

A Celebration of Preservation Month: Highlighting Adaptive Reuse

May is the month designated by the National Trust for Historic Preservation as preservation month. It is a very fitting choice, as spring ushers in renewal. It is a time of reflection and inspiration where we celebrate achievements and analyze our future challenges. One of the effective strategies in the preservation tool kit is adaptive re-use. Adaptive re-use is the re-purposing of an old building from the use for which it was built to a new use that meets current needs. And the historic building continues to reinforce the streetscape and character of the neighborhood as new construction would not.

Here are four examples where historic designation was a key to keeping the wrecking ball at bay until such time the resources became available to adaptively re-use the building. Each property was either on the National Register (the federal designation) or a historic cultural monument (HCM, the Los Angeles City designation) or both. In our examples we have a mansion that fell on hard times that became an educational therapy center, a residential parking garage that became loft housing, a fire station that became an arts educational center, and a mansion carriage house that became a toddler day care center. (This is not a

comprehensive list but rather a sampling. If you have favorite examples, please e-mail me at preservation@westadamsheritage.org for consideration in future articles.)

Our first adaptive re-use is the Cockins House at 2623 South Hoover (1895 - HCM #519). Designed by the distinguished Victorian architects Bradbeer and Ferris, the Cockins House was built by William W. Cockins and his wife Sarah. After the crash of '29, the building was owned by the Bank of America. By the 1980s the Cockins House had been divided into many rooms and clad with imitation siding. It was purchased by USC in the early 1990s and many commercial and residential use options were explored. In 2000, after a 2.2 million dollar restoration, it became the USC Center for Occupational and Lifestyle Redesign. It stands proudly today at the corner of Hoover and 27th Street.

A second adaptive re-use is the Nolte Garage (1921), which sat forlornly at 922 West 23rd Street in the Adams Normandie 4321 Redevelopment Area. The Project Area Committee (advisors to the Community Redevelopment Agency or CRA) were sent many proposals to demolish, but fortunately they were rejected. The reason: the building was listed on the National Register of Historic Places as part of the St. James Park National Register District.

(Continued on page 2)

Cockins house: Before



Cockins house: After

All photos courtesy of Jean Frost



Over time, the building went from a residential parking garage, to a clock factory, later to a book distribution center, and then a vacant shell. The Nolte Garage Art Deco façade is now restored with the help of federal historic tax credits and the Garage building is adaptively re-used as residential loft housing. The project architect won an award. The University Park HPOZ Board engaged in a successful design review process with the developer and architect. Had the energy not been there for WAHA and others to monitor demolition proposals and intervene, the historic Garage would have been lost. It now fills in a unique neighborhood block of historic commercial-style architecture.

The Hobart Fire Station Engine Co. No. 18 (1904 - HCM #349) at 2616 S. Hobart was designed by John Parkinson (famous for Los Angeles City Hall, Bullock’s Wilshire and the Stearns-Dockweiler Mansion at 27 St. James Park) was an operating fire station until 1968. One earlier adaptive re-use did not succeed due to financial and operational difficulties. It sat vacant for sixteen years. Finally, through the CRA competitive bid process, the Exceptional Children’s Foundation was awarded the right to purchase the property to adaptively re-use it as a fine arts training center for adults with special needs as well as a community space. WAHA was active in seeing that it continued to serve a community need, preserving it as a non-profit educational center, rather than seeing it turned over to a for profit housing developer where the interior would have been severely altered and lost to public and community view.

A fourth award-winning adaptive re-use involves turning the 1899 Lee W. Foster Residence’ historic carriage house into a day care center. On the campus of Mt. St. Mary’s University, in the Chester Place National Register District, the child care facility operating on the site had outgrown its available space. The carriage house had been unused for some time. As the architect, John Caldwell (Caldwell and Associates) wrote: “This hundred year old unreinforced masonry carriage house now has a new life serving the community. It was structurally retrofitted to meet current codes and remodeled for its



Nolte Garage. before and after

ne use. I think you will find the exterior looks the same as it did a century ago except for the removal of the large carriage house doors.” The doors were preserved and repurposed on an adjacent new storage building, a recommendation of the HPOZ Board.



Carriage House

Adaptive re-use can be a key to saving historic buildings. It is such an effective tool that the City of Los Angeles approved an Adaptive Reuse Ordinance in 1999 and extended it to other neighborhoods of the City in 2003. It provides for an expedited approval process and ensures that historic buildings are not subjected to the same zoning and code requirements that apply to new construction.

Designating buildings is essential to saving them so they are available for adaptive re-use when the opportunity arises. WAHA has designated many historic cultural monuments (HCMs), and National Register buildings and Districts, and will continue to do so. West Adams is home to many such success stories as these four. We hope there are many more to come. Stay tuned as we may celebrate more examples in subsequent Newsletter articles.



Hobart Fire Station



Jean Frost is the current Preservation Committee Chair.

RESEARCHING A HOUSE

Many of us who love living in older homes want to know what the history of the house is. We look for evidence in the form of “footprints,” which might indicate that a wall, door or window has been added, removed, or simply moved to a new location. Porches have been enclosed, built-ins removed, etc.

Fortunately for most of us, research can begin right in our homes. The wonder of the internet means we no longer have to go downtown to pull building permits, or to the library to search city directories.

The best way to find out when your house was built, and if any legal alterations were made, is by going to the following city website where building permits, often scans of the permits themselves, can be accessed: <http://ladbsdoc.lacity.org/idispublic/>

The permits will give the age of the house, the architect, the builder, and the owner as well as details about the size and construction of the home.

