



West Adams Matters

The Preservation Month Issue

Back to the Future: WAHA's 25 Years of Preservation

By Jean Frost

Seminal events have the capacity to redirect our history and to energize communities. Three decades ago, when Los Angeles residents were surprised by the demolition of a famed Adams Boulevard mansion, a revolution began in West Adams that continues today. A shocked community became a historic preservation-minded populace, which led in turn to the establishment, in 1983, of West Adams Heritage Association.



In this special report (beginning on page 6) celebrating both National Preservation Month and WAHA's own 25th anniversary, we have identified 25 of the most endangered historic sites in West Adams; we explore "Angels Walk," which has expanded to West Adams; the owner one of West Adams's newest landmarks recounts his efforts to acquire "the plaque"; and we discuss why YOU should be involved in historic preservation efforts. And in the next few weeks as well, WAHA presents two 25th anniversary special events: WAHA's annual historic preservation meeting on May 31, and on June 7, WAHA's annual Spring historic homes and architecture tour, Landmarks of West Adams.

The beginnings of WAHA's historic preservation activities grew out of the outrage and disbelief surrounding the razing of the beautiful Childs Mansion,

The Childs Mansion in better days

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25 Years of Preservation – And A Mimosa Brunch

WAHA's Annual Historic Preservation Meeting:

"Landmarks Won and Landmarks Lost"

Saturday, May 31, 11 a.m. to 1:30 p.m. (Program at Noon)

The Historic Union Square Theatre, 1122 West 24th Street

Please join WAHA at our annual Historic Preservation brunch at the Union Square Theatre, now home to the Velaslavasay Panorama. The Union Square Theater was built as a silent picture house, one of the first in the city solely dedicated to film programs. In 1935, former screen vamp Louise Glaum opened an acting school and playhouse here, calling it Louise Glaum's Little Theater at

(continued on page 3)



The Dennison Residence in West Adams Heights, designed by Arthur Heineman, is one of the West Adams landmarks to be featured on the June 7 tour.

Landmarks of West Adams Tour

Saturday, June 7 10 a.m. to 4 p.m.

It's our 25th year of historic preservation! To celebrate, WAHA opens the doors to some of West Adams' best landmarks, designed by such famed architects as John C. Austin, the partnership of Train & Williams, Frederick Roehrig, Arthur Heineman, and John Parkinson. Visitors will tour the interiors of seven landmarks, including:

- "The Pink Lady," an elegant 1885 Victorian built for Richman Durfee
- Engine Co. No. 18, a 1904 Mission Revival firehouse designed by City Hall architect John Parkinson
- A classic 1905 Craftsman designed by John C. Austin
- The Dennison Residence, a 1912 Arthur Heineman-designed Arts & Crafts residence recently seen on HGTV

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LANDMARKS OF WEST ADAMS TOUR IS JUNE 7!

25 Months, 25 Monuments

WAHA Launches 25th Anniversary Initiative

WAHA, its members, and many preservation advocates past and present have managed to designate some 125 Los Angeles Historic Cultural Monuments over the past several decades, making West Adams home to the City's largest collection of individual landmarks. But, we say, it's not enough! For our 25th anniversary, WAHA is urging members to nominate 25 MORE Monuments, over the next 25 months. WAHA will provide technical support, education and maybe even prizes! To learn more, contact WAHA Historic Preservation Chair Jean Frost at jfrost@earthlink.net. ●

WAHA Election Results

At the annual meeting held on Saturday, April 12, WAHA members elected three new board members and returned six incumbents while enjoying a pot-luck dinner at the Craftsman home of members Odel Childress and Don Weggeman, on Westmoreland Blvd.

The new board members, whose terms officially began May 1, are Jonathan Hugger, recently retired from the International Longshore and Warehouse Union; long-time volunteer Lisa Berns; and attorney Eric Bronson, who returns to the board after a one-year absence.

Re-elected were four board members whose terms had expired: SeElcy Caldwell, Suzanne Lloyd Simmons, Mike Medina, and Roland Souza. In addition, John Patterson and Gail Peterson, who had been appointed to fill vacancies in 2007, were elected to regular terms. They join continuing board members Jean Cade, Jean Frost, Lore Hilburg, Jim Robinson, Judy Tedrick and Candy Wynne. ●

WAHA Paint & Garden Contest

Have you recently painted your home in new, perfect colors? Or, is your old paint job still looking fabulous? And, how does your garden grow? Is it an extraordinary cottage garden, or prime example of drought-resistant beauty?

Each year, WAHA looks for the best new exterior paint finishes in the West Adams area and the most spectacular gardens among us. We'll be announcing more contest details in the next *WAHA Matters*, but we wanted to give members an advance Head's Up so that you can work your magic in your garden (and prepare your digital photographs in the best Spring blooming weeks), or so you can complete your exterior paint job in time.

The tentative deadline for nominations will be circa June 10, and we'll all have a chance to review your lovely photos at WAHA's annual 4th of July picnic.

What's in it for the winners? Besides a lot of pride in a job well-done, your garden and/or your exterior paint job will be lauded in a future *WAHA Matters* and you will win bragging rights for at least one year. ●

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President's Message by Lore Hilburg

What does it mean that WAHA has been in existence for 25 years? When I had been a sentient being on this planet for 25 years, I was a young adult, just starting my career. I had made my parents happy and proud because I had a job that made me almost self supporting, and I did not live at home. Otherwise, I had not accomplished much. But for a dog, 25 years means it has probably been dead for 10. Very few businesses last 25 years.

For a neighborhood organization that started without corporate sponsors or government help, it is significant. Its continued existence and relevance is probably a function of the hard work of many individuals, some of whom were in at the beginning and others we've been lucky enough to attract when the need arose. Rarely are their contributions acknowledged. The truth is, few who put in the time expect a lot of thanks (which is good, because they don't get it). For those who are disappointed that their contributions are not appreciated, verbally or otherwise, please know that by helping this worthy organization, your actions are important. We are making a difference. None of us alone could accomplish what WAHA has achieved.

As part of our quarter century celebration, I would ask each member to get at least one other person to join. Give a one-year membership as a gift to a neighbor. Invite at least one person who ordinarily would not buy a ticket to go on a WAHA tour. Offer to help at the next WAHA event or by attending one of the many community meetings as a WAHA representative. Many of you already help at the Cemetery tour and Holiday tour, which makes those events possible. Thank you to all of the WAHA members whose continued support makes West Adams and, therefore, Los Angeles a better place to live.

Lore Hilburg can be reached via e-mail, hilburg@ca.rr.com.

Save the Stewart Cottage and its Next-Door Neighbor

Two More Historic Structures Need New Homes

WAHA has been quietly working since January 2007 to save an 1871 cottage and an adjacent Craftsman triplex from the wrecking ball. A developer is planning to erect a housing complex at the site (505-511 West 31st Street, between Flower and Figueroa Streets), and from the start Community Redevelopment Agency staff indicated that these houses should be moved.

