

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

NEWSLETTER



Number 173

June 2000

First A.M.E. Opens Doors to Historic Home, Garden

by Michael S. Smith

On Saturday, June 17, we in West Adams have the unique opportunity to tour the First A.M.E. Church’s Allen House, in West Adams Heights. First A.M.E. recognizes the area’s historic importance, and is completely restoring this magnificent residence. While construction is nearing completion on the house, renovation of the garden will begin later this year.

The Allen House, named for Richard Allen, founder of the African Methodist Episcopal Churches, was originally built for George Ira Cochran in 1902. This residence, designed by the architecture team of Train and Williams, is one

of the few remaining mansions in West Adams Heights, and is a rare example of large-scale, shingle-style architecture in Los Angeles. Landscape Architect A. E. Hanson designed the walled-in garden, which has survived since its creation in 1928.

First A.M.E. plans to use the property for weddings, receptions, luncheons, youth activities, small concerts, and fund-raising events. The church anticipates the Allen House will become a home to the entire city of Los Angeles for community events, social clubs, and special affairs. The church also foresees the property becoming a tourist destination, because of its rich history and excellent craftsmanship.

The Restoration

Several years ago First A.M.E.’s leadership decided to renovate the Allen House, which is located directly across the street from the church, and next to the Rindge estate. When Rives Wiggins, a church member, learned of these intentions, she approached the deacons and asked to be in-

Continued on page 8

WAHA’s Annual Garden Meeting

West Adams Heights Landmark Is Blooming!

Join WAHA for a tour of the George Ira Cochran Residence, the First A.M.E.’s Allen House. Designed by the architecture firm of Train & Williams, it was constructed in 1902. Two decades later, renown landscape designer A.E. Hanson laid out a spectacular garden.

Saturday, June 17 5 p.m.

Vote on the garden & painting contest nominees (see page 18)

2249 Harvard Blvd

Garden Potluck - bring the fruits of your labor to share!

AND...Mark Your Calendars for WAHA’s Annual
Star-Spangled 4th of July
Celebration

Tuesday, July 4

(when else...?)

Hot dogs, picnic potluck

Look for details in your mailbox



Neighborhood Worries About USC Expansion

by Jim Childs

Ever since the University of Southern California quietly purchased the University Village shopping center last summer, residents of the North University Park section of West Adams, and merchants at the shopping center complex have been fearful recently that the university was planning to push out the business tenants, close the center and possibly even expand the campus to the site. They’ve been concerned that the “U.V.” might be turned over to institutional use, or student housing.

In response to a written request last February 10 by

Continued on page 6

WEST ADAMS HERITAGE ASSOCIATION

2263 S. Harvard Boulevard
Historic West Adams
Los Angeles, California 90018
323/ 735-WAHA
E-Mail: wstadams@aol.com

BOARD OF DIRECTORS

Linda Scribner 323/735-1385
President
Jacqueline Sharps 323/766-8842
Vice-President; Membership
Jean Cade 323/737-5034
Secretary
James Meister 323/766-8233
Treasurer

Board Liaisons to Committees

Eric Bronson 323/737-1163
Tom Florio 213/749-8469
*Historic Preservation and
Zoning and Planning/joint committee*
Alma Carlisle 323/737-2060
Greg Stegall 323/734-7725
Co-chairs, Programs & Events
Jennifer Charnofsky 323/734-7391
Tony DuBois 323/732-7768
*Co-chairs, Membership/Community
Outreach*
John Kurtz 323/732-2990
Membership Database Administrator
John Deaven 323/731-7761
Publications
Clayton de Leon 323/734-0660
Neighborhood Council Liaison
Anna Marie Brooks 323/735-3960
Fundraising Chair
SeElcy Caldwell 323/291-7484
Member at large

Harold Greenberg 323/732-9536
Legal Advisor
Lyn Gillson 323/735-9371
Historian

Newsletter Staff

Laura Meyers 323/737-6146
Editor and Layout
Tom Gracyk 323/731-0987
Circulation
Janice Lipeles 323/737-2370
Advertising

One WAHA Perspective by Michael S. Smith

Jogging In West Adams

It's Spring and time to shed the few extra pounds I've gained. After work I dust off the old tennies and prepare for a two-mile jog. As I'm stretching, Billy Green, a neighbor WAHA-onian, drives by. She honks and waves — I smile and wave back. The evening is beautiful and clear. It feels good to finally be in the sun.

I begin my jog from Oxford and Washington, and head east toward Normandie. Two workers from the piano shop are locking up, and we exchange "Hello's" as I sprint by. Just as I'm passing Harvard I see Donald Penrick turning down his street. I stop for a moment and talk. He's painting his house ... again. I turn on La Salle and see Mrs. Lilly Davis, a resident since 1948, trimming her hedges and wearing an oh-so-proper Donna Karan style dress. I wave and jog on.

Via Cordova St. I take Normandie and head south, under the freeway, past ANNA-land, to 24th Street, where I turn right. I pass Michael Turner's and Dean Williams' house; a flag, in the shape of a black and white cat, hangs from a flagpole. I use Congress Ave to cut to Adams, where I pass an older gentleman drinking beer from a brown paper bag. He smiles and wishes me a blessed day. (I must be getting tired because a beer doesn't sound half-bad.) Friends have expressed surprise that I'm "brave" enough to jog along Adams, but I've never felt threatened, and the worst thing anyone ever said to me was: "Ooh, I know YOU'RE in the wrong neighborhood!" Maybe it's the U.S. Probation Office sweatshirt.

Heading west on Adams I cross Western and struggle up the hill. Out of breath I approach the Amateur Athletic Foundation, and see the security guard. He remembers me from last year, because he smiles and tells me I'm looking good. Turning north on Gramercy, I zip through The Park. I hadn't met the guys who bought the corner property, but anyone who puts a statue of a red and white heifer in their garden is all right by me! John Kurtz's place looks marvelous; how does he keep his roses looking so nice?

As I jog, my mind tends to wander — much like this article. I think of the people that I've met in West Adams, of the friends I've made, and the common bond we have. My thoughts turn to a trip that Greg and I took the previous weekend, to another neighborhood famed for its sense of community. What we discovered in Mount Washington surprised us.

Greg and I had taken our dog Tyler to Elyra Canyon. The day was clear, so the view from atop of Mount Washington was incredible. The Black Walnut trees were budding, the California Poppies were in full bloom, and the wild sage

Continued on page 10

WAHA's Board Revamps

WAHA Elections to the Board of Directors were held in April, and subsequently at its May 20th Retreat the Board chose officers and committee liaisons for the coming year.

Linda Scribner was once again selected to serve as president, and Jacqueline Sharps returns as vice-president. New Board members John Deaven, Anna Marie Brooks and Clayton de Leon each took on liaison positions, while fellow Board newcomer SeElcy Caldwell is serving as a member at large. For a complete list of Board members, their phone numbers and their positions for the 2000-2001 year, please review the masthead at left.

**THIS MAY BE YOUR LAST
NEWSLETTER - See page 11**

Inside This Issue

Through My Eyes Only	4
In the Garden: Outside the Bungalow	5
Neighborhood News	6
WAHA Re-Adopts Mt. Vernon	11
Historic Plaque Application	13
Membership Directory Updates	14
Bortfeld Nominations Sought	14
Neighborhood Grants Program	14
Resources	15
June Birthdays	16
Member Discounts	17
Paint & Garden Contest Nominees	18
Classified Ads	19

Community Calendar

All committee meetings begin at 7 p.m.

June

- 6/14 Community Outreach
Jacqueline Sharp's home
2229 S. Gramercy Place
323/766-8842
- 5/21 WAHA General Meeting
Annual Garden Event
The George Ira Cochran Residence
"Allen House"
2249 Harvard Blvd.
5 p.m.
Potluck: Food from the Garden
- 6/20 Newsletter Committee
at John Deaven's
2410 4th Avenue
323/737-7761
- 6/21 Zoning & Preservation Committee
at City Living Realty
23161/2 South Union, Suite 2
Contact Tom Florio
213/749-8469
- 6/22 WAHA Board Meeting
at Clay de Leon's
2523 4th Avenue
323/734-0660

West Adams in the News...

When we wrote about our neighborhood in the news a few months back, we never thought we were starting a monthly column. But here we are, famous again:

Our own Janice Stevenor Dale racked up not one, but two articles in the month of May.

Janice was quoted and photographed by the *Los Angeles Times* for a news story about lobbying by interior designers who are seeking licensing for members of their profession. Interior designers are trying to build credibility and public recognition for the work they do creating the inside environments of homes, offices, restaurants, hotels and public buildings. The proposal has some critics among architects, who are licensed. But, according to Dale, who is a fairly prominent interior designer, "This is as much a male-female issue...as it is the recognition of a new profession."