Sometimes permits are not available, lost or misfiled. But for a good estimation of when the house was built, and a history of the ownership, the Los Angeles County Archives has mammoth books which show tax records for properties, including when “improvements” were made, i.e. when structures were added. The archives are located at:
Los Angeles County Archives
222 N. Hill Street Phone (213) 830-0198

Another benefit to the archives is that they also have wills. If you know when a previous homeowner died you might be able to pull their will and probate record and find a great deal more about the person in question. Let’s face it, most of the history of our houses evolves around the people who occupied them. A good website to use to begin researching people from Los Angeles is:

<http://theusgenweb.org/ca/losangeles/>

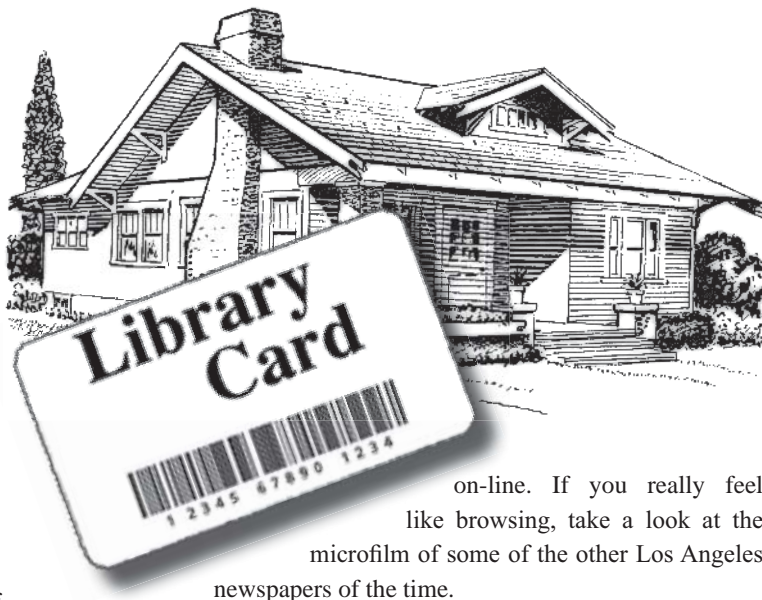
It also includes links to other sources.

Very often our houses were written up in a local newspaper when it was first built. The fast growing city was big news a hundred years ago, and builders and contractors often had their work featured. Los Angeles had a handful of different newspapers at the time, but only two are accessible on-line. The first is the *Los Angeles Times*, which can be found at the website for the Los Angeles Public Library. You’ll need a library card number to search on-line.

<http://www.lapl.org/>

Do not overlook other links on the Public Library website, particularly California Index and Genealogy Index. These provide great biographical information on early homeowners.

It may not hurt to make a physical trip to the library and see what they have available, but it’s best to start by looking at the catalog



on-line. If you really feel like browsing, take a look at the microfilm of some of the other Los Angeles newspapers of the time.

One newspaper which often featured our homes was the *Los Angeles Herald*. Only selected years are available on the Library of Congress website, but they are years that are critical to the development of West Adams. This newspaper can be found at:
<http://chroniclingamerica.loc.gov/>

Still more California Newspapers can be found at:
<http://www.genealogybank.com/>

Even though your house is in Los Angeles, you might find interesting facts about an original owner from other newspapers in the Southern California area.

For a price you can also subscribe to:
<http://newspaperarchive.com/>

Although it’s mostly New York newspapers, this free resource does have some California newspapers, as well as other states:
<http://www.fultonhistory.com/Fulton.html>

To really research the background of prior homeowners, the best Genealogical Source is Ancestry.com, although unfortunately it is also not free: <http://ancestry.com/>

However, do not overlook the website for the Church of Jesus Christ of Latter Day Saints (Mormon Church) which is free:

<https://familysearch.org/>

(continued on page 9)

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





Rusticana Lodge

The writer of this postcard blithely tells her penpal that house pictured is, “one of our typical Cal. bungalows,” but the truth is that this house was never typical anywhere—although it is among the most ubiquitous postcards depicting West Adams.

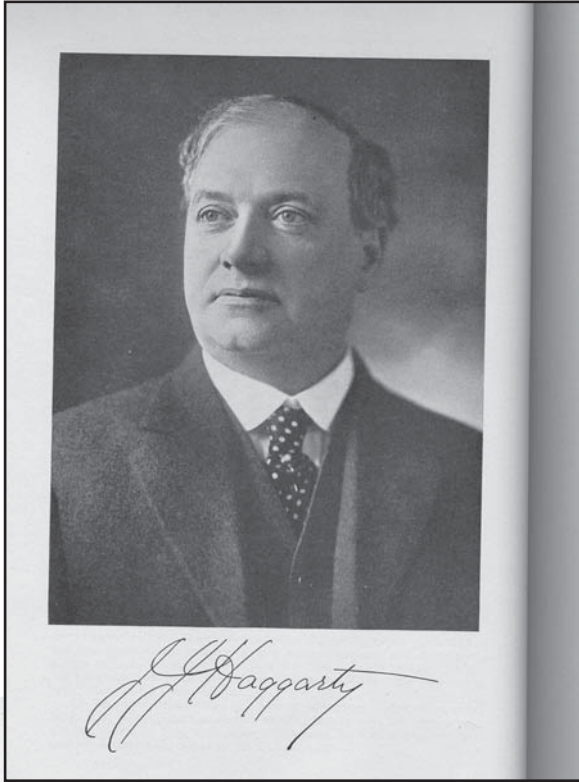
Judge Edwin Hale Lamme was so proud of his humble birth in a log cabin in Ohio that he paid tribute to it when he built his new house on West Adams somewhere between Budlong and Normandie in 1897. The area was described in the *L.A. Times* as “ultra fashionable” and the home as spacious, attractive and built entirely of “Injiany” (Indiana) hickory logs. Even the piano, “as fine as might be made,” was covered in the same rustic style. “The entire exterior, even to the music stool, is of hickory with the bark on it—withes, saplings, etc. worked into ornamental panelings and various pleasing designs.”