The Victorian cottage was built by early Los Angeles nurseryman John Marcellus Stewart, who was a member of the Los Angeles Pioneer Society. Stewart had a colorful life. He walked across the country, through Indian territory, to California, to become a gold miner in 1850, and later a merchant in San Francisco. In 1871, Stewart, his wife Melissa, and younger daughter, Grace, moved south, to Los Angeles. He bought a 17-acre vineyard, dug up the vines, and planted instead "exotic" nursery plants like Pampas grasses, pepper trees and sweet oranges as landscaping materials for the growing metropolis. And he built the still-extant cottage, which is one of the oldest wood frame houses still standing in Los Angeles.

Later, Stewart became a real estate developer, and it was during this period that the adjacent Craftsman residence was built. Stewart himself erected a mansion on 30th Street, where he and Melissa lived until their deaths in 1913, just weeks apart; his daughter lived in the mansion and owned the cottage well into the 1920s.

The mansion is long since demolished. That the cottage has survived 135 years is a miracle in itself. Can you be a part of this century's miracle, and identify an appropriate place to move the Stewart Cottage to?

If you would be interested in moving the cottage or the triplex, contact architect Kym Vitar at kymikelias.vitar@gmail.com or the development's land use consultant, Elizabeth Peterson-Gower, at 213-674-2686 or elizabeth@epgla.com. ●

Preservation & Mimosas at Union Square Theatre *continued from page 1*

Union Square. Then in 1939, it was re-configured back into a film venue, the Union, which operated into the 1950s. It was later home to the tile layers union. The Velaslavasay Panorama and Gardens is in the process of "preserving and prolonging the magic of this historic place."

For our program, we kick off WAHA's 25th year of historic preservation activities with a visual presentation and discussion about our landmark victories over the years, and an acknowledgement of some battles lost. Whether you are a longtime member or new to West Adams, we hope you will come and celebrate the character of our community, and its evolution over the past quarter century.

To help you celebrate, we're serving a Continental brunch and champagne mimosas. Please do come, enjoy the theatre, its garden and our special presentation. ●



Silent Screen vamp Louise Glaum (left) once owned the Union Square Theatre.

Stepping Out

Volstead Act Repealed! A Lighthearted Look at Prohibition

Saturday, June 21 beginning at 1 p.m.

Heritage Square Museum, 3800 Homer St. (Highland Park)

Join Heritage Square and the Art Deco Society of Los Angeles as they mark the 75th Anniversary of the end of Prohibition with festive 1930s-style picnic celebration. Dancing to live music provided by the Bilgewater Rats, prizes for picnic presentation, and other surprises are part of the celebration. Included in the ticket price of \$62 is one-year membership in both organizations! (Special price is for new members only.) For those who are already members of either HSM or ADSLA, a ticket price of \$47 includes membership in the other organization. Ticket price includes a \$2.00 service charge. Proceeds from this important fundraiser benefit preservation activities and tickets are tax-deductible. Tickets can be purchased by calling 323-225-2700 ext. 223 or by mailing a check to Heritage Square. Tickets may also be purchased on-line through PayPal at www.adsla.org beginning May 1. ●

Museums of the Arroyo Day

Sunday, May 18, 11 a.m. to 5 p.m.

It's time again for the Museums of the Arroyo Day, when six museums located along the Arroyo Seco in Los Angeles and Pasadena open their doors free of charge, showcasing the art, architecture and history of early Los Angeles life. There will be free and continuous shuttle service running between museums. Visitors can park their cars once and then shuttle to the museums of their choice. The venues opening their doors include the Gamble House, Heritage Square Museum, the Lummis Home and Garden, the Pasadena Museum of History, the Los Angeles Police Historical Society Museum, and the Southwest Museum of the American Indian. In addition to its ongoing regular displays and exhibits, each museum will feature a distinctive slice of Southern California history. For more information, call the MOTA hotline number at (213) 740-TOUR (8687).

The Los Angeles Police Historical Society Museum **6045 York Boulevard, Highland Park 323-344-9445**

The Los Angeles Police Historical Society (LAPHS) was founded in 1989 to create a world class museum that displays the rich history of the LAPD. The Department has played a large role in the development of the City of Los Angeles and the history will not only reflect the numerous contributions from its beginning on March 10, 1869, but also the many adversities experienced on the road to becoming the most professional police department in the world. The museum is located in the Highland Park Police Station built in 1925. The station was closed in 1983 and subsequently ravaged by vandals, arson fires and water damage. Since



then, it has been salvaged and restored by the Historical Society to its original Renaissance Revival style and it is a registered National Historic landmark.

Lummis Home and Garden **200 East Avenue 43, Highland Park 323-222-0546**

Early activist, author and civic booster, Charles Lummis chose to build his unique home at an idyllic location near the Arroyo which would become one of Los Angeles' foremost artistic communities. Visiting the house and surrounding water-wise garden, guests will learn more about the man who encouraged and nurtured some of the West's finest poets, writers and artists. ●



Stepping Back in Time with the Venice Historical Society

Tuesday, May 20, 7 p.m.

Venice Abbot Kinney Memorial Library, 501 Venice Blvd. (Venice Beach)

Please join Milt Slade, a longtime Venice Historical Society member and a native of Los Angeles, when he presents a lecture and slide show about Los Angeles' landmarks that have disappeared due to our changing times and growth of the city. Slade will share his many stories, experiences and photographic collection from the early days of the horse-drawn streetcars to our modern-day freeways. Free and open to the public. For more information, contact the Venice Historical Society at 310-967-5170 or write info@veniceofamerica.org. ●



Doheny Mansion Curator's Tea

Saturday, May 17, 2 to 4 p.m.

The famous Doheny Mansion at Mount St. Mary's College, former home of early-1900s oil baron Edward L. Doheny, opens for the 4th Annual Curator's Lecture and Afternoon Tea.

Curator MaryAnn Bonino will discuss her upcoming book, *The Doheny Mansion: A Biography of a Home*, and docents will lead a tour of the mansion. In addition

to serving as the mansion's curator, Bonino is founding director emeritus of the College's Da Camera Society, which hosts Chamber Music in Historic Sites throughout Southern California.

Home to the Doheny family for almost 60 years, the Gothic Renaissance Revival Victorian mansion was designed in 1898 by Theodore Augustus Eisen and Sumner Hunt. E.L. Doheny and his wife, Carrie Estelle, frequently remodeled the mansion, and added the foamous Pompein Room with iridescent Tiffany glass dome and imported Sienna marble.

The event costs \$45 per person. Contact Heather Schraeder at 213-477-2961 or hschraeder@msmc.la.edu to RSVP. ●

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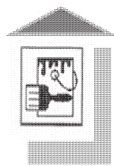
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WEST ADAMS’ 25 MOST ENDANGERED PLACES, FROM A TO Z

Historic West Adams faces all kinds of preservation challenges, from neglect to demolition, and everything in between. Here, in alphabetical order, are 25 of the most endangered places and properties in West Adams today, from A to Z:

1. **ALVARADO TERRACE PARK** – Serious, substantive (and unapproved) changes to this park’s landscaping and lighting have been made without regard to historic accuracy.