Meanwhile, Janice's own residence, the MacGowan Mansion on Adams Boulevard, was photographed by *Los Angeles Magazine* as "House of the Month." Janice and her husband, filmmaker Scott Dale, bought the residence last year, when both the lender was foreclosing against the then-owner AND the IRS was trying to execute liens against the property.

**Kudos to WAHA Member
For Preservation Award**

Longtime WAHA member Mitzi March Mogul, a historic preservation consultant and president of the Art Deco Society of Los Angeles, was part of a team which won a Los Angeles Conservancy Preservation Award in May.

Mogul served as the historic consultant for the restoration of the Art Deco landmark Dominguez-Wilshire Building, 5410 Wilshire Blvd., in the Miracle Mile. Designed in 1930 by Morgan, Walls and Clements, the office building once housed the flagship store of the Myer-Siegel Department Store.

According to the Conservancy, the building's new owner and on-site management, Kayvan Hakim/Beckman Place Management, "took on a significant risk by initiating and self-financing a careful restoration project, creating catalytic revitalization activity on an important portion of Wilshire Boulevard. As one of the Miracle Mile's three Art Deco towers, its impressive yet subtle restoration sets a new standard for the entire district and serves as an inspiring example of private enterprise in historic preservation."

The Conservancy honored this team and seven other outstanding preservation projects at its annual Awards Luncheon, held May 3 at the Regal Biltmore Hotel.

Annual Garden and Paint Contest

The June meeting in the Allen House garden is also WAHA's annual look at individual beautification efforts in our West Adams community. You will be asked to vote on your favorite gardens and, separately, best-liked new exterior paint jobs, from among nearly two dozen nominees. There will be photographs of these residences at the meeting, but you're invited (encouraged!) to tour the homes on your own in advance. The complete list of nominated gardens and paint jobs is inside the newsletter, on page 18.

Through My Eyes Only:**Our Neighbor, Our Friend**

By John B. Deaven

Neighbors can be mere acquaintances, whose physical features we are familiar with from a distance. However, WAHA offers its members the opportunity to get to know one's neighbors better, in friendly and lovely settings. Gradually, year after year, we find those distant neighborly acquaintances can be the source of good friends. We usually don't pick our neighbors, but we can choose our friends. This month I would like to write about a neighbor who my family considers a definite friend, Ed Trospen. We continue to prosper, knowing Trospen!

Ed was born in Salt Lake City 42 years ago. He moved from Utah at the age of 17 to attend California's Stanford University, where he received two Bachelor of Science degrees. He also learned how to swim at Stanford in a Phys Ed course. In 1982 he moved to Los Angeles to attend the University of Southern California (USC), where he received his Master's Degree in Geology. He currently is a registered Geologist, a certified Engineering Geologist and a certified Hydro Geologist!

Ed now works for a small company in South Pasadena, where he is a consultant, working with soil and gravel water remediations. As Ed says, this job takes him to any site that is contaminated! He works Monday through Friday, and he keeps in shape by swimming at the near-by Rose Bowl Aquatic Center on his lunch time. Sometimes he'll swim the "long course" (meters), and other times he'll swim the "short course" (yards), depending on his mood.

In 1984, Ed met his partner, David Raposa. One of the first things they ever did together was to attend the Opening Ceremonies of the summer Olympics that year at the Los Angeles Memorial Coliseum. In 1986 they bought the 1909 Gray Residence at 2515 Fourth Avenue.

Reflecting on his WAHA involvement, Ed was the Chair for WAHA's First Annual Christmas Tour in 1987. (Yes, the tour was called "Christmas" back in '87.) The tour that year featured the homes of Don and Suzanne Henderson and Kathleen Salisbury and Bill Washington, among others. He lived through it, and he decided to be the Chair again for WAHA's second annual Christmas tour. Years later, in 1996, Ed & David were co-Chairs for WAHA's 10th Annual Holiday (now "Holiday") Tour on their own Fourth Avenue, which featured their home, Los Angeles Historic Cultural Monument #600.

On the subject of "first's", Ed and David hosted WAHA's first 4th of July gathering at their Arts & Crafts house in 1987. Ed remembers buying red, white & blue bunting for the event, along with a special United States flag of 47 stars to represent the era of their residence. They did it again in 1988, '89, '90 and if you recall, in 1999 also.

Their home is filled beautifully with Arts & Crafts furniture. In fact, I asked my questions while sitting on a living room chair by Gustav Stickley of New York (1857-

1942), the most prominent figure in the American Arts & Crafts Movement, and the oldest of the five Stickley Brothers. Ed even played their stylish player piano for me, which they acquired from WAHA members Jan and Mallory Geller.

As proud as Ed is of his home's interior, Ed is basically an outdoors person. He truly enjoys his yard and garden. In the backyard, during their first year there, Ed took out a dog run, and he discovered a fish pond buried on the site. Now the fish pond is filled with attractive Koi fish. In the front, Ed planted a perennial garden, which I have often admired. It features Shasta Daisies, which he planted back in 1987 from seeds his mother in Utah gave him. His garden also includes Iberis and Penstemon. In the front of their home are two grand Tipuauna Tipu trees, with their sweet yellow flowering branches. In fact, Ed Trospen can look up and down 4th Avenue and identify the many different names of everyone's front trees. He demonstrated this unique feat to me one night this past February while we were both standing on the sidewalk watching movie actors Albert Brooks and John Goodman film their latest project, "My First Mister," at Ed's house. Of course, that was before Laura Meyers told us to keep our voices down!

Other Trospen tid-bits include the fact he shares his birthday, November 20th, with my 10-year-old son, Joe, and Ed is loyal about attending our children's gala birthday celebrations. The children, on the other hand, depend on Ed to hand out the trick-or-treat candy at 2515 4th Avenue.

During this past April, Ed was in charge of collecting the names and addresses of all the nominations for WAHA's Annual Garden and Annual Paint Contests. During this month of June, at our garden meeting, we will showcase those nominations collected. Thanks, Ed. Thanks for being a pleasant neighbor, a good friend and an active member of WAHA.



Luis Gutierrez

CARPENTER

CARPENTRY
 ANTIQUE MOLDINGS • GABINETS
 DRYWALL REPAIR • REMODELING
 INTERIOR • PAINTING & STAINING

Beeper:
 (213) 329-9756 323-735-5618

In the Garden: Outside the Bungalow

by Laura Meyers

During the 19th century, both in America and in England, garden design reflected the romantic Victorian passion for illogically embellished and ornamented furnishings, the historic revivalism evident in architecture, a love for layers of pattern, and the profusion of decorative objects that packed every parlor and public room. Indeed, many Victorian homeowners considered their gardens as not just decorative frames for their residences but as the outside counterpart to their ornate front parlors.

"For those who strove to be admired or fashion-conscious," writes Paul Duchscherer in *Outside the Bungalow: America's Arts & Crafts Garden*, "quantity could easily eclipse quality in the 'Age of the Collector'....The taste for plants mirrored the decorative objects. Calculated to impress, it was especially desirable to maintain a collection of rare, unusual, or exotic plants, showcased in a conspicuously visible greenhouse."

Moreover, Victorian gardens displayed a "compulsion to harness and control nature. For fear of making their gardens appear neglected or forlorn, most people avoided any garden effect that appeared too loosely naturalistic or wild," says Duchscherer. Victorian gardens usually offered vivid colors, and neatly trimmed, formal arrangements of plantings in beds — often geometrically outlined, though the flower beds could take on more curvilinear and whimsical shapes. Cast-iron garden accessories and furniture were popular, emblematic of the Victorian penchant for machine-made products of the Industrial Revolution.

But just as the other arts and fashion revolted against the strictures and the industrialization of the Victorian era, so did architecture and landscape design. In this book, the third volume in a series of design books which celebrate the Arts and Crafts Movement, Duchscherer contrasts Victorian garden precedents with the emergence of the more naturalistic Arts and Crafts-style gardens — particularly as that style is linked to Craftsman bungalows like ours in West Adams.

Outside the Bungalow describes the roots of the Arts and Crafts garden in England and, notably, in the design ideas of William Morris (1834 - 1896). Morris was an artist, designer, artisan, writer and poet, teacher and entrepreneur who arguably became one of the most influential personages in England's cultural history. Influenced by the pre-Raphaelite painters and taken, as they were, by such Medieval allegories as the legend of King Arthur, Morris began producing fabrics, wallpapers and handcrafted objects with delicate vine-and-flower designs. He also created a prototype Arts and Crafts garden at his estate, the Red House, in Kent. Rather than following a Victorian model, which emphasized separation between outdoor and indoor activities,

Morris and his architect, Philip Webb, embraced the outdoors and bridged it to the indoors, creating a series of outdoor living "rooms" and building trellises that were covered with fragrant vines, like jasmine, climbing rose and honeysuckle, and set leaning against the house itself.

