

West Adams Matters

Saving Engine House No. 18

The EC NANDC (Neighborhood Council) has asked for assistance with their efforts to keep the Engine House 18 in community hands and specifically with the circulation of a petition.

The Empowerment Congress North Area Neighborhood Development Council, together with other community groups (including WAHA) is circulating a petition to "Save Engine House 18" from redevelopment.

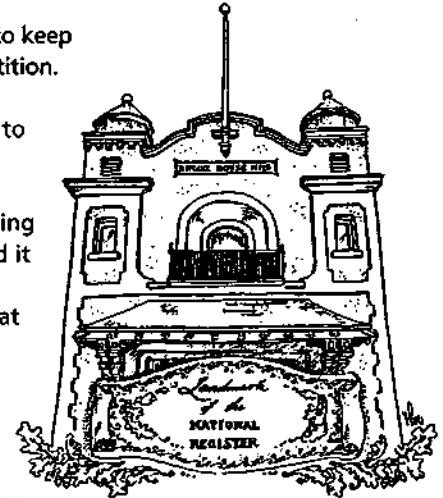
The firehouse was erected in 1904, and is both a City of Los Angeles Historic Cultural Monument and a National Register landmark. It is one of the few remaining fire stations in the city constructed to accommodate horse-drawn fire engines, and it is the last remaining Mission Style firehouse left in the city.

At the first community meeting in August, a community consensus was arrived at to NOT sell the property for residential development. However, at a second community meeting held in February, it was clear from the presentation that the Community Redevelopment Agency is still considering options of residential adaptive reuse by a private developer.

Please help by circulating the petition text (below) to your neighbors and by sending an e-mail to the people listed below. For a PDF version of the petition that you can print out to have people sign, contact Michael Urena, NANDC President, at nandc.pres@gmail.com or 323-229-7834.

The petition text:

"As a stakeholder in the Empowerment Congress North Area Neighborhood Development Council (NANDC) and citizen of Los Angeles we demand that Engine House 18, a property currently controlled by the Community Redevelopment Agency, be maintained as a public space. Engine House 18 has served the community for the last century, first as an active fire station, then as a center for art education for inner city children.



(continued on page 5)

WAHA Board Elections

Thursday, April 27

West Adams Heritage Association's annual Board elections will be held on Thursday evening, April 27, at 7:30 p.m. (In lieu of the April Board meeting, we will instead welcome all members to a dessert and coffee meet-and-greet in a Historic West Adams home.)

WAHA currently has a 15-member Board, and one-third of these positions are up for election each three years, on a rotating basis.

As always, we need Board members with fresh, upbeat, enthusiastic ideas. This community was founded by the best volunteers in the nation, and now is the time for members (you!) to come forward. You need not spend an extraordinary amount of time doing tasks, but you must be committed to WAHA's goals of preserving west Adams' cultural and architectural heritage, along with providing both member and community service. Generally speaking, Board members are required to attend all WAHA Board meetings (usually held the fourth Thursday of each month) and also will be given specific responsibilities for certain of WAHA's events, committees, and social functions, on a rotating basis.

We don't have many requirements: a love of old houses, an enthusiasm for community activities, and membership in WAHA for at least six months. WAHA always needs expertise in fundraising, zoning issues, and historic preservation. But if you have a program you'd like to initiate, those ideas are welcome, too.

If you'd like to run for the Board, please submit a brief (100-word) Candidate's Statement introducing yourself to the membership. We will run these statements in the April *WAHA Matters* newsletter. Submission deadline is Sunday, March 12. Please e-mail your statement to cdeleon@usc.edu. If you are still pondering your involvement but decide to run for the Board, that's okay! All Board candidates will be asked to present themselves at the election meeting in a very short (one-two minutes) speech.

If you'd like to learn more about the requirements (and fun benefits!) of serving on the WAHA Board, please contact WAHA President Jefferson Davis via e-mail, jeffdavisv@yahoo.com, or WAHA Vice-President Clayton de Leon, at cdeleon@usc.edu or 213-747-3770. ●

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President's Message

by Jefferson Davis

Board members

"I don't have time." This is the reason I hear more than anything, when I ask people if they would consider joining the WAHA Board. And I agree. I really don't have time either. I have a million things I could be doing, should be doing, or maybe rather be doing.

A Community isn't just something that you're part of. It's something that's a part of you.

"I'm too exhausted." "I don't have child care." "Too much bickering." "I don't like so and so." "I'm too old, I'm too young." "I have too much work to do on my house." All legitimate reasons, which most any

Board member now could use to stay home and let someone else do it.

As you can see elsewhere in this newsletter, WAHA's annual Board of Directors election will happen in April. We will have a number of vacancies to fill, and I urge each of you to think about participating in this organization as a Board member.

Yes, some folks have more time and energy than others. Some folks feel more comfortable taking a leading role in a group than others. That's all ok; we have room for all types on the Board.