2. **CASA CAMINO REAL** – Mostly vacant for a decade, it is also suffering from neglect despite having a wealthy owner.

3. **CLINE RESIDENCE**, 1409 S. Gramercy Place, and **STATTON RESIDENCE**, 1415 S. Gramercy Place – WAHA successfully nominated these two side-by-side manses as Historic Cultural Monuments in 2006, but both still threatened by development. And, the Statton Residence still features multiple guest rooms built without permits.

Threatened Historic Places in West Adams

By Laura Meyers

As WAHA observes its silver anniversary, what better time to review past successes, future goals, and to prepare ourselves for what is yet to come. As it turns out, one of our first observations was: This issue of *WAHA Matters* is the 250th edition of our monthly newsletter. What better way to celebrate 25 years, and 250 newsletters, than with a list of the 25 most endangered places in West Adams, from A (Alvarado Terrace Park, a National Register District landmark) to Z (the Zanja Madre, Mother Ditch.)

As we enter our 25th year, WAHA faces many challenges to our historic preservation advocacy. Many different events and factors can create a historic preservation crisis, ranging from financial woes, development interests, neglect, political pressures, bureaucratic snafus and intransigence, and fires or other disasters. The City’s budget crisis is rendering code enforcement unenforceable, and new HPOZ surveys unlikely. Globally, money is tight, and many small charities – including some of those housed in West Adams – are in need of angels. Pressure to create affordable housing by eliminating zoning protections threatens character neighborhoods, while the nation’s foreclosure crisis has already claimed several historic homes in West Adams.

Life is all about wins and losses. Luckily, even as we were preparing the list, one property dropped out of our consideration. It now looks like the Joseph Starr Dairy Farmhouse at 2801 Arlington will be restored by a new preservation-minded owner.

The list that starts to the left is a compilation of some of the many issues we face – as a snapshot of this moment in time. It is not comprehensive (believe us, the task of whittling the list down to 25 made for a quite animated meeting!) We will be posting the list at WAHA’s website, www.WestAdamsHeritage.org, and invite your dynamic input and participation in the “conversation.” Log on, comment, add your own observations and identify other endangered West Adams places. ●

Another West Adams HCM

Congratulations to WAHA member Pascal Borneo, whose home at 1546 South Fifth Avenue in Arlington Heights is about to become West Adams’ newest Historic Cultural Monument. Built in 1912 for M. A. Bigford, a salesman, and designed by his son, Frank Bigford, an architect-contractor, this two-story single-family residence exhibits character-defining features of Craftsman style architecture, along with elements of American Foursquare. On the interior, Borneo’s landmark has boxed



beam ceilings, leaded glass doors, tile fireplace and built-in cabinetry. At the time the Bigford Residence was erected, the Arlington Heights area had only recently been annexed to the City of Los Angeles, and the resulting access to such city services as fire, police and sewer encouraged the rapid development of the neighborhood. ●

The Bigford Residence is soon to become Arlington Heights’ newest landmark.

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Plaque Envy

By *Ulrik Theer*

As residents of Historic West Adams, my wife and I couldn't help but feel a certain twinge, a kind of vague unease resolving into downright envy when, upon visiting an older home belonging to a friend or trekking through one of the neighborhood's many historic tours, we would notice one. Burnished by time. Quietly opulent. Radiant with gentility. A historic plaque. A statement of worth. A glorious proclamation: I – this building – am...(hush of awe, please!)...a Monument.

Why such heightened sensitivity? A few years earlier, the two of us had purchased a bungalow we regarded as historic. It was built in 1911, had the type of external architecture books call Craftsman but, we were forced to admit, had an interior which had been somewhat altered by previous owners. Well, not altered exactly. What was the word our well-informed, architecturally-schooled friends used? "Gutted." Since we didn't shrink from challenges, the two of us spent six years restoring this house to a historically accurate state, what our real estate agent called an "artful reproduction." Though our feelings were stung by this description, it was still home to us, we loved it, and we were never leaving. Sensing an opening, our agent offered us an opportunity to buy a REAL historic home, one whose architectural features had not been altered in the least. Rebuffing him at first, we mulled the opportunity over, agreed we'd NEEEEVER be baited by such a ploy, then shamelessly jumped at the chance.

The previous owners of our new historic home had known about the "monumenting" process but eventually rejected the idea, for various reasons. We had no such qualms. Our spirits soared at the thought that we too might join the ranks of those living in monuments. People With Plaques. Following a timid course, we made inquiries and discovered that having a house monumented by a professional, uh, monumenter could be pretty costly. Since my wife and I were both momentarily out of work and both relished challenges, we cleared our schedules (psychologically speaking) and took it on.

In school, my wife had been an anthropology major while I pursued philosophy, so a love of research (her) coupled with a sublime disregard for practicality (me) came to us quite naturally. We spent a couple of months in Los Angeles' main public library turning up one obscure fact after another about the owners of our house, the architects, and the cultural and architectural climate in turn-of-the century Los Angeles. There were no uninteresting facts, only amazing, wonderful, and astounding ones.

The application for the status of Historic Cultural Monument requires an applicant to select a relevant category of Significance among: Distinctive Example of Architecture, or Constructed by a Noteworthy Architect, or Inhabited by Historic Personages, or the Site of Historic Events. We were beside ourselves with joy. Our house was all of these! And then some!

Our home had been built by Michael Shannon, a retired cop. But not just any cop. In the 1880s, he was Los Angeles' first traffic cop! We found ancient newspaper interviews in which he described his activities in detail. His mandate was to ensure that horses walked through his intersection, never cantered, never trotted. A violator would be pulled ruthlessly off his mount. Such was the breadth and scale of Shannon's fame, that the intersection he ruled (Temple and Spring) was known as Shannon's Point. His wife, Nellie Shannon (née Holmes), was one of Los Angeles' first woman real estate entrepreneurs. She was successful enough to have paid for our house; her name was on the 1909 deed. There were regular notices

(continued on page 14)

4. COLISEUM – Sure, USC has crafted a deal to keep playing at the landmark Coliseum. But don't think for a minute that the pressure to renovate the venue to accommodate luxury seating and other 21st century amenities has disappeared.

5. FELIX CHEVROLET – Politics at its worst. Although even its owner calls it a "landmark," and the Commission happily supported its designation, this iconic piece of pop culture was turned down for HCM status by a City Council that ignored the requirements of the ordinance.



6. FIGUEROA FOLLIES – the Slauson Mansion and the Michael Connell Carriage House have been marketed for development and are currently in use as charter school classrooms; the Stimson Mansion, St. Vincent's Cathedral and the historic remnants of the Sabichi Estate will be permanently impacted by the construction (proposed) of the Red Oak project, a 145-unit multi-family building.

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7. FITZGERALD MANSION, 3115 West Adams — the not-so-Elegant Manor was sold in a foreclosure sale last November. It's also been slapped with Building & Safety substandard orders. What's next?



8. FLEXTIME — The alteration of historic HPOZ Contributing Structures (and other homes) interiors into multiple “flexible” units have had dramatic negative impacts on our character neighborhoods, ranging from parking problems to unsightly concrete front yards.

