Exposition Boulevard on the south—to present their project and have the board provide input and feedback. Our cases also include buildings on the commercial corridors, another element that appears in only a limited number of HPOZs. In fact, one of our earliest success stories involved the mixed-use project at the corner of 4th Avenue and Jefferson. Working with the developer we were able to affect changes to the building’s design, massing, materials, and ground floor interaction with the street.

A possible reason for this shift is the support of the neighborhood itself and a separate outreach group formed by them. According to some of the staff in the Office of Historic Resources, this is unprecedented amongst the city’s HPOZs. The outreach has resulted in the following items:

1. Every home within our HPOZ receiving a door hanger, in English and Spanish advising them of the HPOZ process.
2. Announcements of every meeting along with the agenda

posted to social media such as the Jefferson Park boards on Facebook and Nextdoor.

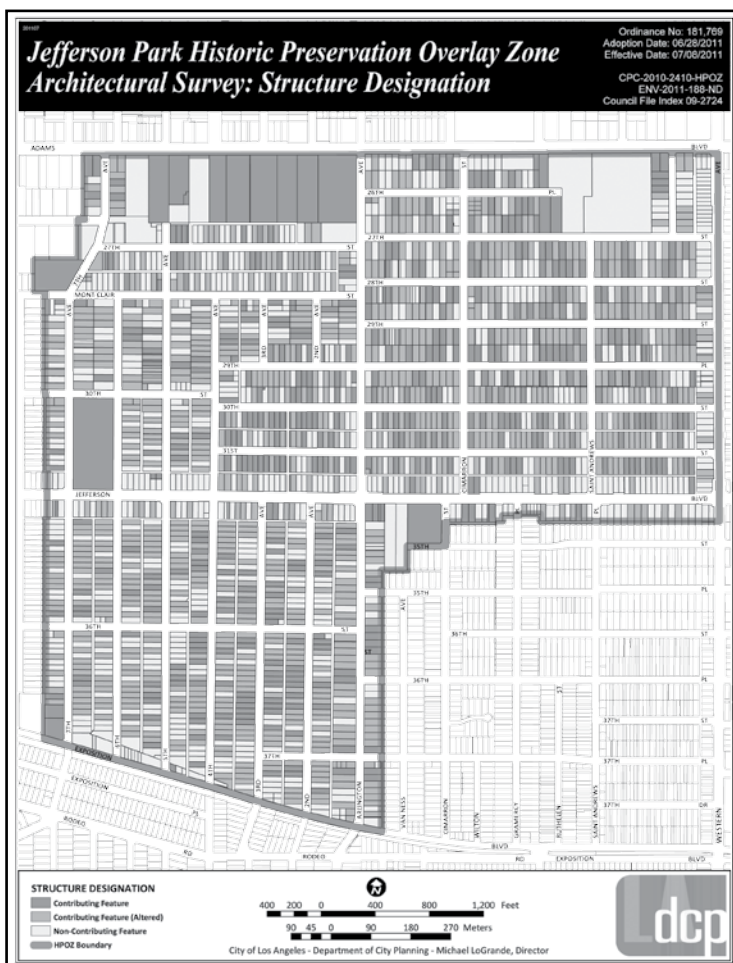
3. A recent poster delivered to each residence featuring a number of contributing structures within the HPOZ along with a separate bilingual letter advising readers of HPOZ resources.
4. Delivering a package to all new owners in the HPOZ that advises them of our existence and what it means to live and/or develop within a historic zone.

Another reason for this change in the working relationship with the community is the composition of the Board itself. The Jefferson Park HPOZ is entirely composed of residents of Jefferson Park who range from long-time residents living in the area for close to three decades to newcomers who have been here for less than ten years. We are also lucky to have two architects, members who have restored multiple historic structures, and others with extensive background in historic preservation on the board.

Whatever the cause for the shift, the Jefferson Park HPOZ sees itself not just as an enforcement board but one of education and assistance as the area moves into its second century of existence.

Editor’s Note: WAHA is proud to have supported the Jefferson Park Neighborhood’s efforts at attaining HPOZ status over the years, both financially and with many, many volunteer hours.

David Saffer, a West Adams resident since 1990, has lived in and been restoring his 1910 bungalow in Jefferson Park since that time. Besides serving as Chair of the Jefferson Park HPOZ Board he is a Past President of WAHA, a docent for the LA Conservancy for almost 30 years, and currently sits on the Board of Directors for the Los Angeles Historic Theatre Foundation.



Homes in Jefferson Park HPOZ



Homes in Jefferson Park HPOZ
Photos: Suzanne Cooper



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Spacious c. 1902 Home on Sought-After Block in Adams-Normandie HPOZ — Grand entrance hall, refinished woodwork, 4 BR, 3 BA, 3,184-sq-ft. Asking \$830,000 — Jane Harrington, 818-943-5650

COMING SOON: Cotswold Cottage in Western Heights, c. 1923 — Adam Janeiro, 323-401-3952

COMING SOON: Arlington Heights Craftsman Bungalow — David Raposa

COMING SOON: Victoria Park Tudor, restored and upgraded — Edward Moore and David Raposa

IN ESCROW

Adams Boulevard Victorian, all original historic details — 2 parlors, tiled fireplaces, extensive woodwork, butler's pantry, 4 bedrooms. — David Raposa

Cameo Woods Condo — views of Baldwin Hills scenic overlook — Adam Janeiro

Granada Hills Townhome — Adam Janeiro

Perfectly Preserved Craftsman, Western Heights — Great woodwork, fireplace inglenook. — David Raposa

View Park Character Home — Adam Janeiro

SOLD

Glendale Condo — Jane Harrington

Our agents live and work in Historic West Adams

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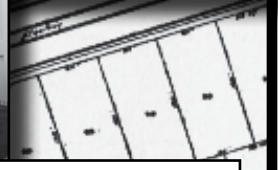
Victoria Park

A HANDSOME private residence park on the high ground on West Adams Heights Hill. All park drives 100 feet broad. Lots 60 to 110 feet wide. Average depth 150 feet. 7-ft. sidewalks. Petrolithic paved roadways.