Morris also used many old-fashioned, abundantly-flowering plants like the ones found in England's cottage gardens. His favorites included hollyhocks, sunflowers, lilies, and daisies, which not only were planted in his garden but were used as decorative motifs in many of Morris' art works.

The folk art quality and welcoming charm of cottage gardens entranced not just Morris, but the great garden designers who followed his path, like William Robinson and Gertrude Jekyll, who popularized

naturalized plantings and helped develop an Arts and Crafts Movement garden design aesthetic through books, articles in publications and commissions. Robinson's best-known book, *The Wild Garden*, was published in 1870, and a year later he founded a popular periodical, *The Garden*, which was to be published for more than three decades. Many members of the early American Arts and Crafts Movement were avid gardeners who subscribed to Robinson's publications and concurred with his philosophies, particularly the idea that one should create a garden within the framework of a natural landscape.

For her part, Jekyll joined the Arts and Crafts Movement.

Continued on page 12

**Outside the Bungalow:
America's Arts & Crafts Garden
by Paul Duchscherer & Douglas Keister
Penguin Studio, 1999; 183 pp., \$32.95**



Garden Calendar

Things to do in June

This is one of the best months in the garden, with more hours of daylight than at any other time of year. Everywhere there are signs of life, and plants are growing quickly.

PLANT

* Set out new annual bedding plants, like petunias, dahlia, lobelia, salvia, verbena and zinnia

* Sow summer vegetables (or plant seedlings), including bush beans, cucumbers and lettuce; sow the lettuce and beans in succession every two weeks, to assure a continuous supply.

* Plant container grown trees and shrubs; keep well-watered

CHORES AND MAINTENANCE

* Remove dead foliage of late-spring bulbs, and lift and either divide and replant or store the bulbs

* Prune suckers, deadwood, and weak or diseased branches from trees and shrubs, and check that ties are not cutting into growing trees

* Deadhead spring-flowering shrubs and perennial flowers

University Village Continued from page 1

the North University Park Community Association (N.U.P.C.A.), the Hoover Project Area Committee of the Community Redevelopment Agency scheduled a presentation, at its May 18th PAC meeting, by USC representatives to explain their plans for the University Village shopping center. The N.U.P.C.A. letter asked for a presentation because of the many disturbing rumors that were circulating throughout the community. The meeting room was filled to overflowing with community activists, local church members, small business owners and students.

The rumors of the center's closure were exacerbated when USC's new shopping center property management began ticketing the automobiles of both University Village customers and retail tenants. Speculation that the University was committed to using the shopping center, which is adjacent to their campus, as a school expansion were fueled when several departments, including the Cinema Archives, of the Doheny Library occupied an empty building that formally was a Tam's stationers. Additionally, the January 26th edition of the Daily Trojan newspaper carried an article by student reporter Meredith Cooper that quoted Thomas Moran, USC Vice President of Business Affairs, as stating "That the future of University Village seems uncertain. USC will help cultivate the success of the stores currently residing there but will encourage them to break their leases to move to the busier areas of Figueroa Street or Vermont Avenue. The village could become housing."

Speaking before an overflowing audience, Mary Hayakawa, Director of Property Sales Development and Management for USC, put the rumors to rest. Hayakawa assured those present, which included many business tenants of University Village, that USC intends to manage University Village as a commercial retail complex. Ms. Hayakawa explained that the use of some of the empty retail space for Doheny Library was a temporary ex-

Continued on next page

BLOCK CLUB & NEIGHBORHOOD NEWS



Adams-Normandie Neighborhood Association (ANNA)

We welcomed new members Jacqueline Le Fridge, and Rafael and Maria Nadal, to the ANNA family. They joined about 20 others for a fairly quiet meeting.

In just 80 minutes we got through the agenda covering long standing topics, listening to progress reports and planning our annual Member Appreciation Event. We will again be bowling at the Mid-Towne lanes June 6 in lieu of our regularly scheduled monthly meeting.

We adjourned to a steaming platter of chicken and pork tamales courtesy of Elia Vela in honor of Cinco de Mayo.

Gramercy Park

Gramercy Park's new "Shared Treasures" garden is now complete.

We rebuilt the infrastructure of the small, "pocket" park located in the center of our neighborhood, installing a new battery-operated sprinkler system, removing a dead tree and creating a path. Plantings replaced metal poles. We put in new sod grass, as well as boxwood hedges, white roses and trees.

The relandscaping project was budgeted at \$10,000, a cost covered in part by a city of L.A. grant, plus monies contributed by WAHA, the Amateur Athletic Foundation (which gave a sizeable donation) and Gramercy Park Homeowner's Association own treasury.

Please drive by and take a look.

Block Club and Neighborhood News is an important and integral part of the WAHA Newsletter -- a place for us to share ideas, information, and upcoming events. To publicize future events, you must provide the information to the newsletter well in advance, no later than the first of the prior month (eg: August 1 for the September issue). To submit "News from Around the Blocks," please contact Michael S. Smith at 323/734-7725. You may also e-mail information to mikegreg@pacbell.net, or fax to 213/894-5335 (please address to Mike Smith).

MEASURE YOUR SUCCESS!

Are you losing money and don't even know it?

Do you know what your business is worth?

Are you paying your fair share in taxes?

I am a CPA dedicated to the
success of small businesses. I provide tax and
consulting services designed to achieve success.

Call Corinne Pleger at 323/954-3100

Brakensiek Leavitt Pleger, LLP

5670 Wilshire Blvd., Suite 1450

Los Angeles, CA 90036

University Village Continued from page 6

pediency for the University. The Doheny Library itself is undergoing extensive seismic retrofitting and, when the work was completed in 2001, the use would be returned to retail. Additionally she announced that several tenant leases had already been renewed, some for up to ten years. Ms. Hayakawa addressed the questions of other leases by indicating they would be judged on a case-by-case bases with the criteria of maintaining a successful management of the Village.

Moran also spoke on the University's commitment to continue University Village as a vibrant shopping center. Moran said that the University was spending over \$1,000,000 on immediately upgrading the malls infrastructure, which had long been neglected. He further announced that the lease option for the 32nd Street Market had been exercised and that the owner, Morey Notrica, was planning his own extensive remodeling as well. When questioned specifically about the January 26th article in the Daily Trojan, Moran responded that the student reporter had misquoted him.

Besides the presentation on University Village, USC representative Jon Soffa, Interim University Architect / Director of Construction and Property Management, gave a

report on possible expansion within the campus proper. Soffa, in his slide presentation, showed renderings of various new proposed buildings that would increase the square footage of USC facilities by 50%. This construction proposal would involve the demolition of many of the existing older campus structures. Questions by N.U.P.C.A.'s PAC representative, Laura Meyers, on the appropriateness of a Master Plan and thresholds of CEQA review were not adequately answered. Meyers will raise these questions again in subsequent meetings until the issues are resolved.

N.U.P.C.A., which still has additional concerns about the long term management of University Village, has asked the Hoover PAC approve the following motion at its next meeting:

Motion, That the PAC request the CRA-City Attorney to review all binding agreements and covenants concerning the creation and operation of University Village; that the CRA-City Attorney advise the Hoover PAC and Hoover Staff as to what, if any, restrictions of use, and mandated time requirements must be enforced; that this opinion be rendered in writing to the PAC no latter than thirty days hence. N.U.C.P.A. hopes that this legal opinion will clarify those issues associated with CRA's use of eminent domain in the demolition of the historic housing stock that facilitated the creation of University Village in the first place.

Preservation Begins At Home



City Living Realty

16 years of service to West Adams

David Raposa Broker/Owner 323/734-2001

We are pleased to offer West Adams' finest Gilded Age mansion for sale. The Dr. Grandville MacGowan Residence, Los Angeles Historic-Cultural Monument #479, is at 14,500 square feet the largest intact original mansion in private hands in West Adams. Features include eight fireplaces; master suite of three rooms and two baths; five family bedrooms and baths; plus expansive (3,000 sq. ft.) guest quarters and home office/studio; all on 3/4 acre. Asking \$1,250,000.

Take a virtual tour @

<http://tours.bamboo.com/usa/ca/00114011.htm>.

In Escrow:

- * 2892 W. 15th St. - 4+2 Craftsman - Harvard Heights
- * 2192 Cambridge - 4 + 2.5 Craftsman - Harvard Heights
- * 705 W. 23rd - gracious duplex - University Park HPOZ
- * 1015 W. 23rd - 5 + 3.5 Victorian - University Park HPOZ
- * Victorian fixer - University Park HPOZ

Our New Offices are in the Victorian Village
2316 1/2 Union Avenue Suite 2 * 213/747-1337

PETS

They
grow
on
you.

Washington Dog & Cat Hospital, Inc.