9. FRATERNITY HOUSE at Hoover & 28th Street — The former Johnson Mansion was vacated, and caught on fire, burning off the roof. Now it is being rebuilt, but not per historic preservation standards.

10. HPOZs AND OTHER HISTORIC DISTRICTS AND CHARACTER NEIGHBORHOODS — endangered by SB1818 and an array of land use initiatives. We recognize there is a need to provide more workforce and affordable housing. But should it come at the expense of Los Angeles' neighborhoods?

WAHA's 25 years of Preservation

continued from page 1

a c.1899 Colonial Revival estate, in March 1978. On Monday morning, March 27, 1978, the *Los Angeles Times* bore the headline: “A City Landmark Falls to Bulldozers and Bureaucracy.” The Childs Mansion was located on seven acres at the southwest corner of Arlington and Adams, where temporary bungalow structures are still sited. Its demolition happened swiftly and without notice. As reported in boldface in the *Times*: “Council, School Board, Heritage Panel Enact a ‘Comedy of Errors’ Ending in Mansion’s Demolition.” The Childs Mansion was used as a home for orphaned children, was very well maintained, and the Los Angeles school board was to either utilize the historic building or find a sensitive purchaser. It was a designated city landmark.

Historic preservation efforts throughout late 20th century America have been galvanized by flash-point actions such as the 1963 demolition of the legendary beaux arts Penn Station in New York City. That demolition caught the preservation community napping. The universal outrage in that case led to the establishment of the New York City Landmarks Commission.



Demolition of Childs Mansion continues as more valuable parts of venerable structure are removed. Herald Examiner Photo by Chris Galka

Mansion Going Piece by Piece

In West Adams, the community reaction to the Childs Mansion demolition forged preservation efforts and led to the founding of WAHA by a combination of longtime West Adams residents, an original wave of so-called “urban pioneers” in West Adams who had begun to purchase big, old houses in the area in the late 1970s, and a second wave of urban pioneers who were attracted by the growing recognition of West Adams' charming historic architecture. Together, these residents became committed neighborhood activists and the charter members of WAHA.

Over the past quarter century, WAHA has had its historic preservation wins – and losses. And it must be acknowledged that each of our preservation success stories are the result of committed volunteers spending days and weeks of their

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time engaged in research and advocacy. We count among our important successes the designation of Menlo Avenue as a National Register District, which resulted in the saving of and relocation of three of the District's contributing structures to adjacent parcels and subsequent adaptive reuse of those residences as senior congregant housing. Another major success was WAHA member-spearheaded community effort (over a 13-year period) to save the Joseph Dupuy Residence/ South Seas House, for which WAHA along with a group of dedicated advocates have won several preservation awards. The South Seas House is now a City Historic Cultural Monument, and is in active use as a community center. A third success story was the funding of the relocation of the last remaining Victorian residence from the Staples Center development site, and its move to Bonsallo Avenue in University Park, where it was sold to a moderate income homeowner family through a Community Redevelopment Agency move-on project.

Some of our "wins" are fleeting. WAHA saved the Wells-Halliday Residence from a wrecking ball in 1989, although it is endangered by other factors again today. Ditto the Raphael Soriano-designed Glen Lukens residence, saved from demolition in 2006 but threatened by neglect to this day. And, some of our losses have been profound. We remember sadly the demise of the Pepperdine Mansion, designated as an individual National Register landmark but nonetheless not only turned down by the City of Los Angeles as a Monument but also approved for demolition without acknowledging the federal landmark status.

Today, it is hard to imagine a WAHA without its HPOZs, its National Register Districts, and the many Historic Cultural Monuments. But West Adams' current status as home to Los Angeles's largest collection of designated landmarks and historic districts is the direct result of energized members and residents fighting for neighborhood pride and recognition. WAHA was committed to a strategy of researching, identifying, nominating, designating and, if necessary, litigating. The strategy has proven to be a winning preservation tool but the effort is far from finished. As reported throughout this issue starting on page 6 many of WAHA's historic properties and sites are still at risk. Members must continue support the WAHA mission and volunteer their time. Success is never a given and can never be assumed when dealing with historic properties

In 1978, the *Los Angeles Times* article by reporter Cathleen Decker documented the sequence of tragic bureaucratic blunders and misspent good intentions. There are no ironclad answers to protecting historic properties from the bureaucratic bungling witnessed in the 1978 demolition of the Childs Mansion. Although we in West Adams have come a very long way, with approximately 125 designated Los Angeles Historic Cultural Monuments, seven National Register Districts and the seven HPOZs, with an eighth pending, it's still true today that even designated historic structures in West Adams are still vulnerable. Careful stewardship of our architectural and cultural history cannot be assumed.

On May 31st, WAHA celebrates National Preservation Month with an event open to all members at the historic Union Theater, home of the Velaslavasay Panorama, 1122 West 24th St. (see details on page 1.) WAHA will begin its 25th birthday year with a party on that day, plus we'll take a long look back at both our preservation wins and losses. A view of the past informs newer members and reminds those who were present for the wins and losses. As preservationists, we should not forget our own past but must instead build on it to avoid future losses. ●

11. JOHN MARCELLUS STEWART COTTAGE

– This 1871 cottage built by a pioneer nurseryman stands in the way of a proposed student housing project near USC. (See page 3 – 505 and 511 West 31st Street houses need new homes.)



12. MID-CENTURY MODERN buildings

in West Adams. The Union Bank/ Bank of Tokyo building at Crenshaw and Jefferson is slated for demolition. Similarly, the Atomic Age "Googie" coffee house at Washington and 10th Avenue will be razed if a current development proposal is approved. And, other modernist structures in the West Adams area are similarly challenged. But architecture from the 1950s and 1960s is having trouble finding a constituency of supporters here. (Don't forget – nobody cared about our lovely Victorian and Craftsman homes just a mere thirty years ago.)



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13. MORTUARY ROW—Chicken fighting is only the visibly worse aspect of the decline of Mortuary Row on Washington Boulevard (Estrella to Toberman.) It is also threatened by one of the Anastasi development projects.

14. ORPHANED POCKETS -- Arlington Heights, Victoria Park, Wellington Square, Angelus Vista, and other undesignated neighborhoods. We are speaking of “donut holes” – the West Adams neighborhoods which have not yet been designated as HPOZs, and which are facing an array of development pressures and code enforcement issues.

15. POWERS HOUSE in Alvarado Terrace – Despite its status as both a Los Angeles and federal landmark, its current owners are altering the exterior without permits.



16. ROSEDALE CEMETERY -- Financial troubles have led to deferred maintenance at Angelus Rosedale Cemetery, one of our favorite local landmarks.

Angels Walk Guides West Adams Visitors

By *Jim Robinson*

Visitors to the eastern stretches of West Adams can come face to face with history, thanks to a series of informative sidewalk stanchions recently erected by Angels Walk LA along the sidewalks of University Park.