VICTORIA Park will be lighted by wrought iron and stone electroliers, 12 to 14 feet high, with five large electric lights on each.

Building Protection

is such that houses will cost \$4000 and \$5000 up to \$20,000. The first half of the lots are being reserved rapidly at \$1750 to \$2950, averaging about \$2000; \$20 to \$40 per front foot. The last half



Victoria Park was originally listed in the Los Angeles Herald newspaper in January 1907. It was offered by a group of businessmen to establish a residential tract of "high class homes" for "desirable people." The houses would cost no less than \$4,000, a huge amount at the time. There would be public transportation that would include West 16th Street (now Venice Boulevard) using a streetcar line along the south boundary and the West Pico line on the north boundary.

The architecture designs of Frederick Law Olmsted strongly influenced the enclave. Olmstead believed that circular shapes should be used to break up the linear look of many urban areas, leading to an attractive neighborhood. Many of the homes were built between 1910 and 1915 and are excellent examples of the American Arts and Crafts Movement

Editor's Note: This is the first installment of a new feature intended to bring focus to a different West Adams neighborhood or block club. If you would like to have your neighborhood featured, please contact: news@WestAdamsHeritage.org.



OR AUTOMOBILE APPOINTMENT, OR TAKE WES

NEIGHBORHOOD SPOTLIGHT: VICTORIA PARK CIRCLE



Photos: Reggie Jones

Another Unsolved West Adams Caper

August 19, 1936 was a mild summer day in Los Angeles—a beautiful and breezy 78 degrees—perfect for local housewife Mrs. A.C. Rau of 1849 South Harvard Boulevard to run errands.

It was 11:45 AM when she arrived at the Citizens' National Trust and Savings Bank at 4830 West Washington Boulevard. She entered the bank and walked up to bank teller W. Lindstrom's window. As they were conducting business, Mr. Lindstrom gazed over Mrs. Rau's shoulder and spied two men entering the lobby. One of the men was holding an automatic weapon in each hand. The armed intruder came up behind Mrs. Rau who was still oblivious to the danger and demanded money from Lindstrom. The teller sounded the alarm instead.

Also in the bank was LAPD Detective Lieutenant C. W. Riblett. He hadn't noticed the bandits until the alarm went off—then he took action. He leaped over to a mezzanine window and attempted to get the hold-up man in his sights, but he was a heartbeat too late. The man seized Mrs. Rau who stood bewildered at the teller's window. He slipped his arms beneath hers and, using her as his shield began to fire at the officer. The bandit got off eight shots which ripped into the plaster walls sending small bits flying. Riblett jumped from the window and started down the back stairs where he ducked for cover. He got off one shot which smashed into the glass next to Lindstrom's window. His second shot, aimed directly at the man holding Mrs. Rau, shattered the plate glass of the bank's door.

Clutching the hapless housewife tightly against him the two-gun bandit backed toward the door. Meanwhile his accomplice dashed outside and began firing at Riblett through a window covered by a pair of blinds. Shots fired blindly from outside ricocheted off the walls and teller cages and everyone took cover wherever they could as they waited for the shootout to end.

Once on the sidewalk, Mrs. Rau was shoved aside and both would-be robbers jumped into a small brown coupe, the motor of which they'd left running, and disappeared south on West View Street.

Shaken, but otherwise unharmed, Mrs. Rau recounted her ordeal to the police and FBI investigators and then posed for a newspaper photograph. One of the patrons had the presence of mind to scribble the license number of the getaway car on the wall of the bank. Less than an hour after the aborted robbery the abandoned car in which the crooks had made their escape was found. Witnesses said that two



men answering the descriptions of the robbers had jumped from the coupe into a dirty green sedan and sped away. A BOLO (be on the lookout) went out immediately and cops were given orders to shoot to kill; however the bandits were never found and their identities remain unknown.

As for Mrs. Rau, we can only hope that she lived long enough to enjoy the benefits, and relative safety, of online banking.



Joan Renner is an L.A.-based writer, lecturer, and social historian with an expert knowledge of historic Los Angeles crime. For more vintage Los Angeles mayhem, visit her blog, Deranged L.A. Crimes (www.derangedlacrimes.com).

15th Street Renovation— A Neighborhood Project!

Taking on a complete restoration of a sadly neglected property is a difficult challenge by anyone's standards. It can feel a lot less overwhelming when you can create a collaboration of local talent to bring the project to fruition.

Having assisted Lore Hilburg a few years ago in the completion of her Wellington Square offices, I was honored when she called upon Inspired Living Interiors (ILI) once again, to seek my input on a potential purchase in Harvard Heights. The prospects were daunting—an exterior fully covered in asbestos shingles; interior neglect that only a boarding house can inflict on a home; every Douglas fir wood surface throughout the house painted over; "Carrera marble" contact paper on the fireplace, with the brickwork painted red with white grout lines that would do Santa Claus proud. All this on a cursory first glance. We hadn't even discovered a hastily-added shower that simply drained down the outside of the building!!