1692 West Washington Boulevard
Los Angeles, California 90007
213/735-0291

Boarding & Grooming

Pickup & Delivery

Low Cost Vaccinations Available

Hours 7:30 am-12 Noon; 2-5 pm

Saturday 7:30 am-2 pm

Sunday 10 am-12 Noon

Cochran Residence Continued from page 1

involved. Although Wiggins and her husband currently reside in Manhattan Beach, they had restored several craftsman houses in the Pasadena area. Being familiar with historic properties, Wiggins submitted a proposal to the deacons. For her efforts she was made chairperson of this monumental project.

An exhaustive search was then conducted to find the best architectural firm, general contractor, engineer, and landscape designer for the job. Wiggins and her team interviewed many prominent firms before deciding on Pica and Sullivan Architects, Ltd., Kelley Constructions, Johnson-Leifield Structural Engineering, and Artscape, Inc. All of the contractors have previous experience working on historic properties.

Pica and Sullivan have more than 30 years experience collectively. Joseph Pica was the principal in charge of the Bradbury Building restoration, and won the Los Angeles Conservancy's 1996 Preservation Award for his work on the Twentieth Century Fox Studios. Maureen Sullivan was the project designer for the restoration of the historic Wiltern Theater, as well as the principal in charge of the Grand Central Market restoration. Sullivan is also a member of the Los Angeles Conservancy.

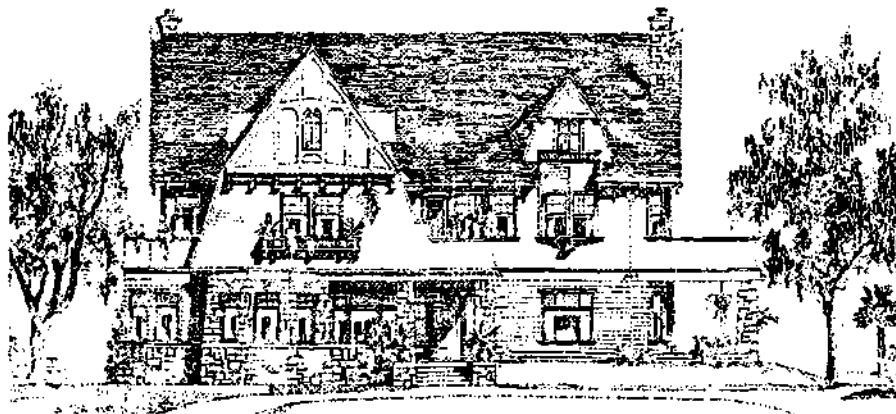
The general contractor, Kelley Construction, worked with Restoration Architect and WAHA-onian Martin Weil on the restoration of Mariposa, a 1909 Arts and Crafts style house, designed by Arthur Kelley, in the Hollywood Hills. Kelley Construction also assisted in the restoration of the Newhall Ranch House at Heritage Junction Historic Park.

Although the firm of Johnson-Leifield was only established in 1990, it has received several awards, including a national award for designing the trestle of Angel's Flight.

The Allen House is eligible for national landmark status, and the restoration is being performed to Department of Interior standards. The original integrity of the house is being retained as much as possible, including the mahogany paneling and wall tapestries. An initial attempt to save the shingle siding proved unfeasible, so the restoration team had shingles specially milled, then color-matched to the original green stain.

The House

In 1902, attorney George Ira Cochran, a University



of Southern California trustee and vice president of the Conservative Life Insurance Co., commissioned Train and Williams to construct this 2-1/2 story, 14-room residence. An early concept drawing shows the house much as it is today. The estimated cost of the project was \$16,000, at a time when the average house could be built for less than \$2,000.

Train and Williams are most noted for their work in the Highland Park/Garvanza District of Los Angeles designing Arts and Crafts style houses. They are the only known architects to have belonged to the Arroyo Guild of Craftsmen.

The Cochran residence was one of their more high-profile commissions. No early site-seeing tour of Los Angeles was complete without at least a passing glimpse of this showplace. Train and Williams also designed several other homes in West Adams Heights, including: the Thomas E. Gibbon residence (now the site of the First A.M.E. Church), the Wilbur Tupper residence (demolished), and a home for Dr. Bozarth, at 2057 S. Harvard, which is now the home of WAHonian Donald Penrick.

The Garden

As spectacular as the house, the garden was designed by Landscape Architect A. E. Hanson. In 1928 Cochran's wife called Hanson to discuss the landscaping of their property. Hanson had met Cochran, then by then head of the Pacific Mutual Life Insurance Company, while laying out a small garden for the

Pacific Mutual offices downtown.

Between the period of 1920 and 1932, A. E. Hanson was responsible for the Arcadian gardens of many well-known Angelinos. He is most noted for the work he did on the Harold Lloyd estate in Beverly Hills, and the cascading fountain he designed for Henry Kern in Holmby Hills. He also landscaped the several-acre estate owned by Daniel Murphy on Adams Boulevard, just west of Western Avenue, with fountains, statuary, and meandering walkways.

Hanson decided the Cochrans would be the "right kind of client" for his walled-in garden, patterned after the smaller gardens of Versailles. He felt they would truly enjoy this kind of garden because "they were dignified and sophisticated people."

Hanson wrote about the garden, saying "I told the Cochrans of the various materials that would be used in the garden. I said it was going to be expensive, but that I knew

Continued on next page

Cochran Residence Continued from page 8

they would thoroughly enjoy living in it. It would be like nothing else that I knew of in California."

Today the garden remains nearly intact. First A.M.E. plans to restore the architectural details of the landscaping, and replant the garden.

The Man

George Ira Cochran came to Los Angeles in 1888 from Toronto, Canada, after attending private school in Japan. George Cochran's father was a Methodist minister and missionary, and a descendant of the Westley's, founders of Methodism. In 1890 Cochran married Alice McClung of Canada. After her death in 1905 he married her sister, Isabelle, in 1907.

George Cochran practiced law and rose to head a Los Angeles law firm. In 1900, he also joined a group of businessmen to incorporate Conservative Life, a new insurance firm. Six years later, the successful — and aggressive — young company acquired a majority financial interest in San Francisco-based Pacific Mutual Life Insurance Company, the oldest and largest insurance organization in the West, after the death of its president. A few months later, after the disastrous 1906 San Francisco quake, the merged companies settled their headquarters permanently in Los Angeles, and Cochran took over the firm's presidency.

Cochran was also involved in many other Los Angeles-based enterprises. He was a director of the Southern California Edison Co., Los Angeles Trust and Savings Bank, Rindge Land and Navigation Co., Rosedale Cemetery Assn., Citizens Trust and Savings Bank, Seaside Water Co., Long Beach Bath House and Amusement Co., Los Angeles Title and Trust Co., and many others. He also served as a member of the Los Angeles City Charter Commission of 1893. He was a trustee of the Young Men's Christian Assn. and the University of Southern California, belonged to the Jonathan and Los Angeles Athletic Clubs, and was a member of the West Adams Methodist Church.

George Cochran was a notorious businessman, rumored to be ruthless in his dealings. One newspaper characterization of Cochran illustrates the power he had over the Conservative Life Insurance Company, and the many other enterprises under his direct influence.

While Cochran was largely responsible for the company's rapid growth at the beginning of this century, he also contributed to its near-collapse after the 1929 stock market crash. He honored thousands of "Guaranteed Policies"

which had been issued by Pacific Mutual, for which the premiums could not be increased or the policies revoked. Pacific Mutual's own historian, Doyce B. Nunis, Jr., once wrote that, even after the crash, Cochran remained "supremely and arbitrarily self-confident, and remained obdurately so after prevailing circumstances made his attitude ... a danger to his company." Still, the legacy of Cochran's contributions to his company, and to our own West Adams community, endure.

The Neighborhood

In 1902, West Adams Heights was created as an enclave for Los Angeles' elite. Many of the first residents were in some way connected with the Conservative Life Insurance Company, or one of George Cochran's many other busi-

nesses. Cochran and A. J. Wallace created the West Adams Heights Association (the first "WAHA") to administer the development of this exclusive community. They built their own church, on the corner of Adams Boulevard and La Salle. Cochran and his partners even constructed a railroad spur from the new commuter lines (like the Red Line) so they could commute to their downtown offices in their own elegant, and private, train car (that's why La Salle turns south at an angle off Washington Boulevard, in case you've wondered!).

West Adams Heights made head-

lines in 1946 when the issue of covenant restrictions was brought before the courts. Previously, in 1938, Norman Houston, an African-American, purchased a home on Hobart Boulevard. Houston was the director of Golden State Mutual, then the largest black-owned insurance company in the nation. Some of the property owners were upset by the purchase, and vowed to keep Houston from residing in his home by filing a lawsuit.

In 1946 Judge Thurmond Clark heard testimony on the issue in a packed courtroom downtown. By this time many of the neighborhood properties were owned or occupied by African Americans. Anticipating a future U.S. Su-



GEORGE COCHRAN
Lawyer

Continued on page 10

Jogging in West Adams Continued from page 2

smelled wonderful. We enjoyed the park so much we decided to walk in the adjacent neighborhood.