The 13-foot-high aluminum guideposts display facts and rare photos from a century ago, highlighting the people, history and culture behind the area’s architecture and streetscape. On a strolling route that generally follows Figueroa Street, but takes detours as far west as Hoover Street, visitors will learn about:

- The Fine Arts Building, the Jonathan Club and other downtown landmarks along Figueroa and Flower Streets.
- History-steeped eateries such as Engine Co. 28 and the Original Pantry Café.
- Major sports venues such as the Staples Center and the L.A. Memorial Coliseum.
- And grand Victorian homes such as the Stimson House on Figueroa, the Doheny Mansion on Chester Place, and the USC-owned Forthmann House on Hoover St.



The self-guided tour – dubbed Figueroa Walk – is one of six walking trails established since 1997 by Angels Walk LA, a consortium of city, county and business agencies, to encourage pedestrian exploration linked to public transit.

Each route is described in detail in its own full-color, illustrated brochure, available free from the Metropolitan Transportation Authority (MTA). The Figueroa Walk brochure includes 63 pages of facts and photos, and a fold-out map.

In fact, the Figueroa Walk route is so lengthy – about three miles long – that organizers have divided it into three sections, each of which offers a good half-day’s strolling. Knitting them together is Route F of the DASH tram system, whose 25-cent fare may be the best bargain in Los Angeles.

Visitors can use the tram to hop from one stroll section to the next, avoiding the more boring stretches between sections. Route F runs every 10 minutes on weekdays, from 6.30 a.m. to 6.30 p.m., and every 20 minutes on Saturdays and Sundays, from 10 a.m. to 5 p.m. There is no service on New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Remember to bring a handful of quarters.

Section 1 of Figueroa Walk, the northern section, starts where Metro’s Red and Blue rail lines meet, at Seventh Street and Figueroa. The walk goes east one block to Flower Street, north on Flower to Fifth Street, west on Fifth to Figueroa, then south on Figueroa, all the way to Bob Hope Patriotic Hall, a block south of the Santa Monica (10) Freeway.

Section 2, the central section, starts at 23rd Street and Figueroa. The walk goes

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south on Figueroa to Adams Boulevard, west on Adams to Hoover Street (with a one-block detour to St. James Park), south on Hoover, east on 28th Street (USC's Fraternity Row) and south on University Avenue to Jefferson Boulevard. It takes in the Stimson Mansion, Mount St. Mary's College, St. James Park, Sunshine Mission, the Forthmann House, and other University Park landmarks.

Section 3, the southern section, starts at Jefferson and Figueroa, with Felix Chevrolet. The walk goes west to Trousdale Parkway (the historic spine of USC), and south on Trousdale, through the campus, to Exposition Boulevard. The route jogs west and crosses Exposition, entering Exposition Park between the Natural History Museum and the Rose Garden. It follows the grounds past the California Science Center, turns left before the Coliseum, proceeds east to Figueroa, turns north to Exposition, and heads west a short block to visit USC's oldest building, the Widney Alumni House.

Each of the three walk sections offers one or two short, additional "Side Strolls, and the brochure adds a handful of recommended "Farther Afield" sites in West Adams, including First AME Church, the Golden State Mutual Insurance Co. building, at Adams and Western Avenue, and actress Hattie McDaniel's house, on Harvard Boulevard.

Angels Walk LA has placed 30 stanchions along Figueroa Walk – 10 for each of the three walk segments. But the brochure goes further, describing 70 old and new attractions along the route, with present-day photos of each.

The stanchions add depth, delving deeper into the history and personalities of their surrounding area, and illustrating that history with numerous old photos. A stanchion opposite St. James Park, for example, includes photos of the original Marlborough School, whose location was two blocks away.

The space-age, moderne-styled stanchions are hollow, to allow for future lighting if funds are found, said Angels Walk LA's executive director, Deanna Molloy, a volunteer like others involved in the organization's projects. The writers for Figueroa Walk were Cecilia Rasmussen, recently retired from many years of writing about local history for the Los Angeles Times, and fellow Times columnist Patt Morrison. Photographers were Jerry Garns and Jake Johnson.

The five other existing walks are Wilshire, Chinatown, Hollywood, Union Station/El Pueblo/Little Tokyo/Civic Center, and the original downtown walk covering Bunker Hill and the Historic Core District. A new San Pedro walk is almost complete, Molloy said, and three more are planned for Highland Park, North Hollywood, and Crenshaw (largely Leimert Park).

Angels Walk LA relies on federal grants parceled out by the county-run MTA, which considers funding requests from cities and organizations throughout the county. The proposal for Figueroa Walk came from the Figueroa Corridor Partnership, a non-profit business improvement district whose property owners assess themselves to provide maintenance, security and marketing along Figueroa, from the 10 Freeway to Exposition Park.

Free brochures for all six current walks are available at the MTA headquarters at 1 Gateway Plaza (Cesar Chavez Avenue and Vignes Street); at the Visitor Information Center of the Los Angeles Convention and Visitors Bureau, 685 S. Figueroa St.; at Los Angeles City Hall, 200 N. Spring St. (enter off Main Street); and at the Los Angeles Central Library, at Fifth and Flower streets. Brochures may also be ordered from the MTA online through an interactive order form, available at www.metro.net/images/timetable_order.pdf or by telephone at 213-922-7023. ●

17. SCARFF STREET AND ST. JAMES PARK HISTORIC DISTRICT – burned houses and demolitions have led to a cumulative erosion of the integrity of the entire district



18. SECOND CHURCH OF CHRIST, SCIENTIST – One of West Adams' most famous structures, this domed-top church is for sale, and may have been stripped of some interior historic elements.

19. SHRINE AUDITORIUM – Sure, we love all the new and exciting entertainment venues in Downtown and Hollywood. But the Shrine is losing longtime gigs like the Emmys.

20. SORIANO/GLEN LUKENS HOUSE – It's piled high with junk again.



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21. **SPORTS ARENA** – Designed by Welton Beckett in 1959, this sports venue lost the USC basketball program to the university's new Galen Center, and is now endangered by proposals to redevelop the southeast quadrant of Exposition Park.



22. **SOUTH SEAS HOUSE REDUX** – the City has acquired the second Dupuy Family residence right next door to the South Seas House, to be used for Recreation and Parks purposes. Another “wrecks and parks” debacle?

23. **WASHINGTON IRVING LIBRARY, 1803** Arlington -- Abandoned by City, the property is now weed strewn and marred by graffiti.

24. **WELLS-HALLIDAY** – The Carl Bean AIDS Hospice was closed due to cancelled funding and is now for sale.

25. **ZANJA MADRE** – L.A.'s last 50 feet of the historic irrigation system known as the zanja madre will be eradicated by the new Figueroa design for development, which calls for street widening, and/or the Red Oak project.