Lore chose to dive in. Jeff and I did some preliminary sketches for the kitchen and to figure out how to add a second bathroom to the upper floor. (Oh did I mention the existing bath walls were covered with linoleum tiles? Interesting concept!) Then we discovered the horrid condition of the plaster underneath. Turns out the tiles were a good and quick solution for a renter! Enter the second collaboration.

Lore turned to local historical architect Michelle McDonough who revisited our initial plans and came up with some even better designs that didn't sacrifice one of the upstairs bedrooms. Creative collaboration doesn't always go smoothly, but we were all very pleased with the final design and set out to "make it work."

George Cooper was selected as General contractor and he fielded a team that went about their work with sensitivity to the building's age, mixed with the understanding of bringing things up to code. A partial foundation repair became much more extensive than originally anticipated, but, isn't that almost always that case? A local foundation team from Julian Construction did an amazing job, without destroying too much of the original shiplap siding (discovered hidden beneath the asbestos tiles) and replaced the wood where necessary, matching it beautifully.

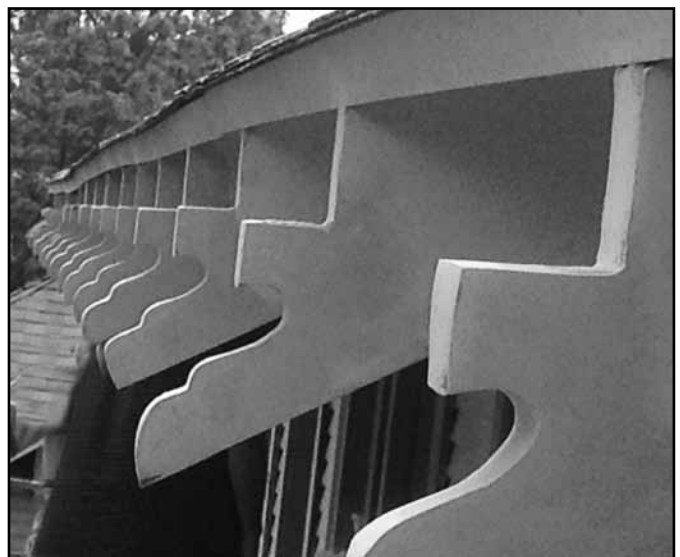
While all this planning was taking place, ILI got started on the inside. First up, the dining room wainscoting and built-in buffet, which were mercifully covered with only two layers of paint. It still took weeks of work to strip it down.

As anyone who has done this knows—and we know that's most of our long-term WAHA members—very few of the double-hung

windows were functional at this stage of the game. Bring in Kevin Kuzma from Revival Arts Restoration to undertake the window repair. Ropes and weights are one thing, but many window frames needed to be re-glued and the hardware stripped of layers of paint. And don't forget that we needed to use old-style wavy glass whenever a pane needs to be replaced!!

To get out of the way from all the termite damage abatement that was required inside, I directed my team to the exterior. The rafter tails are an intrinsic design element to so many of our Craftsman homes, and as is so often the case, the ones on the 15th Street house had seen better days—much better days!

Dry rot had set in to eat away what had not already been chopped off by someone trying to install rain gutters. The rafter tails had a beautiful detail and there wasn't a whole lot left to many of them. But that didn't stop us!! The before and after photos we've provided tell the story better than words can describe.)



Photos: Jeff Valdez for
Inspired Living Interiors

(continued on page 11)

STOP THE FLYOVER

Caltrans finally scheduled its first and only public hearing on the I-110 HOV/HOT Flyover, and its Mitigated Negative Declaration (MND) and Finding of No Significant Impact (FONSI) on February 23. By the time this newsletter goes to press the public hearing will have taken place. But it is not too late to have your voice heard.

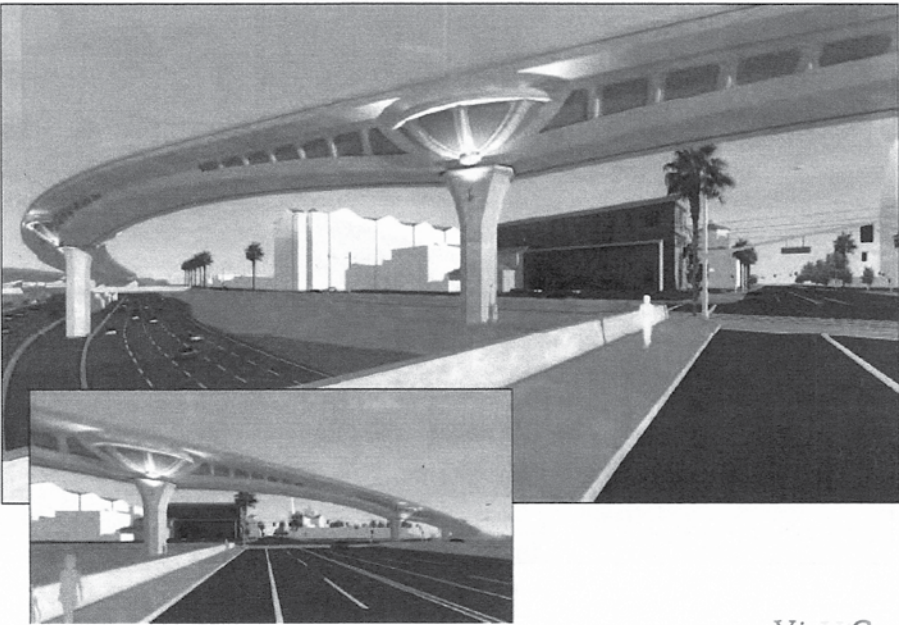
The I-110 HOV/HOT Flyover project will spend \$40,000,000 to move traffic two blocks and result in irremediable urban blight, disturbing the social, cultural, environmental and architectural fabric of our vibrant and historic neighborhood. Act now to have your voice heard. Write to Caltrans. The draft environmental document can be accessed online at http://www.dot.ca.gov/dist07/resources/envdocs/docs/EA27800-IS_EA-January_2016.pdf.