As we walked, we pointed out cute houses and nice landscaping. We passed within two feet of one man working in his yard, and before we could compliment his flowers he deliberately turned his back pretending not to see us. A few yards down the street, a lady in an SUV pulled out of her driveway. She nearly ran us off the narrow, mountain road as she stared dead ahead. On another street a lady opened up her front door and scowled as we passed by. Rounding a corner we saw three men enjoying the sun on their front lawn, so we smiled and waved. The only response we received was from an irate dog. Was Mount Washington that different in Jack Smith's day?

Ironically, when Greg and I were looking at houses in 1995, we had narrowed our search to Mount Washington and West Adams. If there was any doubt about our decision, it quickly vanished. The experience, however, made us think about what we have in West Adams, and how we sometimes take it for granted. From the day we first moved to our house in West Adams Heights, we have been made to feel an active part of a diverse and vibrant community by our friends and neighbors, our block club, and especially WAHA. The people we've met are passionate about the community in which we live, committed to its preservation, and down-right friendly!

As I'm heading toward Arlington on 24th Street, Robert Leary zooms past me on his way home. Using Arlington I cross over the freeway, and hit 20th Street. I'm ready for the home stretch. I pass Bob Bortfeld's old place (er, Peggy King's house for the past 13 years)... Stevie and Tom ... Donald Lynch ... Wendy and Jeff (love the landscaping) ... Chris and Demetrius ... Natalie and Ken.

From 20th and Western I walk the rest of the way, collapsing on the front porch exhausted. As I sit with a glass of water — wishing it was beer — I realize just how special our neighborhood is. Not only do we have the largest collection of historic homes in Los Angeles, but we also have one of the most cohesive neighborhoods. True, we may not always see eye to eye, but I've never been terrorized by a rabid dog, given the evil eye, nearly run over, or worst of all, ignored!

Since last month was National Preservation Month, it seems to me that there ought to be a way to preserve and promote the neighborliness which exists in West Adams. And maybe that's one of the underlying purposes of WAHA — it provides us with a forum for sharing ideas and socializing with neighbors who we might not otherwise know exist.

Not only does WAHA work toward preserving of our historic structures, but also toward the preservation of our community. For those reasons, and many more, I'll keep jogging in West Adams.

Cochran Residence Continued from page 9

preme Court decision, Judge Clark became the first American judge to bar the enforcement of covenant restrictions by the state, based on the 14th Amendment. Attorney Loren Miller represented the West Adams Heights homeowners, who included: Houston, blues singer Ethel Waters, actress Hattie McDaniel, Doctor John Somerville, and actress Louise Beavers. Later, in 1948, Miller successfully argued the landmark case, *Shelley vs. Kreamer*, before the U.S. Supreme Court, which ended the practice of covenant restrictions based on race.

The Event

June's garden party will take place — appropriately — in the private garden. The house will be open to tour. Speakers will include: V. Joseph Pica and Maureen Sullivan, who will discuss the restoration; Chris Scuitto, who will tell us about his vision for the garden; and Rives Wiggins, who will share her experience charing this project. We will also vote on, and then present awards to the winners of this year's WAHA Paint and Garden Contest (a reminder: check out the nominees listed on page 18; we will also have photos for you to review before the voting).

The church has established a nonprofit organization to raise funds for their restoration project. Contributions may be sent to the First A.M.E. Church, 2270 S. Harvard Blvd., Los Angeles, CA 90006. Attention: Rives Wiggins, Chairperson

Sources: *Builder and Contractor*, 1902; *Los Angeles Architecturally*, 1902, M. Hume; *From the Mountains to the Sea*, Vol. II, 1921, John McGroarty; "The Evolution of Sugar Hill," *Script Magazine*, 1949, Carey McWilliams; A. E. Hanson, *Arcadian Gardens*, 1985, ed. David Gebhard and Sheila Lynds; *Los Angeles Sentinel*, June, 1999; *First A.M.E. Church Newsletter*, Fall, 1999 and other material provided by First A.M.E. Church; and *Past Is Prologue: A Centennial Profile of Pacific Mutual Life Insurance Company*, by Doyce B. Nunis, Jr., 1968.



George I. Cochran, President 1906-1935, Chairman of the Board 1935-1936. Headstrong and able, he gave the company a decade and a half of mounting prosperity, an equal period of growing difficulties.

WAHA Re-Adopts Mt. Vernon Middle School

After years of dormancy, this spring the Adopt a School partnership between WAHA and Mt. Vernon Middle School has been renewed. Isn't that what Spring is all about?

Mt. Vernon, located on Bronson, between Venice and Washington, was adapted by WAHA years ago, but, for a variety of bureaucratic issues, little had happened. But now that is all changed.

Due to the efforts of Community Relations Committee member Jennifer Charnofsky and the enthusiastic reception of second year Principal Jim Noble, activities are being scheduled for this school year and more programs are being planned for the next. Noble, a resident of Lafayette Park and a WAHA member, is eager to build a productive relationship that will benefit the students of Mt. Vernon.

We already have several projects in the works. Jennifer Charnofsky made presentations about the Association at both faculty and parent meetings, and more outreach is scheduled. WAHA bought a full page ad in the school's yearbook. A WAHA home will be the scene of an end of the year Teacher Reception. An art exhibit

will be featured at a future WAHA meeting. We are recruiting Bronson Avenue area homeowners to open their houses to class tours which will allow students to learn more about our fabulous architecture and our rich history.

In the coming months, there are numerous possibilities for WAHA involvement.

Mt. Vernon is planning to remodel their Library, and there are plans to have a permanent section dedicated to neighborhood history. They are seeking books and artifacts that would be of student interest. Books geared toward 11-14 year olds are also needed. Call Jennifer at 323/734-7391 if you have books to donate.

The school can always use mentors and other volunteer assistance. There is a Saturday school which can always use tutors to assist struggling students and grownups to read to kids in the classroom setting. Perhaps you have an idea of a way you could help. Mt. Vernon is eager to work with you.

If you are interested in participating or donating to this partnership, please call Bill Judson, Mt. Vernon Teacher and WAHA member at 323/733-3398.

Get Into the Act!

Magic: The Science of Illusion Opens in Exposition Park

Mind reading, floating in thin air, a head without a body -- is it magic or science? Or, perhaps a little of both? Visitors can find out and get into the act at "Magic: The Science of Illusion," a new exhibit opening July 22 at the California Science Center in Exposition Park. Through engaging performances, artifacts, films and interactive experiences, the exhibit will reveal the art and science of entertainment magic.

Magic luminaries including Penn & Teller, Jade, and Max Maven helped create the exhibit, which explores the basic science concepts which make magic possible. Visitors will learn how magicians use psychology, physics, math, and engineering to create complex effects. Magicians act as inventors and scientists to come up with ingenious illusions, and this exhibit is no exception: it features the new Amazing Living Head Illusion, the Light and Heavy Chest Illusion and the Magic of Mind Illusion, among others.

Though science is the key to understanding illusions, the art of performance is key to creating them. At the Magician's Training Academy, visitors will learn new card tricks and mind-reading illusions that they can perform at home.

The California Science Center is open daily 10 a.m. to 5 p.m.; admission is free. "Magic" continues through February 28, 2001. More Info: 323-SCIENCE.

Membership Update

Is This Your Last WAHA Newsletter?

This could be your last newsletter if you have not renewed your WAHA Membership for 2000-2001.

If you don't renew your membership now, you are taken off the Newsletter mailing list in June and the June Newsletter is the last one you receive.

In March the Membership Committee sent out individualized invoices with return envelopes to members who needed to renew their memberships this year. Memberships in WAHA go from April to April every year.

New WAHA Membership Cards valid through April 2001 were mailed out as memberships were renewed. The new WAHA Resource Guide was included in the May Newsletter for current members. So if you don't have a current membership card or a new guide, you probably need to renew your membership.

A past due notice was sent out at the end of May as one last reminder of membership expiration. You could also use the form on page 17 of the newsletter to renew if you want to take care of it right now and can't find any of the notices.

If you have any questions about the status of your WAHA membership you can contact John Kurtz, Membership Committee Chair 323/732-2990.

Outside the Bungalow Continued from page 5

ment after meeting another anti-machine, anti-Industrial Age activist, John Ruskin, who advocated the pursuit of beauty in nature and natural forms. Jekyll also met Ruskin's student, Morris, who proved profoundly influential on her own design ideas for the garden. Jekyll worked on garden designs throughout her long career at some 250 locations, and is known for a painterly approach to garden design. She encouraged gardeners to use drifts of color, creating the "bones" of a garden with a mix of hardy perennials, biennials, tuberous plants and bulbs that were arranged to avoid the semblance of a rigid order.