One WAHA Perspective: A Commentary

By Mitzi March Mogul

More than twenty five years ago, Bob Bortfeld started a movement to restore old houses in the West Adams area, which eventually resulted in the creation of West Adams Heritage Association. The people who were buying these old homes had several things in common: they were intrepid, a bit bohemian, and dedicated to returning the aging and often abused homes to their original luster. Multiple illegal units were replaced with elegant, gracious rooms, filled with the joyous sounds of parties and children. These things didn't come easily or quickly. Everyone knew that they had made a commitment to a community as well as a property. For quite a while the new residents were viewed with suspicion by those who were afraid that change – even positive change – would somehow damage their own sense of place. Of course the opposite proved true. But to be fair, most of the rest of the city viewed West Adams with suspicion, and couldn't understand why anyone would want to live here. After all, wasn't this what they called “South Central,” “the inner city,” where violence was the norm and services almost non-existent? Questions like, “you live where?” or “you live there?” may not have been intended as insulting, but it spoke volumes about people's attitudes. Even long-time friends refused to visit here. In one case that I know of (but there must have been many such) a mortgage broker asked a prospective buyer if he wouldn't be happier living in the Valley.

It was in this climate that so many of us came together, bound by our mutual love for historic architecture and by the fact that as the “outsiders,” we needed each other's support. Person to person networking, introductions, assisting one another with resources and manpower—all this led to formalizing our efforts. Gatherings at people's homes became an opportunity to view their progress, to see what techniques were working, to take a break from our own projects, and to connect with others who were experiencing the same frustrations and successes. Tours of the neighborhood were organized, both to show off the newly restored (or in progress) homes, as well as to entice new people to join our ranks. WAHA became the central voice. As such, it provided a foundation for us to be heard at City Hall. Through WAHA, we made improvements to the community from which everyone benefited and still does. Like the Three Musketeers, “All for one and one for all.”

And there was one other all-important reason for connecting and participating and working as hard for others as for ourselves: our financial investment in our own homes. By improving the general quality of life, we protected what we had, too.

After a while, our hard work began to pay off for the West Adams area. We developed a reputation as civic-minded; our events and homes were featured in the media. More people moved here and more homes were restored. West Adams became a hip address. Prices went up. A lot. And something changed.

Those new people didn't see the need to volunteer their time in the community and they didn't feel the need for emotional support. I guess they figured that if they paid a half million dollars for their home, they were absolved from further commitment. But here is something that hasn't changed: West Adams will always be viewed by politicians, developers, the media, and others, as the “poor side of town,” the place where they can do what they please, because they don't expect any real opposition. WAHA may have come a long way, baby, but to the movers and shakers, we are still those crazy building huggers.

I know that I am making a sweeping generalization in my characterization of recent residents. Those of you who have jumped in and participated know that I'm not talking about you. Those of you who haven't also know who you are. We “old-timers” worked hard so that there would be a community of historic homes,

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Landmarks Tour *continued from page 1*



- McCarty Memorial Church, a stunning 1931 Gothic-inspired house of worship listed on the National Register
- A rare Train & Williams-designed Arts & Crafts mansion built by Nellie Holmes Shannon and Michael Shannon — a local and federal landmark
- One of the city's most extraordinary estates, Villa Maria, a 42-room Tudor Revival manor built in 1908, later occupied by film director Rupert Hughes and now owned by the Brothers of St. John of God

This tour celebrates both WAHA's quarter century of historic preservation and West Adams' persistence as an important part of Los Angeles history and culture. Over the years, as its original founding families drifted away, the West Adams District faced some difficult times. In

the 1960s in particular, the construction of the Santa Monica Freeway, which cut the West Adams District in half, dealt a heavy blow to the community, with many homes falling under the control of absentee landlords. Commercial development ground to a halt. Yet somehow West Adams' unique spirit persisted, and in the past 25-plus years longtime neighbors have been joined by new residents to rebuild this historic community, one house by one house, and one street by one street at a time.

Today, West Adams boasts the largest concentration of designated landmarks and historic districts in Los Angeles, with at least 125 individual monuments, seven local historic districts and eight federal National Register Historic Districts. These designations help preserve not just the classic architecture of West Adams' homes and edifices, but its overall ambiance and quality of life.

WAHA has worked with neighborhood groups and individuals to encourage the restoration, rebuilding and adaptive reuse of as many of our period homes, churches and other buildings as possible, so that another generation of Los Angeles residents will be able to experience tomorrow the treasures that stand here today. And that's why this year, as West Adams Heritage Association embarks on its 25th year of historic preservation activities, we invite you and others to tour **The Landmarks of West Adams**.

The Fine Print:

Check-in/Will Call tickets at Villa Maria (St. John of God), 2468 South St. Andrews Place, between 24th Street and Adams Boulevard. "Landmarks of West Adams" tickets are \$30 general admission, \$25 WAHA members, paid in advance. Tickets will be sold on the day of the tour; pay at the door: all tickets \$35

To order tickets in advance, please send in your reservation form (you'll soon receive a postcard and the form will also soon be available to print out at www.WestAdamsHeritage.org) and a check made payable to "WAHA" to: WAHA Landmarks Tour, 2209 Virginia Road, Los Angeles, CA 90016. Include e-mail address or phone number for confirmation.

For more information, or to confirm reservations, please call the WAHA Reservations Hotline at 323-732-4223, e-mail tours@westadamsheritage.org, or visit www.WestAdamsHeritage.org.

Of course, we also need the helping hands of many volunteers to pull off this rather ambitious tour! We need Tour Committee members (to help organize things), House Captains (to coordinate individual volunteers within each property), check-in/ticket table helpers, and, not least, enough docents to staff TWO half-day shifts in the properties (we want to give volunteers a chance to tour the landmarks in the half-day they are not working.) Please e-mail tours@westadamsheritage.org if you can help out -- as always, we really appreciate it. ●

One Perspective *continued from prior page*

including the one you're now living in, restored or not. Yes, I'm castigating you for apparently feeling as though you deserve some sort of free pass. But I'm hoping that this will be the kick in the pants that you need. You didn't just buy a house. You bought a lifestyle. You bought in an area that is still changing and still requires vigilance and effort to maintain and improve it. You don't need the support that we needed back then, but the community still does. It may be that you don't care about making your little corner of the world a better place for those who come later, but at the very least you should want to protect your financial investment. A selfish reason, perhaps, but I'll take it.

So I expect to see you all at the next WAHA General meeting (which, not coincidentally, is the Preservation Month meeting), assisting with the upcoming June 7th tour, and all the other activities that WAHA is involved in. I'll be at that May General Meeting; please come over and introduce yourself. ●

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Plaque Envy *continued from page 7*

in newspapers from the 1920's of meetings of various literary societies – which she chaired – and of gracious little teas in our house. Here were significant events indeed!

Then there was the son. As a teenager at the turn of the century, Michael Francis Shannon won an oratorical competition (the subject was Ben Hur) and was profiled by the *L.A. Examiner*. Later, he was a Deputy District Attorney who prosecuted movie moguls like Sam Goldwyn. After turning to private practice, he specialized in celebrity divorces, some so infamous his name regularly made the papers. He had a flair for the dramatic, once flogging himself in court to prove a client charged with beating a small child could not have done harm. In middle age, Michael Francis Shannon campaigned for and became Grand Exalted Ruler of the Elks, a feat with no modern equivalent but sufficiently noteworthy in 1934 to be celebrated at a grand ball attended by L.A.'s mayor, California's governor and two thousand assorted notables.