Public written comment is being accepted until March 21, 2016. Send your comments to the following address:

Mr. Garrett Damrath, Chief Environmental Planner
Division of Environmental Planning, Caltrans District 7
1110 High Occupancy Toll Lane Flyover Project
100 S. Main Street, MS 16A
Los Angeles, CA 90012

Please send a copy of your letter to:
preservation@westadamsheritage.org.

Visual Simulations CONCEPT 2



Caltrans

As we've reported, Caltrans is proposing to build a flyover transitway adjacent to St. John's Cathedral and in the heart of the University Park historic neighborhood. Caltrans determined in October 2015 that there are serious and irreparable effects to St. John's Cathedral. That impact alone should call this undertaking into question and require an Environmental Impact Report (EIR), not their proposed MND.

You cannot mitigate its severe and irreparable harm by (as they suggest) interpretive programs, streetscape improvements or by preparing a preservation plan for the Church. The project will damage the environmental setting of St. John's Cathedral and would impose further blight on the University Park/West Adams neighborhood. And we ask, for what cause?

To move traffic two blocks at a public cost of \$40,000,000, which then dumps traffic at the intersection of Figueroa and 23rd Street will create further traffic and circulation problems. And this is done only to cut seconds off a car waiting at peak hours in the HOV/HOT off ramp on Adams? This does not solve the traffic and mobility problems inherent in the downtown area but rather moves the mobility issue two blocks to an already challenging intersection.

Caltrans claims "the project would alleviate the congestion and reduce the queuing and delay on the HOV/HOT mainlines and Adams Boulevard off-ramp connector. Increasing capacity at this location is key to ensuring that the HOV/HOT lanes can serve additional toll users and reduce the delay." More analysis needs to be undertaken regarding the purpose and need for this project.

We have all seen what construction of the Santa Monica Freeway did to West Adams communities decades ago. This new intrusion must be stopped. People entering our historic West Adams community at Figueroa can enjoy this sheltered open space without being confronted with the repressive visual blight that our freeway system has inflicted on so much of Los Angeles.

In speaking with one Caltrans staffer, I was informed, "We build highways, not communities." This thinking needs to be re-examined.

Caltrans staff finds our neighborhood context a collection of mini-malls,

View C

❖ PRESERVATION MATTERS

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 instance of visual blight will not make a difference. The flyover is just one more negative undertaking that will seriously harm what is a historic, pedestrian friendly community and an oasis from the downtown cement enclave.

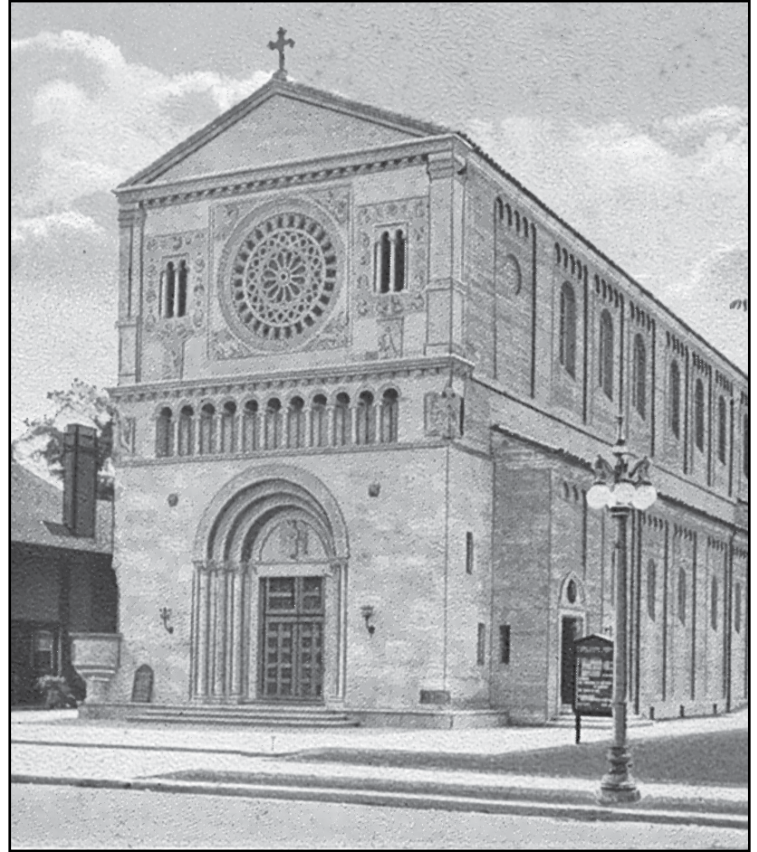
WAHA and St. John's see a vibrant and significant historic neighborhood composed of a wide array of historic resources which includes St. John's Episcopal Cathedral, St. Vincent's Church, the Chester Place Historic District, the Automobile Club, the Stimson House, the Slauson house, Stella Maris Residence and Texere Plaza. The below grade in-cut of the I-110 itself protects these historic resources and neighborhood from viewing the freeways. So much depends on where one stands and one's perspective. Caltrans misleads the public as it skews its view sheds [a view shed is the geographical area that is visible from a location] with pictures of mini-malls and fried chicken outlets.