I don't have to lecture anyone about the need. We all know that it takes a huge group of dedicated neighbors to keep an organization like ours running. The 16 other Board members and myself have made a commitment to our community. We say, come aboard. Feel the sense of achievement of saving a house, arguing before the building department, engaging public officials, compiling membership lists, setting up a party, putting on a tour, or the countless other things Board members do. No, you don't have to be a Board member to experience and participate in these activities; you just get to view it all from the driver's seat.

*Jefferson Davis can be reached via e-mail,
jeffdavis@yahoo.com*

WAHA's Dues Structure to Change

After more than a decade, WAHA is updating our membership dues structure and is offering members a range of new support categories.

After carefully reviewing our operating expenses, we have learned the former fee of \$35 did not even cover the basic costs of providing our great membership benefits like the monthly *WAHA Matters* newsletter, the annual Holiday and 4th of July parties, Evening Strolls, and other fun and educational programs and events.

In addition to these services, WAHA engages in a broad range of historic preservation advocacy activities, including supporting HPOZs and other historic districts, individual historic landmarks, land use initiatives, and preservation-sensitive commercial and residential development. We keep you and other members of the community informed of these activities and events through a regular electronic WAHA E-News, and we maintain a website, www.WestAdamsHeritage.com. Plus, as you are well aware, WAHA supports a wide range of services for our community, including scholarships, outreach, green projects, activities for kids, ongoing activities of our many neighborhood associations and at the South Seas House, and much more!

Our new membership rates will not only help us sustain those services, they will bring us in line with other heritage associations around Los Angeles. By bringing WAHA's basic membership level to the \$45 level, we can utilize membership dues rather than our fundraising to pay for member services. Therefore the revenues generated by our tours and other fundraising activities become available for WAHA to pursue its core mission(s) of historic preservation advocacy and education about cultural heritage. At the higher levels, of course, you directly help WAHA save our neighborhoods' architectural and cultural heritage!

We encourage you to pick the membership level that is right for you. Please rest assured that WAHA appreciates and cherishes your membership no matter what the level.

West Adams Heritage Association is a charitable non-profit 501(c)3 organization and, as such, your dues may be tax deductible. Please consult with your tax preparer.

Our new fees are:

<p>Individual or Household \$45</p> <ul style="list-style-type: none"> • 10 issues of the <i>WAHA Matters</i> newsletter • Invitations to all WAHA programs, parties, Evening Strolls and other activities, most of which are free or low cost • Discount on WAHA tours • Notification in advance of the general public for WAHA tours • <i>Membership Directory</i> • Special Publications, including <i>Resource Directory</i>, <i>Guide to Dining in West Adams and Environs</i>, <i>West Adams Monument Guide</i> • Membership card for discounts on services and products 	<p>Heritage Circle \$250</p> <p>All the above, plus</p> <ul style="list-style-type: none"> • Two tickets to the Holiday Tour (value \$150) • Great heritage gift • Reservations priority for all WAHA tours • Listing in <i>WAHA Matters</i> as Heritage Circle member (Summer Annual Report issue)
<p>Senior/Student \$25</p> <p>Same as above</p>	<p>Patron Circle \$500</p> <p>All the above, plus</p> <ul style="list-style-type: none"> • Two tickets to <u>all</u> WAHA Tours (Holiday, Spring, Cemetery) • Special listing in the WAHA Holiday Tour brochure • Special cocktail reception in a historic site not open to the public
<p>Business/Corporate \$100</p> <p>All of the above, plus</p> <ul style="list-style-type: none"> • A one-time insertion of a business card size ad for your business in the <i>WAHA Matters</i> newsletter 	<p>Benefactor \$1,000</p> <p>All the above, plus</p> <ul style="list-style-type: none"> • Monthly acknowledgement as Benefactor in <i>WAHA Matters</i> • 11-by-14 framed oil painting depicting your home or a home of your choice by a California artist

Mark Your Calendar for WAHA's Spring Home Tour:

"The Treasures Tour - Chamber Music in Architecture"

Saturday, June 3, 9 a.m. - 2 p.m.

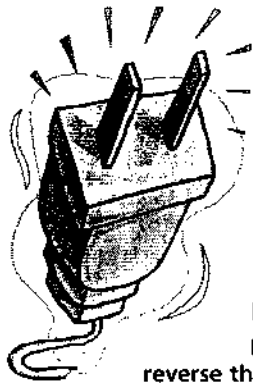
Enjoy a day of music and historic architecture on Van Buren Place! WAHA presents four landmark homes and four chamber music ensembles, plus a champagne brunch at our annual Spring Tour. We are looking for house captains, docents, committee members - please contact at Michael Medina at mike@victorianhomes.com or Norma Reynolds at n.reynolds@sbcglobal.net to volunteer. For up-to-date information about the tour, e-mail WAHAjunetour@yahoo.com or call the tour reservations Hotline, 323-732-4223. ●



Around the House

Resources by Susie Henderson

Our first recommendation this month sounds like a great find. Ric Scozzari of Scozzari Studio refinishes and restores wood, furniture and lighting fixtures. In one local house, Ric has restored everything from moldings and stair posts to hardware and hinges. He did a great job on the restoration of several original lighting fixtures. The owner was especially pleased with the windows, which he repaired, including the sills which were in really bad condition. He also brought the wood mantel and Batchelder tile fireplace back to their original glory. The referral said that Ric is a great guy, very careful and honest and reasonably priced. What more could you want? An interesting side note, Ric won the humor award for designing the City of Burbank float for 2006 New Year's Rose Parade.