In America, the Arts and Crafts Movement coincided with an admiration of things Japanese (trade was reopened with Japan in the 1850s, and the country began participating in world fairs, including the influential 1893 World's Columbian Exposition in Chicago, which featured a half-scale reconstruction of a temple near Kyoto). A year later, notes Duchschereer, was the San Francisco "Midwinter Fair that featured the stunning Japanese Tea Garden, which to many was — and still remains — an artistic and horticultural revelation....Thus an American fashion for Japanese gardens was born [and]....appeared across the country: Glimpses through exotic gateways revealed lily ponds of irregular form, ringed by imported plants and trees, and watched over by stone lanterns. The absorption of Japan into the design sensibilities of the American Arts and Crafts Movement would be profound."

Architect Frank Lloyd Wright's debt to Japan can be seen, in part, in his organic design philosophy, which presented a calculated relationship of a house to its site. "He broke his living spaces out of the traditional 'box' structure of the house and spilled them into the garden," says Duchschereer. Wright wasn't the only architect shaped by Japanese design. In California, the work of Charles and Henry Greene also displayed the influence of Japanese sensibilities, particularly in their designs of outdoor living spaces. These designs by Greene and Greene were in fact much admired by Gustav Stickley, the man most responsible, writes Duchschereer, "for delivering the [Arts and Crafts] Movement's design to America on a major scale, including promoting it as an influence on gardens." Stickley was a furniture maker who decided that a magazine would be the perfect medium to spread his philosophies about Arts and Crafts styles — not to mention an ideal mechanism for building a client base for his furnishings.

The *Craftsman* was published between 1901 and 1916. The magazine promoted the ideas of William Morris and the Arts and Crafts Movement to everyday Americans. After a 1904 trip to California, where the importance of gardens to overall Craftsman bungalow designs was readily apparent, Stickley also began to publish the designs of the Greene brothers, and numerous examples of garden plans and other garden-related articles. "Preaching the importance of a garden's relationship to the house, the magazine encouraged the use of outdoor living spaces as an indispensable

part of healthful family living."

California's benign climate made gardens easy to plant and grow. Many were the hand-colored postcards sent East to winter-weary relatives demonstrating a profusion of flowers and vines nearly covering California Craftsman bungalows. But an important Arts and Crafts idea, echoed in today's Los Angeles gardens, was notion of incorporating native plants in an orchestrated landscape plan to create a more naturalized appearance. One well-known example: Charles Fletcher Lummis' garden at El Alisal in Highland Park, which was constructed around a large sycamore and which utilized the original meadow plantings in a seemingly untouched landscape stretching away from the house.

Outside the Bungalow features scores of photographs of restored historic Arts and Crafts gardens and appropriate new gardens. Duchschereer is sympathetic with contemporary concerns about feasible and practical garden solutions, and he supports new garden plans that are sympathetic to, but not identical to, the original. "With gardens," he writes, "many solutions are feasible, and it is likely that more than one might be considered appropriate." Although the best solution might well be the original landscape design, nearly 100 years later such documents are exceedingly rare. "Some gardens have enough parts of an original scheme remaining that it may be possible to reconstruct them....However," Duchschereer says, "recreating the historic features of a bungalow garden with as much authenticity as possible is not necessarily the best approach."

This book, with color photographs by Douglas Keister, reproductions of historic postcards and vintage magazine illustrations, and both vintage and contemporary landscape plot plans of gardens surrounding Craftsman bungalows, will give gardeners plenty of ideas about either recreating historic features in their Arts and Crafts garden — or, instead, creating a new nature-friendly garden that compliments the restoration of their historic home. *Outside the Bungalow* also presents many pictures of fences, gates, paths, lighting, and other Arts and Crafts style garden elements, and examples of outdoor furniture possibilities that remain true to the sensibilities of the period. One chapter is set aside to explore six Greene and Greene gardens.

And finally, the author has compiled an extensive list of favorite plants used at the turn of the last century, arranged by type (annual, perennial, shrubs, vines, etc.) and use (color, cut flowers, fragrance, long-blooming season, shade, striking foliage, etc.). Those who are curious about historic plantings will discover some of their current favorites on the list — like nasturtiums, poppies and irises — and some of less current favor — like mignonettes and asters. Duchschereer culled the list from a 1901 book called *How to Make a Flower Garden*, which was handed down to him by his grandmother, who received her copy in 1913. Like the many photographs of beautiful gardens in this new book, the list of flowers and plants may seem daunting to the beginning West Adams gardener. But both are filled with ideas that will inspire a gardener attempting to create, or recreate, an Arts and Crafts style landscape.

West Adams Historic Plaques

- * National Register Historic Monuments
- * Los Angeles Historic Cultural Monuments
- * Contributing Structures to a National Register Historic District

WAHA has established a grant program to help defray the cost of purchasing markers for homeowners whose residences are:

Please contact Tom Florio 213/749-8469 for further information.

WAHA HISTORIC PLAQUE PROGRAM *Application*

Name: _____

Address: _____

Is your house a:

(check all that apply)

National Historic Landmark
(If yes, please list the Monument No. _____)

Los Angeles Historic-Cultural Monument
(If yes, please list the Monument No. _____)

Contributing Structure to a National Register Historic District
(If yes, please list the historic district _____)

Amount requested: _____

(Please submit receipt(s) and/or proof of cost)*

I agree to use all of the funds received from WAHA to help defray the cost of purchasing, or of having already purchased, an appropriate plaque to identify my house as an historic structure as listed above.

Signature of Applicant

**WAHA's goal is to encourage and assist the purchase of as many plaques as possible, while still providing meaningful assistance. The program will provide up to a maximum total of \$1,000 each year for all applicants. The actual amount received by any applicant will be determined by the number of applicants and the category in which the applicant's house falls. Depending on the number of applications received, some applications may be deferred for future consideration.*

Membership Directory Updates

The following are changes to the 1999 WAHA Membership Directory. Please update your copy of the directory if you want to keep it current.

New Address and/or Phone Numbers

Harry Demas (626) 799-2382, (415) 771-5276

Lynn Rossiter & Dan Stumpus, 137 N. Larchmont Blvd., #480, Los Angeles, CA 90004

Debbie Dyner, 828 12th Street #C, Santa Monica, CA 90403

Add (and welcome) new WAHA members

Jean Crupper, 2430 12th Avenue, Los Angeles, CA 90018, (323) 730-0489

Jefferson Davis & Ledoux Kesling, 2455 Gramercy Park, Los Angeles, CA 90018, (323) 732-3193

Corene Dixon, 1728 Westmoreland Boulevard, Los Angeles, CA 90006, (323) 732-8580

David & Maureen Gaber, 1651 S. Wilton Place, Los Angeles, CA 90019, (323) 731-1414

Carol Gallion, 3350 Colonial Avenue, Los Angeles, CA 90066, (310) 397-6965

Jerri & Brendan Heffernan, 2237 W. 20th Street, Los Angeles, CA 90018, (323) 737-1194

C. M. Kimble, 6044 S. Mansfield Avenue, Los Angeles, CA 90043-2923, (323) 295-3210

Neighborhood Matching Grants Available

The LA Board of Public Works, Operation Clean Sweep, has announced that it will again offer the Neighborhood Matching Fund (NMF) this year. For those who may be unfamiliar with this program, it is a \$250 to \$5,000 matching grant, that any neighborhood organization can apply for. Projects that "bring the community together," such as murals, community gardens, and streetscape projects will be considered. Applications scoring is based on the project's community benefit and involvement, and feasibility.

If you would like more information you can call Operation Clean Sweep at 800/ 611-CITY, or visit their website at www.cityofla.org/bpw/ocs/nmf. You may also call me (Michael Smith) at 213/894-3616.

Below is a list of application deadlines, by council district.

1st District (Mike Hernandez) will hold a workshop in June, with letters of intent due July 11 and an application deadline of August 9.

8th District (Mark Ridley-Thomas) will hold a workshop in July, letters of intent are due August 8, and the application deadline is September 13.

10th District (Nate Holden) will hold a workshop in July, with letters of intent due August 8 and an application deadline of September 13.

Bortfeld Award Nominations Sought

WAHA's highest award, the Bortfeld Award, is presented to a member who has given special service to the West Adams community. Nominations now are being sought for this annual award. The nominee must be a member in good standing who demonstrates the following qualities: 1) consistent and visible leadership in WAHA and the preservation community, 2) an obvious commitment to preservation, 3) leadership in deed, not just title, 4) notable accomplishments/contributions over a range of activities, not just in one particular activity, and 5) an ability to bring people together to address issues and resolve problems.

The award has been presented in the past to Kathleen Salisbury (1988), Harry Anderson & David Raposa (1989), Harold Greenberg (1990), Lindsay Wiggins (1991), Jodi Seigner (1992), Jon Rake (1993), Lana Soroko (1994), Norma Latimer (1995), John Kurtz (1996), Audrey Arlington (1997) and Jim Meister (1998). As you can see by this listing all former Honorees have had leadership roles in WAHA and have undertaken a diverse range of activities in the organization and in the community at large.