What Caltrans fails to understand is the openness of the sky, the pedestrian ambience, the lack of an oppressive freeway ramp hovering over the buildings and dumping traffic and pollution and noise into what remains a historic and visually open setting. Where you decide to stand seriously changes your views. As the Fathers and Rectors of St. John's Cathedral wrote, "The proposed flyover project seeks to discount our vibrant and historic neighborhood by cutting through it once again."

"The I-110 Flyover would create a new physical barrier between St. John's Cathedral and the surrounding neighborhood and degrading the overall character of the community"(LA Conservancy). Please write now and have your thoughts be known. We would like to thank Councilmember Curren Price of Council District 9 (in which the flyover is located) and his staff who have been working with WAHA, St. John's, the LA Conservancy and others on this critical issue.



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



St. John's Episcopal Cathedral



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

COMING SOON: Wellington Square, 4+2 Mediterranean, 3,000 Sq. Ft.
COMING SOON: Wellington Square, Craftsman—Price TBD
JUST LISTED: 4424 Victoria Pk. Dr., 4+5 Colonial—Offered at \$1,259,000
JUST LISTED: 4422 Victoria Dr. Pl., Huge Duplex—Offered at \$1,239,000
ACTIVE: 1938 Buckingham Rd, 3+3 Spanish — Offered at \$1,475,000
ACTIVE: 2103 Buckingham Rd, 5+4 Mediterranean — Offered at \$1,359,000
IN ESCROW: 1751 Buckingham Rd—Offered at \$1,529,000
Just SOLD : 1815 Virginia Road in La Fayette Sq. — SOLD for \$1,300,000

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Do you Burn for Bernie? Are you a winner for Trump? Are you sitting back and wondering how the Presidential primaries turned into a bad reality show? Well, next month you can participate in a real democratic, free election with no voting machines or super PACS. It is the annual West Adams Heritage Association (“WAHA”) board election.

This past year WAHA has had many successes attributable to your board, but many on the board have given their all and deserve a break.

We would welcome those with new ideas, or a willingness to work on implementing changes already begun. Anyone notice a lighter, easier to read newsletter? Anyone notice WAHA’s involvement in the fight to make the communities safer from local oil drilling? How

about saving the Bishop mansion on West Adams or helping to stop the proposed change to the 110 freeway? Be a part of those efforts. We need help with educating new residents about restoration. We need your participation. Run for the board.

April’s meeting will take place at the home of WAHA’s current President and the newsletter publisher. I hope all of you will attend. This will be your opportunity not only to see our happy 1921 craftsman with some vintage stained glass, but also view our sustainable native plant garden and some amazing art and artifacts inherited from my amazing mother. You will see incredible pre-Columbian Peruvian hats, Guatemalan textiles, modern art from the 1960s LA art scene and Korean rice paintings among many others.

Come for the election on April 17th and stay to enjoy the art. As always, refreshments will be provided.

Lore Hilburg can be contacted at president@westadamsheritage.org.



ASK NOT WHAT WAHA CAN DO FOR YOU...

WAHA is looking for a few good men and women. Our Board of Directors election and Annual Membership Meeting is on April 17th and we need candidates to step up.

As always, we are looking for board members with fresh, upbeat, enthusiastic ideas. This community was founded by the best volunteers in the nation, and now is the time for members (you!) to come forward.

You need not spend an extraordinary amount of time doing tasks, but you must be committed to WAHA’s goals of providing both member and community service, and its historic preservation mission of advocacy. Generally speaking, board members are expected to attend all WAHA board meetings (usually held the fourth Thursday of each month), help with WAHA’s fundraising efforts, and share in the responsibility for WAHA’s events, committees, advocacy, and social functions. We don’t have many requirements: a love of old houses and other historic buildings, an enthusiasm for community activities, membership in WAHA for at least six months, and

a desire to preserve and improve our neighborhoods. WAHA always needs expertise in fundraising, zoning issues, and historic preservation. But if you have a program you’d like to initiate, those ideas are welcome, too.

If you’d like to run for the board, please submit a brief (100-word) candidate’s statement introducing yourself to the membership. We will run these statements in the April 2016 WAHA Matters newsletter. The submission deadline is March 14th. Please e-mail your statement to president@westadamsheritage.org. If you are still pondering your involvement past that deadline but decide to run for the Board that’s fine. All Board candidates must be present at the April election meeting, so if you decide you do wish to run, then you must be at the election meeting in order to be considered.

If you’d like to learn more about the requirements (and benefits) of serving on the WAHA board, please contact WAHA President Lore Hilburg, at president@westadamsheritage.org.