Edwin Lamme left his country schoolhouse at 16 to join the Army of the Potomac. He served during the Civil War, with one account saying he survived a contested accusation of straggling and desertion. His father and the captain exchanged stinging letters, with one man saying that Lamme was enjoying himself at the rear, while the other asserted that his son was hospitalized and, if he was lying, it was something he learned under the captain’s supervision. Ultimately, the younger Lamme’s sentencing was lenient, a slap on the wrist that consisted of sacrificing several month’s pay at a time when deserters could be shot. An 1896 article with short, rather flattering biographies of prominent Los Angeles lawyers claimed he had been captured and sent to Libby Prison, a place noted for its harsh and overcrowded conditions, describing his stay sarcastically as, “six months enforced rest at Richmond in the famous Hotel Libby.”

When the war was over, Lamme returned to Ohio to study law before being admitted to the bar in Indiana. His first wife was the daughter of a leading Indianapolis family who was said to have married him in a fit of pique. Be that as it may, the couple eventually divorced and Lamme married his stenographer, Miss Catherine Helling. She was described a tall young woman with a statuesque figure who was on good terms with the first Mrs. Lamme.

Edwin Lamme eventually ended up in Shanghai where he was disbarred by Judge L.R. Wilfey of the United States Court of China. Wilfey was impeached on the charge of creating a rule that no U.S. lawyer could practice in China without first passing an examination created by Judge Wilfey himself, ostensibly to allow him to disbar attorneys with whom he disagreed. He was not convicted and the editor of the *China Gazette*, who had publicized the charges, was sued for libel.

Lamme returned to California where he practiced law in San Diego. He died there on April 1, 1920. His “typical Cal. Bungalow” seems to have become the Log Cabin Inn circa 1916 and disappeared from public record after a sale of its old hickory furniture on February 24, 1920.



Haggarty Castle

It's highly unlikely that the home of J.J. Haggarty was ever described as typical and it was certainly never confused with a bungalow. In 1912, the well-known dry goods merchant had Knapp and Woodward build him a castle, complete with crenellations, at 3330 West Adams Boulevard. He named his \$100,000 home York Castle, and drew every detail from historic edifices all over England. The Los Angeles Herald said, "Authenticity was his demand, and as a result every tower and every exterior detail has its prototype in some early century original." One tower was recalled Windsor Castle, the design of a railing in the organ loft was from a stately home in Yorkshire and the music room featured, "balconies and stairwells elaborately carved after ancient designs."

J.J. Haggarty died in 1935—the Los Angeles Times honored his death with no fewer than five articles—and in 1941, the Los Angeles Church Federation moved into the castle. Haggarty's magnificent turrets and battlements were demolished in 1971 to make way for low-income housing. The Federation's executive director, Horace Mays, said, "This city needs housing and we're sitting on a piece of gold here—the market value is listed at \$168, 000." Haggarty's summer house in far-off Palos Verdes has fared better. Perched on a cliff overlooking the Pacific, the house offers spectacular views to the congregation of the Neighborhood Church.






Courtesy of Bison Archives

NEIGHBORHOOD SPOTLIGHT: SUGAR HILL ❖




NEIGHBORHOOD SPOTLIGHT: SUGAR HILL



Sugar Hill sits primarily on the eastern side of the junction of Western Ave and the Santa Monica Freeway, at the top of an east facing slope overlooking downtown Los Angeles. Starting in the early 1940s, successful African-American entertainers called this place home. They were the ones who initially called this area “Sugar Hill.” Actresses Louise Beavers and Hattie McDaniel owned homes here and it remains home to the First African Methodist Episcopal church.

Unfortunately, when construction of the Santa Monica Freeway began in the late 1950s, the path of the construction went directly through and destroyed the central heart of Sugar Hill. Many great homes were lost permanently to us as a result, but this area still contains some of the finest examples of homes built at the turn of the 19th and 20th centuries in Los Angeles. Enjoy!



Photos: Reggie Jones

BEAUTIFYING THE PRESIDENTIAL BOULEVARDS ■■

West Adams was once the premier district of Los Angeles with grand boulevards and thriving businesses that supported the stately architecture and beautiful neighborhoods stretching from Downtown to the Westside. Today this area is a fusion of old historic architecture, decades of infill buildings, restored homes and neglected buildings. No where is this more true than on the presidential boulevards. Situated between the revitalized Downtown and the Westside, these boulevards running through West Adams have become a frontier. New residents, businesses, and a myriad of interest in revitalizing West Adams is underway. This influx is promising to improve our commercial corridors, which we welcome. But, we in WAHA now know too much. We don't want to see a repeat of infill and poor development. We envision diverse businesses that serve our diverse community in spruced-up buildings that invite residents to stroll and shop along the boulevards. To this end, WAHA has formed the 3boulevards project to beautify the presidential boulevards running through West Adams.