Another recommendation for painters is from Rebecca Morse. She was very pleased with the team of two brothers that painted the exterior of their house. Nicolas Rosales and his brother do complete restoration of painted surfaces, inside and out, including paint stripping and refinishing. Nicolas originally worked with Lynda Lefever at her legendary painting company and I have known him for years. He is a very sweet man and he does do good work, though not everyone has been quite as pleased as Rebecca.

Peggy King has a recommendation for a super electrician, Bobby Crear and Associates. She says he returns phone calls, shows up on time and his bid was FAR less than anyone else she contacted. He is licensed and bonded.

Peggy also would like to give us a warning that AAA Appliances, which has always come highly recommended by WAHA folk, seems to have changed lately. Three people in Western Heights have had bad experiences. Hers was with refrigerator repair, which was not done properly and repeated phone calls could not get them back to deal with it. She ended up getting her credit card company to reverse the charge. She had a much more positive experience with L.A. Refrigeration, which diagnosed the problem over the phone and advised her to get a new refrigerator. They came out for a small fee and gave her written proof for the credit card company, that the previous repair was incorrect.

Peggy also has a piece of advice for anyone doing substantial work. Never give anyone more than a 10% down payment, no matter how well you know them or how reputable they are. This is all any licensed contractor can ask to secure the contract. Also keep 10% back, until the job is done to your satisfaction. In trying to be understanding to a small contractor, she learned an expensive lesson. This is something I have heard over and over in my years in West Adams. The problems are not always the fault of the contractor. For example, two contractors recently died, while working on projects in the neighborhood. Peggy also suggests that if there is a substantial cost for materials, you consider buying them yourself.

I have another suggestion for those involved in big projects and most of these houses are big projects over time. Get a credit card that gives airline miles and use it for everything possible. You could end up with a great trip at the end of your restoration. We even put our daughter's college tuition on ours.

Thank you to everyone who took the time to share their resources with us. As always, I look forward to receiving your glowing recommendations and stern warnings by e-mail at WestAdamsGoddess@aol.com. ●

Bobby Crear and Associates, Electricians
323-750-6074

L. A. Refrigeration and Air Conditioning Co.
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323-939-0086

Nicolas Rosales
Cell 213-925-7399, Home 213-381-3507

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CELL: 323-422-8158, PHONE: 323-735-5618

Historic Fire Engine House No. 18

continued from page 1

THIS HISTORIC PROPERTY SHOULD NOT BE CONVERTED TO RESIDENTIAL USE!

As a concerned citizen, I urge you as act now with our Neighborhood Council (NANDC) and local block clubs to develop a plan for continued use as a community center. Further, I oppose the reuse of Engine House 18 for residential development of any kind."

Please send your direct comments to:

Mayor Antonio Villaraigosa, mayor@lacity.org
 Councilman Ed Reyes, reyes@council.lacity.org
 Councilman Bernard Parks, parks@council.lacity.org

Engine Company No. 18 was designed by the noted architect John Parkinson, who also designed many city landmarks (including City Hall, Union Station, the original Pacific Stock Exchange, the Los Angeles Memorial Coliseum, Bullock's Wilshire, The Ansonia Apartments, the original master plan for the University of Southern California, and the first "skyscraper" built in Los Angeles.)

A proposal is now in the works from a coalition of community organizations, including NANDC and WAHA, to acquire and operate the historic Old Engine House No. 18.

- An after-school tutoring program
- A chamber music group (performances and classes)
- An artist group featuring local artists teaching classes
- Meeting rooms for neighborhood block clubs and other organizations, for both small (board) meetings and community meetings.

If a version of this proposal succeeds, WAHA also plans to use the building as an office and meeting room, as well as for a select number of events. We would like to see many community-based events take place here, to foster a strong coalition of our many diverse neighborhood groups.●

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Community Matters

A "Dorm" Rises on Magnolia

by Jean Frost

Last month, the South Area Planning Commission (APC) supported West Adams Heritage Association and the Adams Dockweiler Heritage Organizing Committee, and neighborhood stakeholders, in their opposition to a proposed dorm-style, ten-bedroom project at Magnolia and 24th Streets. However, although the developer has been denied permission to construct a "condominium" project, at press time the developer does have a building permit to construct an apartment building of the same scope and design at the location, 1200 West 24th Street.