15TH STREET RENOVATION (CONTINUED)

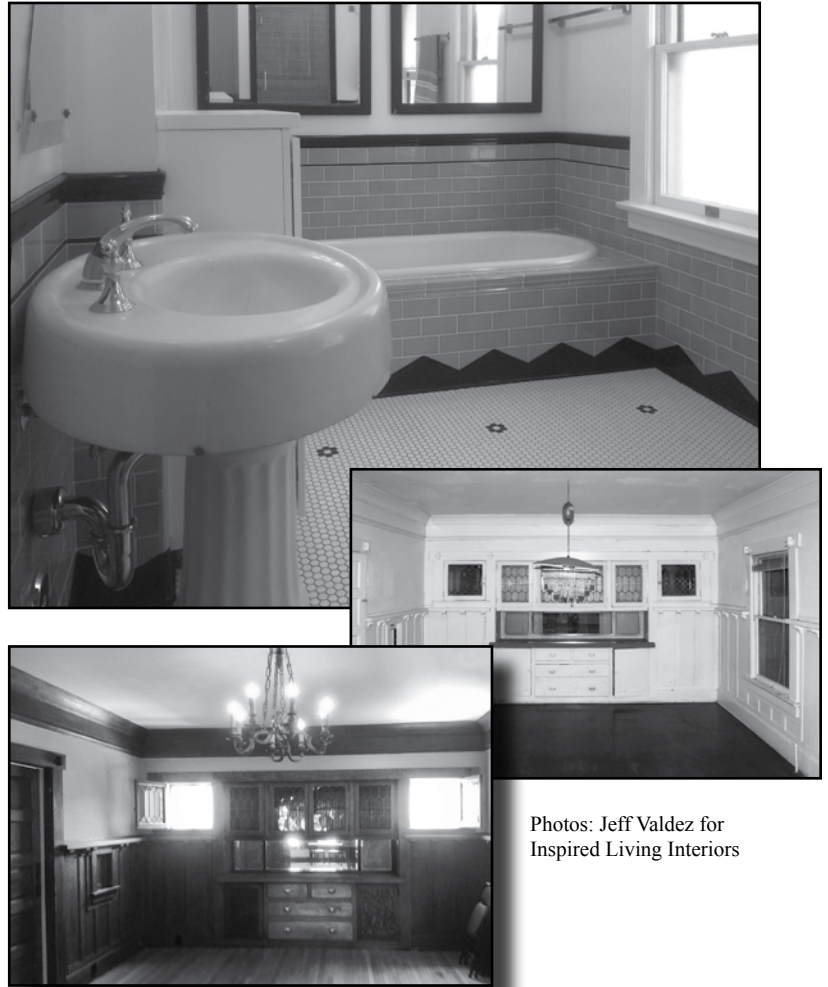
(continued from page 7)

This was actually the fun part—seeing original details coming back to life. The next step was the master bath. The footprint of the bath itself had been completely changed, so we started with the decision to re-purpose the claw (less) claw-foot tub into a built in and we knew we wanted to re-create an Art Deco styling. The results speak for themselves!

While the story may have come to a happy conclusion with the completion of the project itself, the neighborhood still had another role to play. A young couple living just three doors east of the project had been keeping an eye on the progress occurring on their block. They thought the house would be a great home in which to raise a new family. They knew this home would be the perfect choice for her downtown loft-living friends, who were expecting their first child. Sure enough Justin, Ivy and Loretta are now neighbors and are enjoying their “new” 100-year-old house!

West Adams Heritage Association was born from neighbor sharing their experiences and challenges—“what do you call those things that....?” It is wonderful that as a much newer transplant to West Adams, I too can participate in the tradition of neighbor helping neighbor.

I’m proud to live, and work, and collaborate, in Historic West Adams!!



Photos: Jeff Valdez for Inspired Living Interiors




John Patterson & Jeff Valdez ILI has been working in West Adams (and beyond) for more than ten years. Jeff heads up the Holiday Tour Appetizer Kitchen each year, and John recently served for five years as WAHA President.