We are one of the most diverse districts in Los Angeles. The benefits of this diversity is finding someone who can deliver, repair or serve almost anything we need and they are just up the street. The merchants along the presidential boulevards are also diverse: Mom and pop businesses, small manufacturing, and a variety of services. There is an influx of artists displaced from Venice Beach opening studios and galleries, young professionals priced out of Downtown and the Westside, and rounding out this cottage industry are the young entrepreneurial startups. Some merchants live over the store just as they did in years gone by. Some are a collective surrounding a lovely back entry courtyard with rather nondescript curb appeal on the street side. Some businesses have hired muralist to turn a wall into a canvas or turn signage into creative icons to hawk their wares. Others are adding some chic elements. They are all individual entities that are trying to make a go at it. The one thing they have in common is that they know nothing about the historic significance of West Adams. But, they are interested, as if it is a badge of distinction they can attached to their business. They are

also onboard for improving the boulevards. They too want safe and clean streets, good services and prosperity.

Sounds a lot like us when we moved here. Every tidbit of historic fact we learned gave significance to our choice of moving to an area without higher quality of life on its boulevards. We all moved here because we fell in love with an architectural treasure that was affordable. We had ideas about what we would change to make it ours. Fortunately, we got on the WAHA circuit and became enlightened of the area's historic significance, attended potluck restoration demonstrations and learned techniques, we connected and collaborated with the diverse population. This formula has worked for over 30 years in helping each of us preserve our homes and neighborhoods. Now, WAHA is applying the same successful formula to the commercial corridors.



■ ■ BEAUTIFYING THE PRESIDENTIAL BOULEVARDS

There are a myriad of approaches to revitalization urban areas from fund raising, government programs, foundation grants, clean-up days, investment clubs and business sponsors. Research shows that the most effective, long lasting approach involves the most stakeholders. That would be us, and the merchants of course. So let's talk about us. We've spent a lot of time and investment in beautifying our homes. Then we venture to and from them only to be met with a bit of shabbiness framing our neighborhoods. We wish for better. Everyone of us has expressed at one time or another 'wouldn't it be nice if that building or that corner or that boulevard would just...' We all have ideas. I have heard many times over the years a new resident getting excited about improving something on a commercial corridor and the excitement spreads, and then it goes into committee and dies. The momentum for fruition was with the person who came up with the idea. Ownership is a marvelous thing. It supplies the momentum.

We have role models to understand this phenomenon. The Wellington Square gentleman who donates each month for the care of trees along the boulevard flanking his neighborhood, or the individual who donated potted trees to dress up a storefront, or the neighborhood association who organized a cleanup Saturday, or the merchant who sweeps the sidewalk across five businesses all the way to the corner. Or, a foundation who consults with WAHA and highlights an historic monument in our mist with yet another layer of history, i.e. SCLARC, who I highlighted in last month newsletter in the Paul R. Williams article. Each of these people or groups took ownership. What we are proposing is everyone gets the opportunity to carry the momentum of their own idea. There's literally a smorgasbord

of opportunity to enhance the quality of life in West Adams that fits every talent and interest.

In appreciation of all efforts to beauty the presidential boulevards, the 3boulevards project will spotlight those improvements in our WAHA newsletter each month. In 2013, we photographed the streetscapes and commercial properties along the presidential boulevards to serve as before photos to any improvements in the spotlight. We will continually supply landlords, merchants, real estate agents, and investors information about the historic character of West Adams. And, as we did in our last issue of the newsletter with the article on the Art Deco Society Survey, we will highlight resources. These improvement notices intend to generate collaboration in small ways by lots of people among the commercial and residential folks that truly make-up West Adams.


Let us know if you see some improvement that should be spotlighted, or have an idea, or want to give notice for a group project.

3boulevards@gmail.com

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



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Researching a house (continued from page 3)

If you are interested in knowing whatever became of a previous homeowner who is no longer living, a great source for finding dates of death, locations of burial, and possibly other biographical information is:

<https://www.findagrave.com/index.html>

But finally, do not hesitate to use Google or some other search engine. There is no telling what you can find from just typing in your address, or a previous homeowner's name.

These are by no means the only websites you may end up using, but they are an excellent start. As more and more resources become available you will discover that researching the history of your home and its occupants is a never-ending quest.

There are times when designation is not enough to secure the continued life of a historic building. After recognizing the loss and impacts, the decision-maker can determine that, in the face of the facts and acknowledged significance of a historic resource, there is still a compelling reason to move forward and approve a project. Such is the case in the Los Angeles Sports Club Environmental Impact Report (EIR) for the Sports Arena demolition which will bring a still to be named soccer team to its new stadium by March 2018.

I was privileged to visit the Los Angeles Memorial Coliseum Sports Arena for one of its final concerts, featuring, fittingly, Bruce Springsteen who said “There’s something undeniably charming about the old dump.” He quipped, “Los Angeles, are you ready for the last jump at the dump...The joint that don’t disappoint.” Springsteen started his love affair with the Sports Arena when he opened his River Tour in 1980 and has played the site 32 times. “I’m gonna miss this old lady.” With the The River theme of love and loss, his lyrics took on new meaning at the closing of the Sports Arena. As he sang in The Hungry Heart, “We fell in love, I knew it had to end, we took what

we had, and we ripped it apart,” the lyrics could whimsically speak to the loss of the Arena.

The magic of my last visit, the image of the park, the trees, the music and the wonderful midcentury modernism of this low slung building will forever be set in my memory: tunes wafting above the air though the entry ways and to the street in a very populist, green and open setting. As Barry Werner of Fox news stated “all good buildings must meet the wrecking ball, (a sentiment about which we would not agree) unfortunately, and if you are gonna finish, you may as well go out with a Bruce Springsteen and an E Street band show.” Another music critic said “Love it or hate it, the Sport’s Arena was home to arena rock’s heyday and is the last of its kind, at least here in Los Angeles.”