The original tract map hearing – a process required for the creation or conversion of residential units into condominiums — was on October 26. In attending the tract map hearing, it became clear in statements made as well as conversations with the developer, that this project was intended as a five-bedroom per unit (total of ten bedrooms) development for student housing, but without nearly enough parking. In addition, the design of the project — featuring sheer walls going up to approximately forty feet, with no articulation to the building, and no entryway street presence — was not in the scale or character of the surrounding neighborhood.

The project design is four stories high in the midst of two story Mediterranean and Victorian style buildings; there is no landscaping,

and the project plan, a five-bedroom, two parcel dormitory for students, would impact the residential single family and multiple dwellings. Directly across from the site is the University Park HPOZ where design standards are in place through the HPOZ board. Adjacent to the east are two cottage Victorians. To the south is the historic 104-year-old Ward AME Church.

Over the objections of WAHA and ADHOC, the Deputy Advisory Agency granted the tract map and approved the MND, which contained no substantive mitigations. An appeal was filed on the basis that the project fails to comply with the South Los Angeles Community Plan, which is "the fundamental policy document...it defines the framework by which the City's physical and economic resources are to be managed and utilized over time." The South Los Angeles Community Plan "seek(s) a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods." Nothing in the record of the tract map process shows conformance with this specifically stated policy of the General Plan.

WAHA believed the MND attached to the project WAHA, based on a review of the record, was not legally sufficient to meet the requirements of CEQA in protection of the environment. The West Adams Heritage Association at its October 27 Board meeting voted to oppose the subdivision and its accompanying MND "because the project failed to meet any acceptable design standard including but not limited to the South Central Community Plan; in addition, the initial study and checklist failed to acknowledge impacts to aesthetics, cultural resources, population and housing, land use and planning, traffic and circulation as well as mandatory findings of significance. The impact of this development would change dramatically the context and setting of historic buildings by placing a four-story box, with a flat, walled, terraced roof, approximately 40 feet in height across from a cottage Victorian and a historic zone. The proposed design failed to fit its surrounding visual context in terms of massing, scale, siting and lot coverage."

The appeal was heard by the APC on Tuesday, February 7. At the hearing the applicant, 24th Street LLC, represented by Josef Bray, stated that there were no existing design restrictions to which their project had to adhere, that they chose the lot after what he described as diligent research, that there were no restrictions in terms of massing, scale and siting beyond code. 24th Street LLC deliberately chose the parcel because they believed its use could be maximized with no controls. When a commissioner inquired could the project be modified the developer stated they were too far into their design to make changes.

Jackie Dupont Walker of WARD AME Church encouraged the Commission to adhere to the spirit of the South Los Angeles Community Plan and uphold the appeal. She referenced her own experience with design review process in the creation of WARD Villas at the corner of Hoover and Adams. She iterated that the community had to be part of the process and that the Community Plan intended to protect the character and scale of the existing community. Deputies Guadalupe Duran Media from CD 1 and David Roberts of CD8 spoke in favor of the appeal. The APC was urged to uphold the appeal, based on the intent of the South Los Angeles Community Plan, and failure of the MND. Photos of the surrounding context were presented. The APC listened to all of the speakers, and received direction from the city attorney present as to required findings. Chair James Silcott moved to deny the appeal, which failed 1-4. Commissioner Fred Jackson moved to support the appeal and deny the tract map in that the tract map and MND were not adequate in terms of aesthetic and visual impacts and density of the development. The decision has not yet been published and at this date the actual technical language of the APC decision and its findings is not available.

In the meantime, the developers, a partnership in Pasadena of USC graduates, appear to be moving ahead with the construction of two apartments, 5 bedrooms each per unit, with a building permit that they obtained on December 27. The apartment building permit and its CEQA process (or omission thereof) is under review.

The ICO (Interim Control Ordinance) for the area which council passed to address this type of student dormitory development has never been processed by the City Attorney's office to create the ordinance implementing the ICO so cases such as this must be evaluated on a parcel by parcel basis. ●

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Off-Campus Housing District Workshops and Hearing Slated

CPC-2005-5847-CA & CPC-2005-5848-OCH

Los Angeles Municipal Code Amendment and establishment of the University Off-Campus Housing District

The City of Los Angeles is holding two Public Workshops and a Public Hearing concerning a proposed citywide change to the municipal code that would create Off Campus Housing Districts, a new kind of Specific Plan. The proposal involves code amendments that would modify and add enabling language in the Los Angeles Municipal Code (L.A.M.C), allowing the establishment of these "OCH" Districts citywide; and the establishment of the "University Off-Campus Housing (OCH) District" in West Adams.