SINGLE FAMILY HOMES SOLD JULY 2015 - DECEMBER 2015
WEST ADAMS EQUITY UPDATE

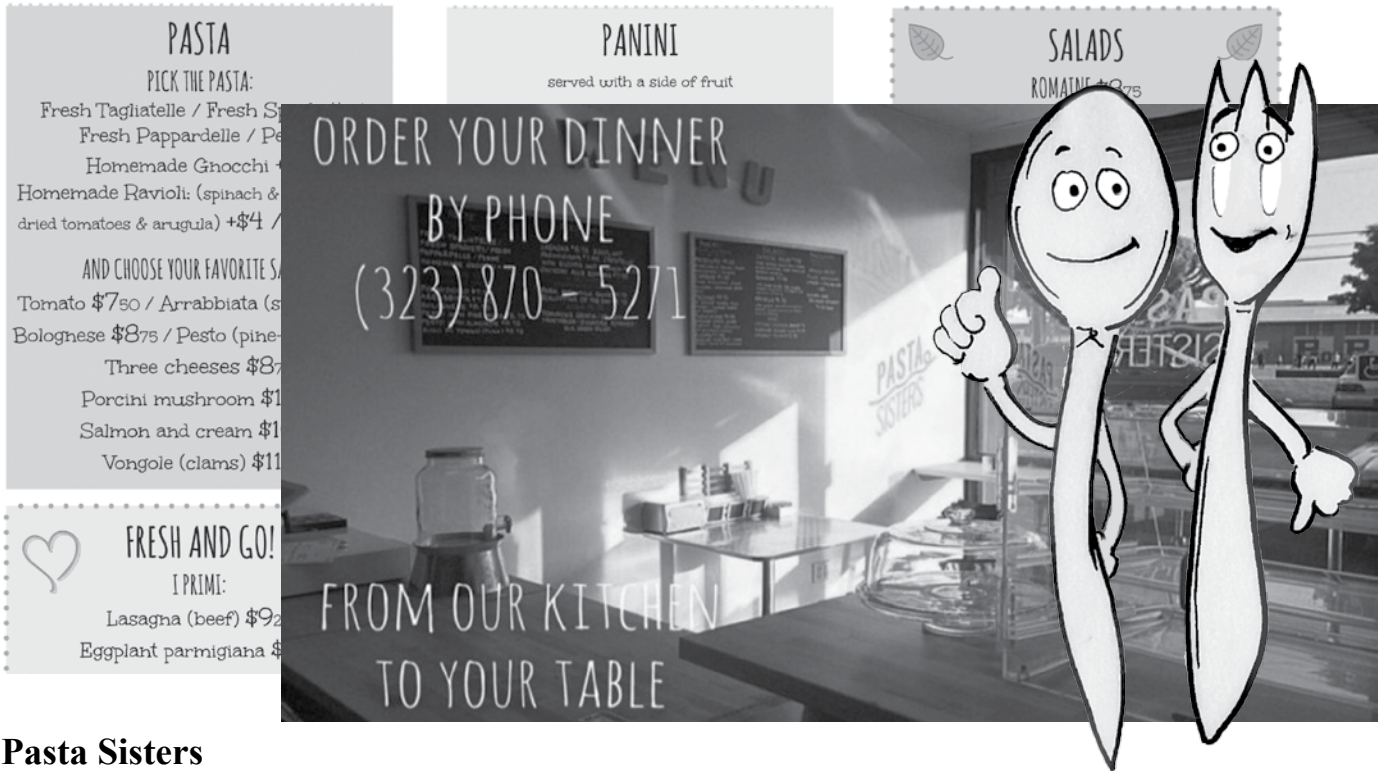
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|--------------------------|-------|--------|--------------------------------|-----------------------|-------|---------------------|------------|----------------------------------------------|-------|--------|------------|
| ARLINGTON HEIGHTS | | | SOUTH OF ADAMS | | | LEIMERT PARK | | | | | |
| 2946 West Blvd | 3+1 | 1177 | \$475,000 | 2541 Hillcrest Dr | 2+2 | 1040 | \$449,900 | 2805 Somerset Dr | 2+1 | 1049 | \$455,500 |
| 4804 Mascot St | 3+2 | 936 | \$499,000 | 2902 S Harcourt Ave | 2+1 | 1145 | \$520,000 | CRENSHAW MANOR | | | |
| 2206 Vineyard Ave | 3+3 | 1469 | \$592,000 | 2840 S Palm Grove Ave | 3+2 | 1450 | \$535,000 | 3940 Somerset Dr | 3+2 | 1346 | \$620,000 |
| 2337 West View St | 3+2 | 1387 | \$575,000 | 2959 Vineyard Ave | 3+1 | 1246 | \$605,000 | UNIVERSITY PARK/NORTH UNIVERSITY PARK | | | |
| 3211 W 17th St | 2+1 | 983 | \$499,950 | 2622 S Harcourt Ave | 3+2 | 1802 | \$560,000 | 1343 W 20th St | 4+2 | 2232 | \$475,000 |
| 2367 Lucerne Ave | 2+1 | 1016 | \$335,000 | 3416 Buckingham Rd | 3+3 | 2200 | \$572,000 | 1731 New England St | 5+4 | 1704 | \$480,000 |
| 2350 Lucerne Ave | 2+1 | 864 | \$215,000 | 2850 S Victoria Ave | 3+2 | 1633 | \$635,000 | 1616 Menlo Ave | 3+2 | 1775 | \$478,000 |
| JEFFERSON PARK | | | WEST ADAMS NEIGHBORHOOD | | | ANNA | | | | | |
| 3107 5th Ave | 3+1 | 1256 | \$457,000 | 3414 W 27th St | 3+2 | 1322 | \$615,000 | 1732 W 22nd St | 4+2 | 1752 | \$455,000 |
| 2055 W 29th Pl | 3+2 | 1404 | \$410,000 | 2920 S Harvard Blvd | 3+2 | 1400 | \$450,000 | 1625 W 23rd St | 4+2 | 2360 | \$648,000 |
| 2364 W 29th Pl | 2+1 | 1260 | \$425,000 | 3112 Brighton Ave | 3+2 | 1440 | \$532,000 | MISCELLANEOUS | | | |
| 3218 Montclair St | 3+2 | 1050 | \$520,000 | 2932 S La Salle Ave | 2+2 | 1632 | \$505,000 | 2335 Crenshaw | 3+1 | 2046 | \$480,000 |
| 4025 W Mont Clair St | 3+3 | 1141 | \$500,000 | 2647 S La Salle Ave | 4+2 | 3166 | \$550,000 | 1930 W 20th St | 4+2 | 1668 | \$579,000 |
| 2139 W 31st St | 2+1 | 1535 | \$525,000 | 3010 S Harvard Blvd | 3+2 | 1400 | \$560,000 | 1956 S Mariossa Ave | 3+2 | 900 | \$489,000 |
| 2279 W 29th St | 3+2 | 1464 | \$514,800 | 1800 29th St | 4+2 | 1780 | \$550,000 | | | | |
| 2279 W 29th Pl | 4+2 | 1593 | \$585,000 | THE AVENUES | | | | | | | |
| 3489 2nd Ave | 4+2 | 1540 | \$601,111 | 2501 12th Ave | 3+2 | 1617 | \$565,000 | | | | |
| 583 W 35th St | 3+2 | 1539 | \$450,000 | | | | | | | | |

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Pasta Sisters

Strip malls are not the first place one thinks of as a place to find food to nourish the soul. However, there are some places in West Adams which have turned up in the past few years and we plan on exploring these places over the next few months and sharing the results with WAHA.