And Springsteen must be very familiar with loss, as his home town music venue Asbury Park has declined over the years and is just now emerging from blight and regaining some position as an inviting place. As he wrote in the Wrecking Ball, sung at the demolition of Giants Stadium in the Meadowlands of New



Photo courtesy of Jean Frost

❖ PRESERVATION MATTERS

Jersey, “I was raised out of steel here in the swamps of Jersey, some misty years ago/Through the mud and the beer, and the blood and the cheers/I’ve seen champions come and go/So if you got the guts mister, yeah, if you got the balls, if you think it’s your time, then step to the line, and bring on your wrecking ball.” As architect and historian Alan Hess said “We shouldn’t be tearing down buildings. We should be reusing them.”

The L.A. Sports Arena has a rich history. Then Vice President Richard Nixon opened it in 1959. It was where John F. Kennedy was nominated for president at the Democratic National Convention in 1960. It was home to the Los Angeles Lakers and then the Clippers. It hosted the Final Four and the NBA finals. When built, it was an engineering marvel, with the longest steel trusses in any American building, in order to provide a great view for every seat.

The Arena was designed by Welton Beckett who us also famous for the Capital Records building, the Cinerama Dome, Parker Center, the Pan Pacific Auditorium, Clifton’s, and the Music Center. He worked with Paul R. Williams, Charles Luckman and William Pereira on Los Angeles International Airport. The Pan Pacific Auditorium was destroyed by fire in the 1980s. This is a tough year for Beckett’s legacy, as the Sports Arena is slated for demolition and Parker Center’s demolition has been proposed.

WAHA has significant concerns about Exposition Park as a whole, which contains is the Exposition Park National Register District and how the new soccer stadium integrates with the Los Angeles Memorial Coliseum and Exposition Park itself.

WAHA has been involved over the last decades in making project proposals in Exposition Park better and preserving character defining features of the Armory Building, the Ahmanson Building, the Coliseum and the Swim Stadium. Parks are significant to the quality of the lives and of people as they afford an opportunity for all of the public to experience open space and the benefits of park like settings. We hope to enhance the appreciation of our parks and

recognize Exposition Park as a very special thematic historic district. Los Angeles has not had a very good track record in managing its precious open space as Pershing Square is a glaring example. We hope the newly built Soccer Stadium project will have some historical context with its surroundings, a design challenge. We celebrate Exposition Park and encourage that it be recognized as an entity where the relationships among the various buildings relate to each other, built on its history. And we bid the Sports Arena a good bye.



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

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VOLUNTEER SPOTLIGHT: RORY CUNNINGHAM & DAVID PACHECO ❖❖

While they do not reside in West Adams, Rory and David have been long time volunteers for many WAHA events. Rory has owned homes in West Adams since 1989 and has been involved with WAHA since that time as a member, event volunteer and has served as a member of the Board. David began volunteering after they met in 2000.

How did you get involved in WAHA and volunteering for events?

Rory: The first event I got involved with WAHA was well before I lived there, around 1986 or 87. WAHA did not have enough volunteers for a tour of homes on Adams Blvd. and in the Avenues, so they asked the Los Angeles Conservancy, for which I was a volunteer if they could help staff the event. I think I was put to work with traffic control as people had to cross Adams Blvd. to get to the mansions on the south side of the street. Later, Mitzi March Mogul had a party for volunteers at her beautiful bungalow in Jefferson Park. When I saw Mitzi's home I said, "I want one!" A few years later, I purchased one just two blocks from Mitzi's. Later I sold that one for another home in Jefferson Park which I still own. I've been volunteering for WAHA ever since, and both of my homes have been on tour. I'm lucky to have David volunteer along with me at WAHA as well as other organization's events.

David: Well, I had never volunteered before meeting Rory and this is a lot of fun for me. We're always meeting new people who are a lot of fun to be with. At each event we see many of the same groups of people and over the years we've become good friends. I really enjoy that. After WAHA events, there's often a volunteer party so we get to relax with our friends - it's something we enjoy very much.

Why do you volunteer for WAHA events?

Rory: I got the volunteering bug from my mom, I think. I really love being a docent at the numerous events WAHA has put on over the years, especially the Holiday Tour and the Living History Tour. My favorite thing is to speak about the histories of the homes and their architecture. I've been doing the Holiday Tour for 20 to 25 years. I've done the West Adams' Rosedale Angelus Cemetery tour for probably the same amount of time; I even "died" once as Walter Clark who went down with the Titanic. My

volunteering has also included serving on the WAHA Board, as well as on the Boards of other preservation organizations, such as ADSLA, the LA Conservancy and Los Angeles Historic Theatre Foundation.

David: Well, I've found that my forte is being the sweep on tours. Rory is happiest in front being the shepherd and I'm in the back keeping track of the time schedule. Being a Virgo, if I'm told things need to happen from this time to this time, I am there. I have to make sure to get everyone out and on our way and on schedule; I'm a great sweep!

Rory: Yes, he is an excellent sweep! I'll be chatting away and David will be like "hurry up, hurry up". He'll give me signs to "let's speed it up and get moving". So, he is actually the best sweep I've ever seen or worked with.

David: I also enjoy doing the Holiday Tour, the Cemetery Tour and I've also done some docent work as well. I've also helped with the Artist's Tour helping to set things up.