PROPOSED BOUNDARIES: The boundaries of the proposed "University Off-Campus Housing (OCH) District" are Santa Monica Freeway (I-10-FWY) to the north, Harbor Freeway (I-110 FWY) to the east, Martin Luther King Jr. Boulevard to the south, and Normandie Avenue to the west.

The Public Workshops are intended to allow the community to review and comment on proposed project boundaries and draft ordinance. The meeting will be conducted in an 'open house' format thereby allowing the public to attend at any time between the hours listed on this notice.

During this time the Department of City Planning staff will be available to answer questions, address any concerns, and clarify the intent of the proposal. ●

Public Workshop

DATE: **Saturday, March 11**

TIME: **10:00 a.m. to 2:00 p.m.**

LOCATION: Exposition Park Inter-Generational Community Center (EPICC)
2nd Floor, Community Hall
3900 South Menlo Avenue
Exposition Park

The Public Hearing will be conducted by a Hearing Officer who will consider all the testimony presented at the time and any written communication received prior to, and at the hearing, as well as the merits of the proposal as it relates to existing environmental and land use regulations. All written communication should include the above case numbers. The Hearing Officer will subsequently prepare a report including a recommendation which will be considered by the City Planning Commission at a later date.

Public Hearing

DATE: **Tuesday, March 14**

TIME: **6:00 p.m.**

LOCATION: California Science Center,* Donald P. Loker Conference Room
700 State Drive
Exposition Park
(*Free parking will be available at the Science Center Parking Structure)

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Beautiful Spanish Revival – Very light and bright restored home in Mid City area. Hardwood floors, 2 bedrooms, one bath, bonus room in rear of property.

Gardener's delight! 2224 S. Sycamore. \$615,000, Jane Harrington, 818-943-5650
View Park Charmer – Just remodeled - move-in condition. 2 BD, 2 BA. Probate. 4918 Presidio Drive. \$775,000, Nancy Deaven, 323-737-7761

Coming soon – Fully-restored West Adams Heights transitional Arts & Crafts masterpiece. Total systems upgrades. \$995,000, Adam Janeiro, 323-401-3952

Jefferson Park Bungalow – Huge one-story bungalow (over 2,200 square feet). Partly-restored, massive-scale living room, dining room and den. Great block, huge potential – buyer can paint/customize to suit. \$679,000. David Raposa

Harvard Heights HPOZ Transitional Craftsman/Victorian – 2,100 square feet, partly restored. \$675,000. Darby Bayliss, 323-737-1163

IN ESCROW:

Jefferson Park Craftsman Bungalow – Adam Janeiro (Buyer's agent)

Adams Normandie – Victorian era (circa 1900) bungalow. 3 BD, 1 BA, 1,600 square feet. 3103 Brighton. \$535,000. Jane Harrington (Seller's agent)

David Raposa, Darby Bayliss, Nancy Deaven, Jane Harrington, Adam Janeiro, Carlton Joseph, and Jerry Mendelsohn

*Our Offices are in the Victorian Village,
at 2316 1/2 S. Union Avenue, Suite 2, 213-747-1337*

New Figueroa Corridor Website

The Figueroa Corridor Partnership has expanded and redesigned its web site to serve as a useful resource on the Figueroa Corridor for L.A. residents and out-of-town visitors. The easy-to-navigate site, www.figueroacorridor.org, serves as a one-stop resource for the district.

Among the site's features are:

- Calendar of event listings;
- Business directory;
- Comprehensive list of local event venues for rent;
- Information about developments that were recently completed, are under construction, or are soon to break ground; and
- Background on the Figueroa Corridor Partnership and its operations.

"The new site will give visitors new to the Figueroa Corridor a good feel for what the area's all about," said Partnership Deputy Director Aaron Aulenta. "People who work or live in the area will find it equally useful as a place to find out about upcoming events and local businesses and amenities."



Additionally, Aulenta said the site will help L.A. residents keep track of all of the new buildings and streetscape programs going in. "People who are not familiar with the new developments

taking place in the area will likely be surprised at the multitude and diversity of the changes, which include everything from pedestrian-friendly, mixed-use projects to a new metro rail line to an architectural walking tour. The web site will be a way for people to keep track of the exciting improvements taking place in the neighborhood." ●

MEMBER DISCOUNTS

The following companies offer discounts to WAHA members. Remember to 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, 323-735-0291
50% off office exams

Meyers Roofing
5048 W. Jefferson Blvd., 323-733-0188
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.

Lady Effie's Tea Parlor
453 East Adams Boulevard, 213-749-2204
10% discount on all food purchases

Los Angeles Stripping & Finishing Center
1120 N. San Fernando Road, Los Angeles, 323-225-1073
5% discount on any single service order over \$1000.00.
No special discount on materials.