One hidden gem we have found is Pasta Sisters located on the northeast corner of Wilton and Pico. It's tucked between a T-Mobile store and a laundromat with minimal parking in front, especially during the noon hour. The place is run by a mother, a sister, two daughters and a son (who wanted it called Pasta Brother but was outvoted). The store front has about ten places to sit and eat in a small customer area so most of the business is for take-out orders.

Pasta Sisters specializes in healthy, authentic, Italian cuisine made from sustainable and organic ingredients. Look at the website for the whole story. We consider the star attractions here to be the homemade pasta (especially the fresh pappardelle and the fresh spaghetti) and the sauces to complement (pesto with pine nuts, bolognese, and the spicy arrabiata are our recommendations). They come prepackaged for about two to three people for cooking a quick meal at home. We also liked their eggplant parmigiana which is delicate and cheesy.

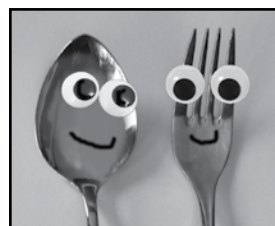
The take-out menu includes the standard salads and a variety of panini. Special dishes are made and offered based on what's available in the markets. Recent specials were pumpkin pistachio

ravioli and a porcini mushroom ravioli. There is a small deli counter offering cheeses and meats; and a small selection of wine, olive oils, balsamic vinegars and such are offered for sale. Catering and larger quantities of their dishes are available by request.

All in all we find this establishment a welcome addition to the West Adams family. Stop in, take something home, and see what you think.

Pasta Sisters
 3343 West Pico Boulevard
 Los Angeles, CA 90019
 (323) 870-5271
www.pastasisters.com

Hours:
 Monday – Friday, 11:30 AM – 7:30 PM
 Saturday, 11:30 AM-3:30 PM



Buster and Earl are award winning food critics for WAHA. Look for future reviews of West Adams' fine dining establishments in future newsletter editions.

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Make check payable to WAHA and send to:

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

❖ UPCOMING EVENTS



March 13, 3:00 p.m.

Booksigning, *The King and Queen of Malibu*

2263 S. Harvard Boulevard

New York Times best-selling author David K. Randall will be discussing his latest book, *The King and Queen of Malibu: The True Story of the Battle for Paradise* at the former Rindge mansion on Sunday, March 13th at 3 p.m. The home is now owned by Harold Greenberg, a real estate and criminal law attorney who lives and works in the 11,000 square foot mansion.

The book, which *Publisher's Weekly* called "fascinating" and "thoroughly researched and well-written," tells the story of Frederick and May Rindge, the unlikely couple whose love story propelled Malibu's transformation from an untamed ranch in the middle of nowhere to a paradise seeded with movie stars.

An extremely limited number of books will be on hand to purchase. In order to secure a signed copy, please purchase one beforehand at local bookstores or Amazon (<http://www.amazon.com/The-King-Queen-Malibu-Paradise/dp/0393240991>). The previously scheduled St. Patrick's Celebration has been canceled to make room on the calendar for this wonderful opportunity. Feel free to invite others.

April 17 2-5:00 p.m. Election Meeting

1651 Virginia Road, in Lafayette Square.

Enter off of Crenshaw on St. Charles between Venice and Washington.
Come help shape the future of WAHA (and have fun, at the same time!)
Please see the President's Message for more details

WAHA is Going Green!

Our major goal for this calendar year is to transition the Newsletter from the printed document you've consistently received in the mail to one you are able to read online via email. Not only is this better for the planet, but it will allow us to use the money for preservation rather than postage. The electronic version will have all the content of the mailed version—with the extra perks of full-color photos and occasional bonus content. You will be able to link to content on the WAHA website or to other information sourced online. However, the greatest benefit is that this new format will be a much less expensive tool for WAHA to communicate with members, saving thousands of dollars in print and mailing costs. The savings can be made available for the important preservation advocacy you count on us to provide.

The online newsletter is currently being designed by Lentini Design to showcase the new, full-color possibilities. It will be emailed to all WAHA members to allow you to visually compare the two formats, and to see all of the benefits the new digital version will provide.

If you are interested in receiving the electronic format, please be sure we have your correct email address. There are two ways to contact us.

1. Contact the membership chairperson, Rina Rubenstein, at membership@westadamsheritage.org.
2. Login to the westadamsheritage.org website, click to edit your profile and update your email address.

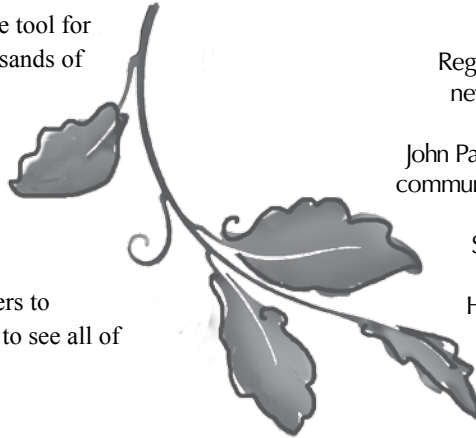
We sincerely look forward to your feedback on the new Newsletter format and content.

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