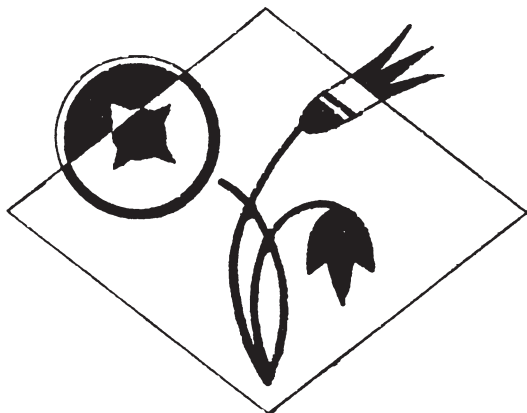


Photos: Reggie Jones

What tours do you miss that we have not done in a while that you'd like to see happen again?

Rory: I know planning and executing a tour is a lot of work, but I really miss having a summer house tour, the Art Tour took the place of that for a while and that was a good tour too.

David: One year Rory's home in Jefferson Park there was on the National Garden Conservancy Tour that WAHA participated in. That home has a great back yard and we set up a 9 hole miniature golf course as part of that tour, a truly unique element that surprised many of the tour goers. That would be fun to do something like that again.



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Adams Boulevard Victorian — Great historic details, 2 parlors, tiled fireplaces, ornate trims — David Raposa

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Granada Hills Townhome — Adam Janeiro

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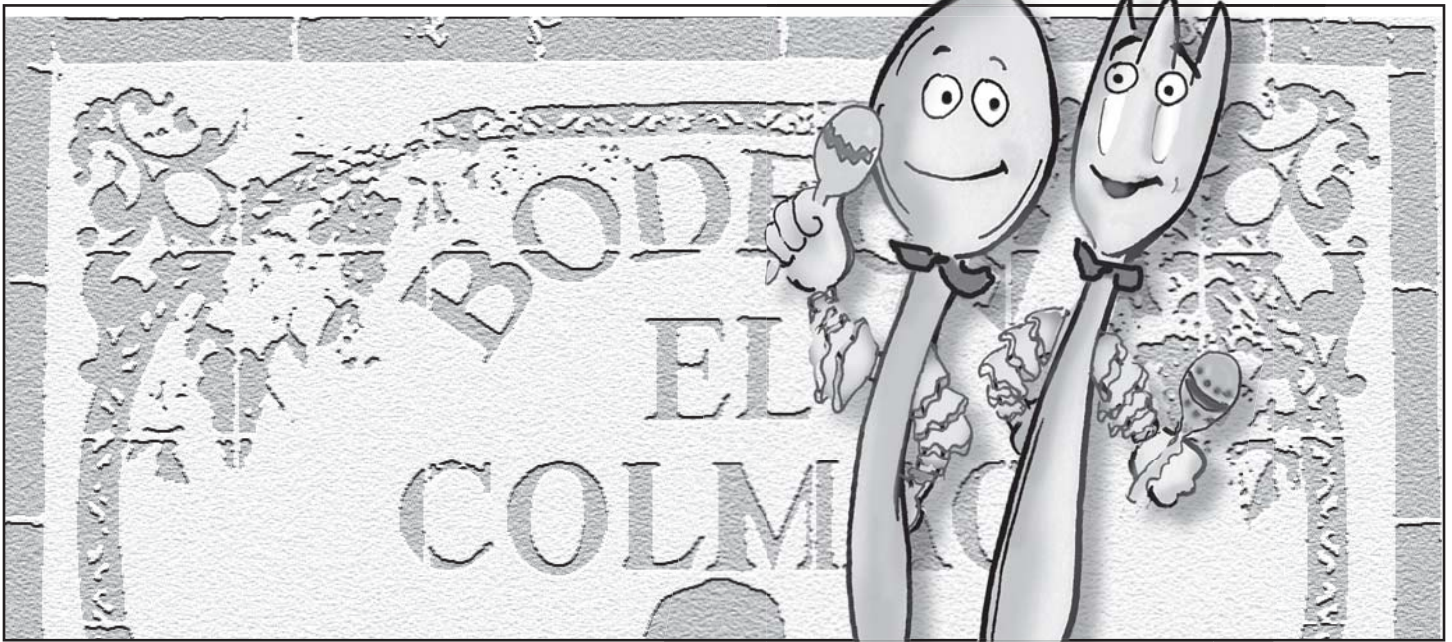
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El Colmao

There is a Cuban restaurant named El Colmao, which has become one of our favorite go-to places. This place is a gem with great food. It's a family owned and run business, established in 1969, where they take pride in what is served every day.

This is definitely a dine-in sort of establishment filled with friendly bilingual staff. It's a large space, with a vintage-style lunch counter. There are table cloths on the tables, padding on the chairs, and even carpeting on the floor. There's a jukebox which is seldom on, and the restaurant is far from noisy. Plenty of free parking is in front. They have a lunch menu with several specials and a separate more extensive menu for dinner time. Beer and wine are on the menu, as are homemade flavored lemonades and sodas.

Dishes which have been enjoyed repeatedly are the Masas de Puerco Fritas (Chunks of Tenderloin Pork delicately seasoned), Fish "El Colmao" (White Fish simmered in Cuban Creole Sauce), and the Picadillo a la Criolla (Ground Beef Cuban Style). As a starter the Ensalada De Aguacate Con Cebolla (salad with perfectly, always perfectly, ripe avocado with sliced onion) is the thing that usually gets ordered. This is Cuban food, so don't expect it to be overly spicy; everything has just the right amount of flavor.

El Colmao is located on Pico, on the south side of the street between Vermont and Hoover in a strip mall called Pico Square. The price range for dinners (main dish with either rice and beans

or soup or salad) is \$11 - \$35. The most expensive items, such as the seafood paella, take about forty-five minutes to prepare, but most dishes come out of the kitchen in a timely manner. Major credit cards are gladly accepted.