Lucky Chimney Sweep Contact: Susan and Alfredo Johnson
11433 Ruggiero Ave., Sylmar, CA, 91342, 323-258-0828
10% discount on: masonry repair and restoration, chimney cleaning

Magic Care Termite Service
1840 W. 220th St., Suite 320, Torrance 90501, 310-548-6700
15% discount

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

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

Port Royal Antiques
1858 West Jefferson Blvd. 323-734-8704
10% discount

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

Boulevard Vacuum & Sewing Machine Company
5086 W. Pico Boulevard, 323-938-2661
10% discount on sale of new vacuums, and vacuum service & repair

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1225 E. Washington Boulevard, Los Angeles 90021, 213-747-7474
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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

Stepping Out



INTRODUCING THE DORCHESTER ARTS SALON

Sunday, March 12
Noon to 5 p.m.
2881 West 15th Street (Harvard Heights)

WAHA members Leanna and Dean Harada are opening their home on Sunday, March 12, for the first Dorchester Salon event. In cooperation with Phenom Art, they're turning their home into a living gallery to present a selection of the serigraphs and collagraphs by Mid-Century California Modernists Ginger Osgood and R. Freeman Worthley (for more information about the artists, visit www.phenomart.com). The Haradas' home and studios will be open from noon until 5 p.m. You're invited to come by and enjoy the art, drinks and food.

Dorchester Salon will be opening its doors on an ongoing but informal and irregular basis, bringing visual arts, music, theatre and film to Harvard Heights. For more info call 323-893-5961.

Marvel Super Heroes Science Exhibition

Sunday, March 26, through September 4
California Science Center, Exposition Park

Step into the incredible Marvel Comic Universe! Come face to face with your favorite Super Heroes and Villains! Through over 30 awesome action stations explore the science and power within Marvel's Comics' characters. Is there a biological basis to Hulk's transformation? How can knowledge of simple mechanics help us command the strength of Iron Man? Find the answers to these questions and more. Learn about the remarkable achievements of current science and technology – achievements that in many ways give us special powers we dream of through the comics – while living the fantasy of your favorite Marvel Super Hero. For more information, visit www.californiasciencecenter.org. ●



Doheny Mansion Tour

Saturday, March 18
9:00, 9:45, 10:30, and 11:15 a.m.

The home of oil baron Edward L. and Carrie Estelle Doheny for almost 60 years, this Gothic Renaissance-style Victorian mansion was designed by architects Theodore Augustus Elsen and Sumner P. Hunt in 1898. This well-maintained home boasts a marble-pillared great hall, the Pompeian Room with imported Siena marble and a Tiffany iridescent glass dome, furniture copied by permission of the Italian government from Pompeian furniture in a Rome museum, and much of the original furnishings in its other opulent rooms. Visitors will step back in time as they learn the history of

this fascinating family, and the lifestyle of rich and famous Angelenos 100 years ago.

Docent-led groups limited to 20 people will visit the first floor of the Mansion and outside surroundings. The cost of the tour is \$25 per person and reservations are a must. No children under 12, please.

To book a tour, please call 213-477-2962, or visit <http://www.msmc.la.edu/pages/473.asp>. Proceeds will benefit the preservation of this historic residence. ☺



Victorian Spring Fashion Show

Take a step back in time and enjoy historic costumes as Heritage Square Museum presents its annual fashion on Sunday, March 26. Beginning at 1 p.m., the Victorian Spring Fashion Show explores five centuries of men's and women's costumes. The historic landmark Perry Residence is the setting for the show.

Models will promenade in vintage and handmade, one-of-a-kind clothing based on historical patterns, designs and images from the Renaissance through the late 1940s. Many of the historic reproduction garments took hundreds of hours of finish work to complete, and contain details such as handmade flowers, beadwork, and lace. Models for the show will include members of the *Costumers Guild West* and *Heritage Square Volunteers*. An intermission with the *Occasional Consort* will entertain guests with turn-of-the-century tunes and melodies.

The Victorian Spring Fashion Show admission prices are \$12 for museum members and \$15 for the general public. A tour of the museum, shopping in the Museum Store, and refreshments are included with admission. For information, call the museum offices from 9 a.m. to 4 p.m. at 323-225-2700 or visit www.heritagesquare.org.

Heritage Square Museum is located at 3800 Homer Street, in the Highland Park-Montecito Heights area. Exit at the Avenue 43 offramp of the Pasadena (110) Freeway.

Open Saturday at Peace Awareness Labyrinth & Gardens with Afternoon Tea

Saturday, March 18, Noon to 4 p.m.
Guasti Villa, 3500 West Adams Blvd.

Bring friends and family to enjoy the gardens and walk the labyrinth. Open Saturday is especially designed for people who want to visit the historic Guasti Villa, walk the labyrinth, and enjoy and afternoon in the gardens. No appointment necessary. Afternoon Tea will be served from 2 to 4 p.m. Fresh-made tea sandwiches and cakes and organic Urth Caffé teas. Cost for Afternoon Tea: \$10.00 (advance reservations and payment required) No charge for visiting the gardens: (but, donations are welcomed.) To make a reservation and pay in advance for the afternoon tea, please contact Zoe at 323-737-4055 ext 127 or e-mail registrar@peacelabyrinth.org. ●

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Preservation Matters

The Last Victorian on the Block

by Jean Frost



There it stands, one lonely Eastlake Victorian cottage, on the corner of Washington Boulevard and New England Street, flanked by warehouses, industrial facilities, and, soon, a new high school.