Nominations should be submitted to Linda Scribner, WAHA President, 1749 Bronson Avenue, Historic West Adams, Los Angeles, CA 90019. Please submit nominations with names of candidates and a brief written explanation about why the candidate should be chosen. The winner will be selected by WAHA's President, the Membership Chair and last year's winner, Jim Meister.

Resources

by Judie Schoening

Whew! The Resource Guide is done and in your hands so I guess my nearly year off from writing this column is over with now. There were a number of people who continued to send in resources. These were included in the Guide but I would just like to go over a few of these and acknowledge the nice people who referred them.

Marianne Hutchinson responded to my request for Chimney Services and gave us Lucky Chimney Sweep who is also a mason and is offering a discount to the membership. Alfredo Johnson is the contact. Marianne also recommends L.A. Organic Vegetable Express who delivers organic foods to your home.

John Deaven called in McCoy Sprinklers. He says they are reasonable and do excellent work. Eileen Ehmann sent me M.B. Nursery - Wholesale Growers. This sounds worth a trip to Carson. All of the above are listed in the new Guide.

Since the Guide came out, Mitzi Mogul gave me a Tree Service resource. She has been using them for a long time and finds them honest, reliable and reasonable. Bryan is the contact at Above and Beyond. By the way, tree trimming is a particular art - balancing the well-being of the tree or trees and the aesthetic. Not a job for a mower of lawns! Speaking of Mitzi: did you know that she will do house histories for individuals as well as working for WAHA and other organizations. She recently received an award in this field and is extremely knowledgeable. Please add her to your Guide under "House History Research."

We recently had an experience that is worth recounting. One morning in April, our Gas Gravity Furnace blew up. BIG expense. As an aside - the Fire Department units from Western and 21st Street showed up very promptly and fortunately there was no fire as the

explosion blew out the pilot. They called the Gas Company who sent their non-compos immediately. Fortunately, I had also called Dailey Heating and Chuck arrived within the hour! The explosion had bulged out the walls of the furnace and it clearly had to be replaced. What to do? We had just had a (unexpected) big plumbing bill. Alan's brother suggested calling our Insurance Company. After multi-years of paying premiums, we had not thought about what they actually covered. State Farm (also very promptly) sent an adjuster who did, in fact, determine that it was an accident and have covered all but our deductible.

Dailey Heating submitted their estimate to the adjuster who then did not ask for any further estimates. Chuck arranged for the asbestos removal people to come in, I called Pacific Air Duct (in the Guide and they quote over the phone) to clean the upstairs vents, and the new forced air furnace is being installed as I write this column. I have found out that the insurance company will repair damage caused by leaks but not the leak itself and they will cover this kind of accident. When even minor disasters strike it is a good idea to check your policy. We also found out that if you refinance, you should let your insurance company know who is the new lender. When a large check is written for a job such as ours, the company will include the mortgage holder along with you on the check as they have a "primary interest in the property."

Chuck of Dailey Heating has

done a lot of work in our neighborhood and I used him because of recommendations. He has certainly lived up to these.

Browsing the New Yorker, I came upon a source for you Internet Shoppers. Ed Donaldson Hardware Restorations at www.eddonaldson.com. He is in Pennsylvania and also has phone 717/249-3624 and Fax 717/249-5647. Checked it out. There are good pictures but there were no measurements for the item we were looking for.

Finally, I do want to mention that if YOU have a service and/or skill that you would like to offer to the WAHA community, please let me know. We all like to support our neighbors and friends in their endeavors. Keep those resources coming. FAX: 323/733-3541 e-mail: schoening@earthlink.net If you are calling about a need, please do use my business phone as that is where the computer is: 323/734-8123 (Schoening Enterprises).

Please add these to your new Resource Guide 2000:

Tree Service

Above & Beyond

Contact: Bryan

5200 Cangas Drive Calabasas Hills CA 91301 Ph: 310/275-6531 or 800/945-3913 FAX: 818/991-6249

House History Research

Mitzi Mogul

Ph: 323/734-9980 FAX: 310/659-3326

Vintage Fixtures & Accessories

Specializing in:

- Enamel Bathrooms
- Unique toilets, tubs, sinks & showers
- Bath Accessories
- Largest Selection of Period Appliances including Refrigerators & Stoves
- Doors & Windows
- Architectural Salvage to Refurbish Vintage Homes of All Styles

Santa Fe Wrecking Co.
(213) 623-3119

1400 S. Santa Fe Ave. • Los Angeles



**The West Adams market
is HOT HOT HOT!!!
Call for a market analysis**

**The Catbagan/Neith Team
offers Internet Marketing
24 hours a Day/ 7 Days a Week
for Historic, Distinctive Homes**

JUST SOLD:

7369 Clinton--S
2380 W. 31st--S--Full Price!

JUST LISTED:

2159 W. 20th Street --Like New
Restored 1905 Colonial Revival
4 BR + 2.75 Ba, 2 FP, FDR, Lib,
2 upstairs decks, 2 porches,
butlers pantry--\$450,000

AVAILABLE:

2909 Kenwood--NOW \$265,000
4+ 2, FDR, Brk. Rm., Ult. Closet

IN ESCROW:

2159 W. 20th St. B,S-sold
immediately!
1155 N. La Cienega, #504-S
6300 Grape Place-H. Hills-B
2380 W.31st St.-S-sold in just
over a week!

Welcome New Neighbors:
Amy Levinson & Carlos Millan

**Natalie Neith
Ken Catbagan
Catbagan/Neith Team**
We know Los Angeles--
We live in West Adams--& are
committed to the community

Executives Circle
Top 15% of Fred Sands agents
119 No. Larchmont Blvd.
Direct Line-(323) 762-3178, 3177
For info on listings & services:
www.natalieneith.com



Time to Bust Out

by John Rentsch

The traditional refrain has June busting out all over and having started the summer season with a Memorial Day weekend full of partying (Who is to blame? See below!), it's wonderful to realize that lots of opportunities exist to keep the fun echoing the lyrics as we progress through the month.

Leslie Evans and Stephen Heywood get the celebrations off to a brisk start with their birthdays on the 1st. — with Nancy Deaven following on the 6th.

Two former neighborhood residents (but still proud WAHA members) dominate the second weekend of June. On Saturday the 10th, Malibu will reverberate as Lynda LeFever welcomes another year and on Sunday, the 11th, the foothills of Pasadena will be alive with the sounds of Eike Antekelian acknowledging her 29th!!!! I know both ladies will do it with style.

The 14th has four members sharing the fun: congratulations to Sean Burke, Gwen Cunningham, Robbie Frandsen and Antonio Vargas. They're followed the next day by Sarah Hill.

Although not a birthday, I'm sure many of our members will be in a festive mood as we reach Sunday the 18th let's try and do a little better than an ugly tie for all those fathers, pops and daddies! And speaking of ties and busting out, I know of at least one daddy who plans to tie one on at a beer bust that day! I hope everyone has as much fun and does it the way they enjoy best.

The rest of the month has celebrations busting out every other day it seems. Janice Lipeles' birthday is on the 19th, followed by Beverly Hill on the 21st and Joe Ryan rounding out the week with Friday the 23rd. Memo to Chuck: a Friday night start should mean a Sunday night finish if

Irish etiquette is observed!

And if the Ryan-Roche manse does run out of steam, there is that other celebration that is likely to occupy the entire weekend. Fellow foodies and contributors to this newsletter, Judie and Alan Schoening also start their festivities on Friday as they mark their 43rd wedding anniversary.

Congratulations! Of course it should be noted that they have done a little preparation in the past to make the best of such memorable dates. Party-ing here, partying there, partying anywhere . . . and there was that two weeks of intensive training in Italy. Not that they really had to learn how to live the good life! Fun, fun times, I hear, were had with former members Barbara and Luke, and Judie and Alan's daughter Lisa and hubby Teddy. So much Chianti . . . so little time (after taking care of the vodka, scotch, etc etc etc).

The last two birthdays that we know of (call and leave a message on 323/735-3500 if yours has not been listed) — are Peggy King's on the 27th and Betty Smith's on the 29th. And I'm sure both ladies are not late June bloomers when it comes to raising the rafters on such occasions. Enjoy y'all.

And just who is to blame for leading me astray over the Memorial Day weekend? Some will have to remain nameless to protect the guilty but two of our great WAHA hostesses, Jacqueline and Audrey, can certainly be given credit for enlivening two of the days! From Hula Mary Hawaiian Merriment to Gang of Four Guffaws, if you're not having fun in this neighborhood you're not trying hard enough to mix in. As has been said by many a wiser person than myself many times in the past: You get out what you put in. I think I can add a little to this however, based on the past decade or so of living in West Adams. In WAHA land what you put into life and the neighborhood seems to come back tenfold!