EL COLMAO

2328 West Pico Boulevard
Los Angeles, California 90006

213-386-6131
213-386-9038

Hours:

Mon & Wed 10:00 am – 8:30 pm
Tues 10:30 am – 5:00 pm
Thurs & Friday 10:00 am – 9:00 pm
Sat 11:30 am - 9:00 pm
Sunday 11:30 am – 8:30 pm



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



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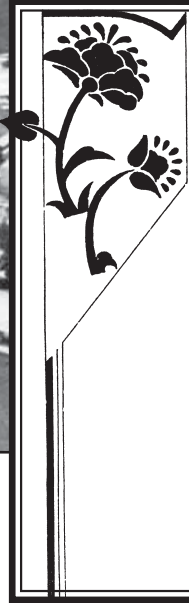
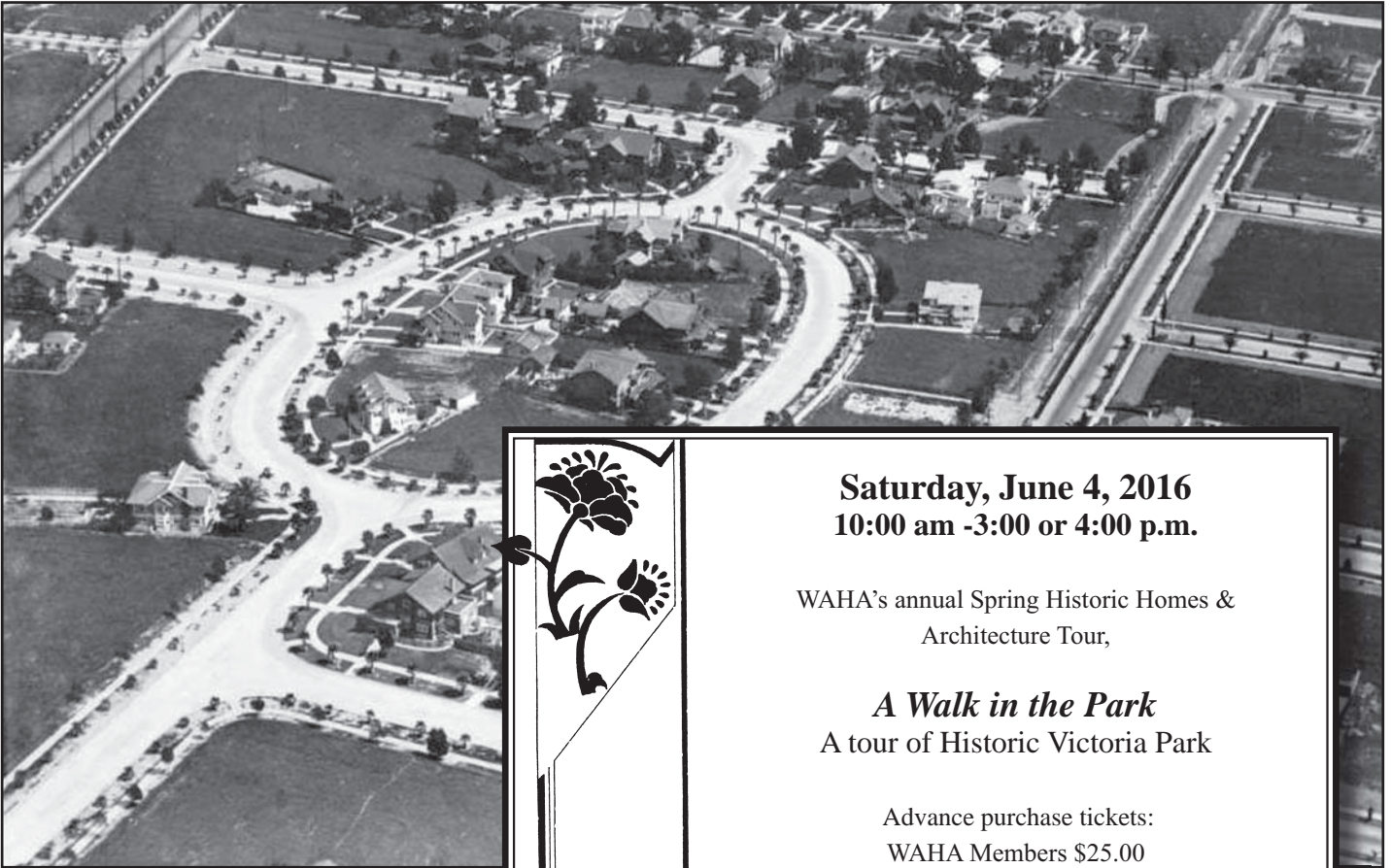
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Saturday, June 4, 2016
10:00 am -3:00 or 4:00 p.m.

WAHA's annual Spring Historic Homes &
Architecture Tour,

A Walk in the Park
A tour of Historic Victoria Park

Advance purchase tickets:
WAHA Members \$25.00
General Public \$30.00
\$35.00 Day of Event

Classified Ads

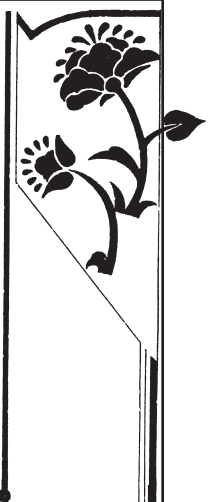
Anyone interested in information on having solar installed in your home, please contact Phoebe Heywood at 323 733 9091.