The Historic Preservation and HPOZ movements of the last two decades understood that historic neighborhoods would be decimated and, on some blocks, there might be one last historic home left standing, if historic resources were not protected. Over the years, individual landmark designations, Historic Preservation Overlay Zones, specific plans, and National Register Districts have all helped secure neighborhoods where character and heritage would be protected.

The solitary residence at 1408-1430 West Washington Boulevard is a very early example of Victorian architecture, possibly dating from the 1870s (records are not clear). It is the last Victorian on the block, and one of the few intact Victorians of its type in the neighborhood.

Where it is sited there is a proposal to develop 56 condominiums; there are variances being sought in terms of density, height, zoning, and FAR (floor to area ratio.) The Pico Union Neighborhood Council is in the process of reviewing the development proposal.

WAHA would hope that this Victorian cottage be preserved in place. But, if that can't happen, we'd like to see that a lot be found to which it can be relocated, preferably in a neighborhood in West Adams of similar vintage.

WAHA will also examine the environmental review for the development for its adequacy. According to staff at Council District 1, the administrative record is still open to allow for the neighborhood council (and others) to make recommendations.

The Pico Union Neighborhood Council met on February 3 and referred the item to the N.C.'s Quality of Life and Planning/Zoning/Housing Subcommittees. At that meeting, according to Guadalupe Duran Medina, planning deputy CD1, "one of the concerns raised was that the existing vacant house be demolished. It was recommended that the applicant allow for someone to move as oppose to demolishing it. Other legitimate concerns were raised by immediate neighbors and community stakeholders." Their subcommittees met on February 22 and raised issues of design, traffic, visual impact, bulk, height, access and egress, benefit to the area, and affordability. The Pico Union N. C. takes up the subject again in early March. ●

Notice:

USC and the Leventhal School of Accounting are looking for African American students to participate in their summer program. The program is free and intended to attract high school students who primarily have an interest in acquiring the skill sets necessary to enter the accounting profession. The course is for one full week (usually in July) and the students will live on campus at USC.

If you have a son or daughter, or know of someone who would be interested in this program, please contact:

Mr. Kendall Simmonds
Professor, Clinical Accounting and
Director, Summer Leader Program
213-740-5014
simmonds@marshall.usc.edu

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Washington Boulevard Specific Plan

The United Neighborhoods Neighborhood Council (UNNC) and community "stakeholders" (residents, business owners and property owners) are currently working together to create and implement a proposed Specific Plan for the Washington Boulevard Corridor between Normandie and Crenshaw.

Now UNNC is tentatively slating a community meeting during the last week of March to publicly present ideas, survey results, and the Specific Plan proposal.

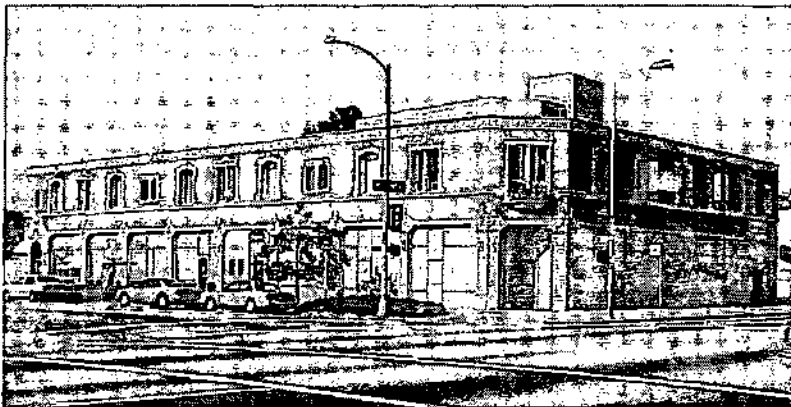
Specific Plans are land use tools utilized throughout Los Angeles to help create development that is compatible with existing uses and the character of distinct neighborhoods, to enhance economic vitality, and to protect communities from nuisance uses and visual blight.

In June, 2004, the UNNC Governing Board passed a related "Vision Statement" for our community's commercial corridors, which envisions in part a "pedestrian-friendly, transit-friendly, green, sustainable, livable urban village that is sensitive to historic preservation" for Washington Boulevard and other streets, such as Jefferson, Western, and Pico. Then in September of

2004, UNNC voted to support the concept of a Specific Plan for Washington Boulevard.

Now a Task Force is meeting regularly to prepare a proposal. If you are interested in the future of Washington Boulevard and would like to get involved, please e-mail Task Force chair Stevie Stern at unitedneighborhoods@yahoo.com.