Enjoy(x10)!

Member Discounts

Reminder: The following companies and organizations offer discounts to WAHA members. Show your WAHA membership card when you make your purchase.

Best Lock and Safe Service contact: David Kim
2203 W. Venice Blvd. Los Angeles 323/733-7716
10% discount on lock and safe labor and materials

Washington Dog & Cat Hospital
1692 W. Washington Boulevard Los Angeles, CA 90007 323/735-0291
50% off office exams

Meyers Roofing
5048 W. Jefferson Blvd. 323/733-0188
10% discount

The 24th Street Theater contact: Jon White-Spunner
1117 24th Street Los Angeles, CA 90007 213/667-0417
\$2.00 off ticket price

Cafe Club Fais Do Do
5257 West Adams Blvd. Los Angeles, CA 90016
323/954-8080
No cover charge at door

Sherwin-Williams
1367 Venice Blvd. L.A. 90006 213/365-2471
20% discount off regular product price (you must have a special discount card)

Washington Tire & Wheel
1951 W. Washington Blvd. Los Angeles 323/731-0781
Dealer's pricing on all tires and full line of custom wheels (See Bill Fuqua, Jr. for this discount)

Papa Cristo's Taverna
2771 West Pico Blvd. Los Angeles CA 90006 323/737-2970
10% discount on catered food orders

Vintage Plumbing Bathroom Antiques
9939 Canoga Avenue Chatsworth, CA 818/772-1721 (hours: by appointment only)
10% discount on purchases at Chatsworth facility

A Call to Members

If you frequent a local business -- retail store, restaurant, service provider, etc. -- ask them if they would like to offer a discount to WAHA members. Explain that they would benefit from the increased exposure to many local consumers, and would be listed monthly in the WAHA newsletter. Or, call me at 323/733-6869 and I would be happy to contact them.

-- Steve Wallis

**Become a member
(or renew)! You
can do it today!**

Membership through April 2001

Name(s) _____

Address: _____

Phone: _____

____ New Membership
____ Renewal

Membership classification (check one)

- ____ Individual \$ 25.00
- ____ Household \$ 35.00
- ____ Business \$ 50.00
- ____ Patron \$100.00
- ____ Benefactor \$ 250.00
- ____ Senior/Student \$ 17.00
- ____ Newsletter only \$ 17.00

____ **DO NOT** include my name, address and telephone number in the WAHA membership directory.

Please make check payable to
WAHA.

Return to:

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



Candidates for WAHA's Annual Paint and Garden Contests

We'll be voting on West Adams' best gardens and new coats of paint at the June meeting (and we'll have photos available at that meeting), but the time to drive by and review these properties directly is now. Please cut out this page, and look at these wonderful homes and gardens.

Paint Contest

* 1728 Westmoreland Boulevard

Denise Fairchild
* 2271 West 25th Street
(near Arlington)

Karen Haas and Paul Pratt
* 2187 W. 24th Street
(near Gramercy Place)

Roland Souza and David Raposa
* 2217 Cambridge Street
Harvard Heights

Jerry Mendelson and Joyce Albers
* 4311 Victoria Park Drive
Victoria Circle

The CRA/Roger E. Williams Baptist Church
Community Development Corporation
* 2653 Menlo Avenue
North University Park

Roland Souza
* 1015 W. 23rd Street
North University Park

Jim Weber
* 1831 Wilton Place
(near Washington)

Ellen and Ron Farwell
* 1681 Virginia Eoad
Lafayette Square

Anita and David Gillette (plus daughters Deanne,
Denise, Detra, and Adrienne)
* 2648 Raymond Avenue
(near Adams)
Dave and Corinne Pleger

* 1546 4th Avenue
(near Venice)

* 1626 5th Avenue
(near Venice)

Sean Burke
* 2207 West 24th Street
(near Gramercy Place)

Christie Webb and Micki Dickoff
* 2405 4th Avenue
(near 25th Street)

Garden Contest

Harold Smith - Front and side garden
* 1731 Westmoreland Boulevard
Harvard Heights

Michelle McDonough
* 2424 5th Avenue
(near 25th)

Joe Bergin and Mae Lumalong
* 2420 5th Avenue
(near 25th)

Rex
* 1931 Hobart Boulevard
(south of Washington)

Ralph Robinson and Bob Peterson
* 2015 S. Victoria Avenue
(Wellington Square)

Christie Webb and Micki Dickoff
* 2405 4th Avenue

* 2015 5th Avenue
(near Washington)

Please Note:

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

ADVERTISE HERE! WAHA classifieds are free to paid members. To place a display or classified, call Janice Lipeles (323/737-2370). Classifieds will be for one month only. If you wish to repeat your ad, please call Janice Lipeles by the deadline. After 3 issues for the same ad, there will be a charge of \$.25 per word.

ADVERTISING RATES FOR COMMERCIAL ADS

Quarter Page ..(5 3/4 x 4 5/8)..... \$25 monthly, \$250 - 12 issues

Business Card ..(3 1/2 x 2)..... \$10 monthly, \$100 - 12 issues

Remember, the deadline is the 1st of the prior month!

WAHA CLASSIFIEDS

For Sale - Antique stove, armchair, Craftsman doors and windows, two enameled wall sinks. Call Chris at 323/735-2130.

Gardeners: Free shredded tree prunings. Great for pathways or making compost. Free plants: (1) sea lavender (*limonium perezii*); (2) myrtle (*myrtus communis*); (3) verbena bonariensis; and (4) succulents. Call Jennifer at 323/734-7391.

Home in or near West Adams wanted for December (12/15 - 1/10). Low short-term rent or swap for apt. in Vicenza, Italy. For particulars, call Judie at 323/734-8123.

Experienced housekeeper looking for work. Recommended by Lynda Reiss. Call Myra at 323/585-4345.

For sale - 500 antique doors, windows, & house fragments. Call Roland at 310/392-1056.

For sale - Twelve metal, moderne patio chairs. Good condition. \$25 each. Call Lionel at 323/735-5056.

Wellington Square Neighborhood Yard Sale - Saturday, June 3, 9 a.m. to 3 p.m.

For Rent - Large single carriage house apartment inside gated backyard. Fireplace, bay window, kitchenette, 3/4 bath, carpeted. \$525/mo inc. utilities. 323/731-4325.

Wouldn't you love to own Mugsy? He's a big (BIG -- 77 pounds) baby boy white bulldog/pit/mutt mix who's looking for someone to receive his slurpy love. About two years old, has had one round of shots. Laura 323/737-6146.

Roommate Wanted? Vintage Stove for Sale? Garden Plants in Search of New Home? Place your classified ad here to reach preservation-minded readers. Contact Advertising Director Janice Lipeles (323/737-2370) NO LATER THAN the first of the prior month.

NOTICES

* *If you haven't yet paid your WAHA dues, you did not receive the new Resource Guide, and this may be your last newsletter. See page 11.*

* WAHA's combined Zoning & Planning/Preservation Committee has a new standing meeting night: the Third Wednesday of each month, at the offices of City Living Realty, 2316 1/2 South Union Avenue, Suite 2 (intersection of Union, Hoover and 23rd Street). Mark your calendars to join and attend this committee -- it's one of our organization's most important activities. Contact Tom Florio or Eric Bronson for more information.

Brownie's
CAMPUS
COPY
AND
PRINTING

(310) 210-5358

...For all of your
printing needs:

FREE pick-up & delivery

We come to you!

"Quality • Service • Low Prices"

WAHA has a new Web Site.
Check it out at:

www.neighborhoodlink.com/la/westadams

WAHA June 2000 Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	See Community Calendar On page 3 for details on these meetings!			1	2	3
4	5	6	7	8	9	10
11	12	13	14 Membership Community Outreach Committee	15	16	17 WAHA Annual Garden Meeting
18	19	20 Newsletter Committee	21 Zoning & Planning/ Preservation Committee	22 Board Meeting	23	24
25	26	27	28	29	30	Mark Your Calendar for WAHA's July 4th Picnic!

The *WAHA Newsletter* is a publication of the West Adams Heritage Association. Members and supporters of WAHA are invited to submit articles to the *Newsletter*. Letters will be published subject to space constraints and will be cut for length if necessary. Articles will be published subject to acceptance by the editors of the WAHA Board. Advertising is subject to the approval of the publishers. Although the Association appreciates its many fine advertisers, the Association does not accept responsibility for claims made by advertisers. Services and products are not tested and appearance of advertising does not imply, nor does it constitute, endorsement by the West Adams Heritage Association. Copyright 1999. All rights for graphic and written material appearing in the newsletter are reserved. Contact Director of Publications for permissions.

WEST ADAMS HERITAGE ASSOCIATION

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

CONTAINS DATED MATERIAL

Non Profit Organization

U.S. Postage
PAID
Los Angeles, CA
Permit No. 4216

ADDRESS CORRECTION REQUESTED