House Keeper Available: Experienced, good work ethic, own transportation. Currently working in West Adams. Call: Blanca 213-884-0848. For a reference call: Norma 323-731-2010.

Lafayette Square Annual Used Stuff Sale
Saturday, May 21, 2016 8:00 am -2:00 p.m.

More than 40 families expected to participate in used stuff sale which promises to be a real find for shoppers looking for hidden treasures

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.




❖ FESTIVAL OF BOOKS: READ ON TEACHER AWARDS

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The *Los Angeles Times* kicked off its Festival of Books weekend celebration with a teacher recognition award ceremony on April 9th on the USC campus. The “Read On” award honors elementary teachers for outstanding contributions in literacy and leadership in the classroom, at the school site, and within their community. Several of the teachers live or work in the West Adams area, including Frank Cooper, a WAHA member who teaches at John W. Mack Elementary School.



Frank Cooper and Elizabeth Dominguez share the stage with the Trojan marching band

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The awards were presented to (from left to right) Elizabeth Dominguez (Vermont Elementary), Betty Lewis-Gomez (Lenicia B. Weemes Elementary), Susan Courtney (Norwood Elementary), Dixie Duran (Griffin Avenue Elementary), and Frank Cooper (John W. Mack Elementary)

By the time you read this, I will no longer be President of West Adams Heritage Association. While this is not a time for regrets and I have a few of them, I want to take this opportunity to crow about how huge our victories have been...I mean really HUGE.



It is with great pride and almost entirely unearned that I point to the recent ON TIME newsletters as our best since I joined WAHA. In particular, I love the easier to read format, the fun and informative articles, the diverse authorship and most of all the COLOR digital version. I've received unsolicited comments from long time members such as Norma Reynolds and Chris Carlson to newer members, including Paula Carbone and Jeff Baum praising the format, the layout and the new focus of the articles. Oh, and did I mention the COLOR digital version?

John Patterson spent an exceptional amount of time working with Hilary Lentini to develop the color digital version into existence. There were more than a few people who doubted the newsletter could be improved upon but through the teamwork of the debonair Reggie Jones, the lovely Suzanne Cooper doing wonders with the layout and the meticulous Don Lynch who comes up with great ideas for articles as well as being a tireless proofreader, I think the new WAHA Matters Newsletter is an unqualified success. Included with this core team are Frank Cooper, John Patterson and John Kurtz who have provided a lot of strong support to this effort.

On another topic, I want to direct your attention to the success of the Theodore Payne Native Plant tour held April 2 which included homes from Oxford Square (if you have not seen Chris Elwell and Kory Odell's backyard extravaganza on Windsor Boulevard, you have not lived) and John Arnold and David Bouton's home in Jefferson Park. One thousand two hundred people attended the tour and West Adams got huge positive exposure.

Wellington Square continues beautifying its portion of Washington Boulevard between Victoria and Buckingham. This effort was spearheaded by our own Lora Davis and Michael Sonntag and the project was financed with a grant from MINC. Labor and mulch were provided from KYCC, sweat equity was provided by local residents and native plants were donated by yours truly.

It feels terrific to highlight so many positive accomplishments. If you know of other accomplishments we should highlight, please take

A Call for Participation

Greetings WAHA Members. This is now our 4th edition of the WAHA Matters Newsletter for 2016. I hope you've enjoyed these first 4 editions of this year's newsletter.

As I receive feedback on how to improve the quality of this publication, there is one consistent theme I keep hearing from my conversations with members. There's a lot of member interest in learning how to solve preservation project issues and problems with their homes. I've also had specific requests to try to bring back the pot luck gatherings that took place in member's homes that were how-to sessions taught by skilled WAHA members on how to solve specific technical home preservation problems.

To address this need, I am now putting out a call for participation. If you have a specific skill or set of skills in home preservation projects that you'd be willing to share, please contact me. This can range from researching the history of your home to the restoration of the crown moldings and frame rails on your walls and ceilings to how to apply for the Mills Act. I'd like to help you communicate and share your skills and experiences with members through this newsletter. You don't have to be skilled at writing or even do much of it — the newsletter staff and I can handle that part. We need you to share your knowledge and skills with us. My ultimate goal is to develop resources for the WAHA community, helping new and longtime WAHA members properly preserve their most important asset.

Please contact me at news@westadamsheritage.org if you'd like to participate with me in this project. Please continue to provide us with the constructive feedback to continue to improve your newsletter.

*Reggie Jones is the WAHA Newsletter Publisher/Editor.
Contact him at news@westadamsheritage.org.*

the time to submit them to the newsletter publisher Reggie Jones, news@westadamsheritage.org and help give them the credit they deserve.

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

MEMBERSHIP

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

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Make check payable to WAHA and send to::

WAHA, 2263 S. Harvard Boulevard, Historic West Adams, Los Angeles, CA 90018
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_____ Individual/Household	\$50.00
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WAHA (AND FRIENDS) CALENDAR

Saturday, May 14, 2016

6:00 p.m. -10:00 p.m.

Avalon Ball

A night of dancing at the Art Deco Casino on Catalina Island
See ADSLA.org for more details

Saturday, May 21, 2016

8:00 am -2:00 p.m.

Lafayette Square Annual Used Stuff Sale

40 family used stuff sale!

Saturday, June 4, 2016

10:00 am -3:00 or 4:00 p.m.

A Walk in the Park

A tour of Historic Victoria Park
WAHA's annual Spring Historic Homes & Architecture Tour

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Hilary Lentini - Art Director
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WAHA—CREATING OUR FUTURE BY PRESERVING OUR PAST

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