Our architects, Train and Williams, had constructed much of early 20th century downtown, including the Los Angeles Stock Exchange. They had laid out USC and redesigned Angel's Flight and while their names had none of the lasting luster of Greene and Greene or John C. Austin, history buffs and fanatics who obsessed over Los Angeles' architectural trivia certainly knew who they were.

When we had assembled these remarkable facts and carefully photographed our home's well-preserved historic details, we were put on a schedule to appear before the Cultural Heritage Commission. We had created a compelling and wonderfully detail-rich Power Point presentation which I volunteered to deliver. Ordinarily, this would be done by a polished professional but, funds being tight, we went with me. I'd condensed my presentation to a brisk twenty minutes and could not contain my dismay when on the tenth floor of City Hall in front of all five commissioners and numerous historians and preservationists, the President of the Historic Commission wearily asked when I might finish. I had just gotten to my photos of the Shannon family grave, surrounded by trees and charmingly set on a lovely rise in Inglewood Cemetery. It had been hard to locate.

Gulping, I wrapped it up. The Commissioners sighed audibly.

Three months later we received a letter. We were now Los Angeles Historic Cultural Monument No. 885. After a few moments of awe in which the enormity of what we'd accomplished sank in, my wife and I did the obligatory verbal review. We recounted for each other the hundreds of hours of library research, the drives crisscrossing downtown in a systematic fashion, tracking down every Train and Williams building, extant or demolished, the phone calls to the USC School of Architecture, the visits to the Los Angeles Police Department's Museum (to identify a very young Michael Shannon in



their archives), the hours and hours spent photographing every detail of the house (doorknobs, wainscoting, crown moldings) and then we fell silent, locked eyes with the kind of steely kinship common to those who've walked through fire together and my wife blurted: "We need that plaque."

Two months later, it arrived. My wife photographed me opening the box, removing it, cradling it. Interesting side note: weeks earlier, I'd had a phone call from the Cultural Heritage Commission's resident Historian politely inquiring where I intended to mount our plaque. "Next to the front door," I said. "Left side or right?" he asked. "Right," I said tentatively. "Fine," he said skeptically. I was left with a lingering unease.

Time passed. Both of us still had time on our hands. Too much time. "You know what?" I said one day after a long and thoughtful silence, "loads of people have what we have, an HCM plaque. That's really just a local accomplishment."



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But how many people...?"

I paused for effect.

"...have a National Register plaque?"

"Where would you mount it?" my wife asked, immediately getting to the point, the only point which mattered. In this, she and I were in agreement. Position was everything. "Above the HCM," I said. "Hmm," she said, "Above...? Or below?" "Above," I said firmly.

"I wonder what's involved..." she mused, and glued herself to the computer. After a few days, she concluded: not much. She figured we already had the photographs, we already had the historic research, we knew our dates, names, places, significance, we knew it all, we had it all. The application for the National Register would amount to a mere sequel of the L.A. monument application. This would be a cake walk.

Or should have been. In her rush to reach a fore-ordained conclusion, that the Feds would be no more demanding than our city, my wife had somehow glossed over critical differences. The Federal government is exacting in ways cities can't begin to dream of. The instructions for filling out the National Register application – in mind-numbing single-spaced legalese – are one hundred thirty-two pages long.

We had to submit "a 7.5 or 15 minute series United States Geological Survey (USGS) map." It took hours to figure out what this was. More hours to figure out which one showed our house. "No copies," the Feds warned, anticipating a rivalry with Chinese "7.5 or 15 minute series" map bootleggers.

Silly things like the location of the prospective monument become exercises in scientific precision chiseled in the language of professional cartographers. "Determine the Universal Transverse Mercator grid references for the point corresponding to each vertex" was one of the more user-friendly instructions. Less lucid was: "Read the coordinate counter scales right to left for the easting and upward for the northing to get a measured value in three decimal places."

"I thought this was going to be easy," I growled testily. "Just a few details more, that's all they want," my wife said reassuringly. I wasn't reassured.

All our photographs had to be redone. The Feds wanted different paper, more angles, more close-ups, better labels done with pencil. No ink. Everything we'd done for Los Angeles was imprecise, too general, too slap-dash.

Then there was the Federal requirement for historical context. Whereas the Los Angeles Historic Commission was content for us to describe the house as "Craftsman With Tudor Influences," the Feds wanted a thorough and detailed history of the Arts and Crafts movement, beginning with William Morris. That's right, THE William Morris, born 1834, died 1896. Between his heyday and the construction of our home lay half a century, every year of which we were told we must account for. This sent us scurrying to our reference works.

And we had a minder. Like visitors to a strange and alien land where outsiders were regarded with suspicion, we were assigned a State Historic Preservation Officer (SHPO) or "shippo," as she referred to herself when we could reach her in Sacramento, which wasn't often. She reviewed each of our submissions – and there were many – returning them with red-penciled notes in the margins. "How did this style develop?" was one of her critiques of my fifteen page description of the Craftsman movement. I'd had English professors at UCLA who were more lax.

"Are you sure this is worth it?" I regularly asked my wife. We'd re-submit the application only to be hit with: "The National Register recognizes the work of master architects, but the property must express a particular phase in the development of the master's career." A particular phase?! How on earth was I supposed to define our house's "phase"? Frank Lloyd Wright had his Usonian phase, his textile block system phase, and so forth, but Train and Williams had no biographers and their phases, if there ever were any, had never been systematically classified. What was I supposed to write about this?

"Be creative," my wife advised.

After weeks of this, the mind tends to go soft and disintegrate. When I could stand it no longer, when my whole life seemed to have launched into a kind of meaningless death-spiral, when I'd finally decided that this quest to live in a historic home and have

(continued on page 17)



WAHA Matters

MEMBER DISCOUNTS

The following companies offer discounts to WAHA members. Remember to show your WAHA membership card when you make your purchase.

Silverlake Architectural Salvage

1085 Manzanita Street, Silverlake,
323-667-2875

20% discount on all purchases

Ted Gibson, Inc.

2866 West 7th St. Los Angeles 90005,
213-382-9195

20% discount on purchases of art materials and picture frames

Best Lock and Safe Service

contact: David Kim

2203 W. Venice Blvd., Los Angeles, 323-733-7716

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Washington Dog & Cat Hospital

1692 W. Washington Boulevard, Los Angeles,
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50% off office exams

Meiers Roofing

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10% discount

Lighthouse Stained Glass

5155 Melrose, 323-465-4475

20% discount off regular class prices with WAHA membership card

Cafe Club Fais Do Do

5257 West Adams Blvd., 323-954-8080

No cover charge at door, and 20% discount on all meals.

Sherwin-Williams

1367 Venice Blvd. 213-365-2471

20% off regular product price (with WAHA discount card)

Durousseau Electric

2526 W. Jefferson Blvd. 323-734-2424 or
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10-15% discount on electrical services

Lady Effie's Tea Parlor

453 East Adams Boulevard, 213-749-2204

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1120 N. San Fernando Road, Los Angeles,
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5% discount on any single service order over \$1000.