The Task Force also has been visiting neighborhood groups and block clubs since October to present the initial ideas and proposal. If you have a meeting planned and would like to have a presentation this month so your neighbors can learn more about this, please do contact Stevie. ●



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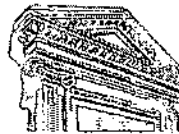
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Historic West Adams
Los Angeles, CA 90018

_____ 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
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The WAHA Board meets on the fourth Thursday of each month. Contact Jefferson Davis for location.

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To place a display ad, call Jean Cade 323-737-5034. WAHA classifieds are free to paid members. If you can, please e-mail your classified ad to lauramink@aol.com. Classifieds will be for one month only. If you wish to repeat your ad, please call Jean Cade by deadline. After 3 issues for the same ad, the charge is \$.25 per word.

ADVERTISING RATES

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This Newsletter is published 11 times a year
Full Page: \$175 monthly; \$1,800 annually
Half Page: \$90 monthly; \$950 annually
1/4 Page (4 1/2 x 4 1/2): \$48 monthly; \$500 annually
Business Card (3 3/4 x 2 1/4): \$25 monthly, \$260 annually
The deadline for ad content is the 1st of the prior month.

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

WAHA CLASSIFIEDS

Free: 11 old medicine cabinets, flush mount type, metal with mirrored doors. Different styles and sizes. Bought from Architectural Detail, in Pasadena. What was I thinking? Jim Robinson, 213-663-3022

Antiques galore - Decades of collecting, and we can't take it all when we move! Many rugs, 2 couches, antique dining room set, 3 armoires, many miscellaneous pieces, pool table, work tools. Call Joyce, 323-935-6335.

Newly refurbished Craftsman bungalow for rent in West Adams For Rent. 1908 bungalow has 3 bedrooms, 2 baths. Completely rewired and replumbed, with all original woodwork, hardware and built-in buffet. New kitchen with granite countertops, new second bath, new carpets, newly refinished hardwood floor. All appliances including dishwasher, above-the-range microwave and washer/dryer. Large enclosed back yard with fruit trees; gardener service included. Off-street parking. Cable and DSL-ready. 6 blocks from USC. No-smoking. \$2500/month; pet OK with deposit. Call Roberta at 310-213-4884 or 323-737-2297

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Hundreds of doors! And windows, architectural salvage, furnishings, and more! I am inundated with vintage materials for old houses. Call for a great deal! Roland, 310-392-1056 or 323-804-6070.

WAHA is looking for office space. If you have a commercial space in West Adams or know of one, please let me know. Jefferson, jeffdavis@yahoo.com.

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.

WAHA's Annual 2006 "No Excuses" Calendar

Important future dates - Please cut this out and save!

April:

Thursday, April 27
WAHA Board Elections

May:

Sunday, May 7
"Big Sunday," Mayor Villaraigosa's citywide day of volunteer service

Saturday, May 20

WAHA's Annual Preservation Meeting (tentative date)

June:

Saturday, June 3
"The Treasures Tour- Chamber Music in Architecture"
(more details on page 3)

Saturday, June 10
Community Unity Day

July:

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

September or October:

Angelus Rosedale Cemetery Tour

October:

Sunday, October 29
Frightful Halloween Festival

December:

Saturday and Sunday, December 2 and 3
Holiday Tour

Sunday, December 10
WAHA Holiday Party

Calendar ✓

WAHA March-April Calendar

Saturday, March 11, 11 a.m. to 12:30 p.m. Help design a universally-accessible playground - CD 10 District office, 1819 S. Western

Sunday, March 12, Noon to 5 p.m. Dorchester Arts Salon (see page 10)

Saturday, March 18, Noon to 4 p.m. Open Day & Tea at the Peace Labyrinth and Gardens at the Guasti Villa (see page 10)

Saturday, March 18, 6 to 10 p.m. St. Patrick's Day Celebration benefitting Casa de Rosas, at the Pink Lady (see page 11)

WAHA Board Meeting, Thursday, March 23 Please contact Jefferson Davis for time and location

Easter Celebration and Egg Hunt, Saturday, April 15 South Seas House & Benny H. Potter Park

WAHA Board Elections, Thursday, April 27, 7:30 p.m. Coffee and dessert, location to be determined

The Treasures Tour Chamber Music in Architecture

Saturday, June 3
9 a.m. - 2 p.m.



Enjoy a day of music and historic architecture on Van Buren Place! WAHA presents four landmark homes and four chamber music ensembles, plus a champagne brunch at our annual Spring Tour.

For up-to-date information about the tour, e-mail WAHAjunetour@yahoo.com or call the Tour Reservations Hotline, 323-732-4223.

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 2006. All rights for graphic and written material appearing in the newsletter are reserved. Contact Director of Publications for permission.



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