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A CALL TO MEMBERS

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

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Plaque Envy

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its existence documented for future generations was one enormous mistake, when our folie à deux to obtain a plaque and then another plaque seemed an unconscious drive for extinction, my wife pronounced us finished.

A month later, we appeared before the State Historic Resources Commission, meeting in Pasadena City Hall. This time I let her do the talking. Our "shippo" – who had herself done a Power Point presentation for the Commission, advised my wife to be brief. "Thank you for considering us," my wife said. "That was tough," I muttered.

Three months later came the letter. Our home had been added to the National Register. "What about the plaque?" I asked while she pored over the letter. "That's funny," she said. "It doesn't say anything about it."

We're still working on it. It may be a few months. From time to time the daily civility of our existence breaks down and we'll have a plaque spat. "Below," she'll say. "Above," I'll reply. Meanwhile, I've got ideas. There's a California State Monument designation and it's a doozy. Not the designation, itself. I don't give a damn about that. It's the plaque.

State plaques afford a monument an opportunity for real expression. Details, such as our home's first owners, their occupations, their accomplishments, their meaning to local, state, and federal culture are not only welcome – they're celebrated! I've seen California State Monument plaques containing multiple paragraphs! I could envision something really splendid for our house, not the usual dry rambling prose, but something lush... and really lyrical. It would be a real show-stopper, a big brass splash of celestial dazzle just above the far too somber Historic Culture Monument and National Register plaques.

Or maybe just below. ●

Ulrik Theer and his wife, Lisa Ellzey, live in the Holmes-Shannon house, Historic Cultural Monument No. 885. They are currently looking into the requirements for getting on the UNESCO World Heritage list. Their house will be included in the Landmarks of West Adams house tour, June 7, 10 a.m. to 4 p.m.

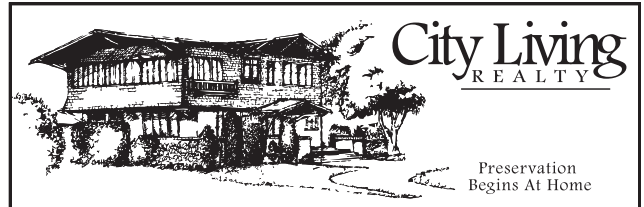
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AVAILABLE

Solar & More: Craftsman Bungalow, Jefferson Park — Extensive woodwork, great period detail, new systems. 3 BD, 1 BA, 2062 West 29th St. \$609,000. David Raposa

Kinney Heights Pueblo Revival Cottage — Exhaustive systems work. 2241 1/2 West 24th St. \$499,000. Adam Janeiro, 323-401-3952

Jefferson Park Craftsman — Sparkling condition, top block, a true gardener's Eden. 2332 West 31st St. \$589,000. Adam Janeiro, 323-401-3952

Adams-Normandie Craftsman — Best buy in the neighborhood! Great period details, 4 BD, HPOZ. 2317 S. Budlong. \$599,000. Suzanne Henderson, 323-731-3900

Grand Jefferson Park Bungalow — Over 2,200 sq ft, 3 BD, 2 BA, liv, formal dining, library, etc. Biggest bungalow on the block! 2078 West 29th Place. \$659,000. David Raposa

IN ESCROW

Koreatown Condo (Adam Janeiro, seller's and buyer's agent)

Leimert Park Spanish (Adam Janeiro, buyer's agent)

Beverly Hills Adjacent Condo (Nancy Deaven, seller's agent)

1890s East Adams Fourplex (Adam Janeiro, seller's agent)

Atwater Village Spanish (Adam Janeiro, buyer's agent)

SOLD

University Park Victorian, 1163 West 27th St. — Sold for over \$1.6 million! (David Raposa, seller's agent) — Welcome, Trevor Hawkins and Angelique Encarnacion

*David Raposa, Conrado Alberto, Darby Bayliss,
Nancy Deaven, Jane Harrington, Suzanne Henderson,
Adam Janeiro, Carlton Joseph*

Our Offices are in the Victorian Village,
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Return to: WAHA
2263 S. Harvard Blvd
Historic West Adams
Los Angeles, CA 90018

____ Please DO NOT include my name, address, e-mail, or telephone in the WAHA membership directory.

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.



2263 S. Harvard Boulevard
Historic West Adams
Los Angeles California 90018
323-735-WAHA (323-735-9242)
www.WestAdamsHeritage.org

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This Newsletter is published 11 times a year

Full Page: \$175 monthly; \$1,800 annually

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WAHA CLASSIFIEDS

Spring Cleaning! Rug For Sale: Very large wool needlepoint rug, 12X18, rust/burgundy on cream background, little wear, unused since last cleaning, paid \$3,000, asking \$1,000. Pine tilt-top typewriter table, FREE – you must haul it away, however. Contact Peggy at 310-502-2391.

House for Lease: Beautifully restored two-bedroom, 1.5-bath home in the Bungalows of Jefferson Park. Features include: new, Craftsman-styled gourmet kitchen with wet bar, formal dining room, fireplace, extensive woodwork throughout, hardwood floors, washer and dryer, and award-winning garden with koi pond. \$2,600 per month, does not include utilities. Please contact Rory at 213-384-7725.

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Roommate Wanted? Vintage Stove for Sale? Garden Plants in Search of New Home? Place your classified ad here to reach preservation-minded readers. Contact lauramink@aol.com, NO LATER THAN the first of the prior month.

Got cable? Catch WAHA members David Raposa, and Stan and Lanita Huey, on HGTV's "What's Your House Worth," airing next on Saturday, May 17 at 7 p.m.

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WAHA's Upcoming Events

WAHA events and other programs of interest:

Doheny Mansion Curator's Tea
Saturday, May 17 (see page 5)

WAHA's Annual 4th of July Picnic
Friday, July 4

WAHA New Member Dessert
Thursday, August 7

Living History Tour at Angelus Rosedale Cemetery
Saturday, September 27

Frightful Halloween Festival
Sunday, October 26

WAHA Holiday Tour
Saturday and Sunday, December 6 and 7

WAHA Holiday Party
Sunday, December 14

WAHA Celebrates Preservation Month - Champagne Mimosas and 25 Years of Landmarks Won & Lost

Saturday, May 31 11 a.m. to 1:30 p.m.
Union Square Theatre, 1122 W. 24th St.

Please join WAHA at this historic former silent movie theatre for a festive brunch and presentation celebrating WAHA's 25 years of historic preservation. (See story, page 1.)

Landmarks of West Adams Tour

Saturday, June 7 10 a.m. to 4 p.m.
Check-in/purchase tickets at the Villa Maria (St. John of God), 2468 S. St. Andrews Place
WAHA's 25th anniversary continues with a tour of some of our best landmarks! (See story, page 1.)

Creating Our Future by Preserving Our Past

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 2008. All rights for graphic and written material appearing in the newsletter are reserved. Contact Director of Publications for permission.



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